

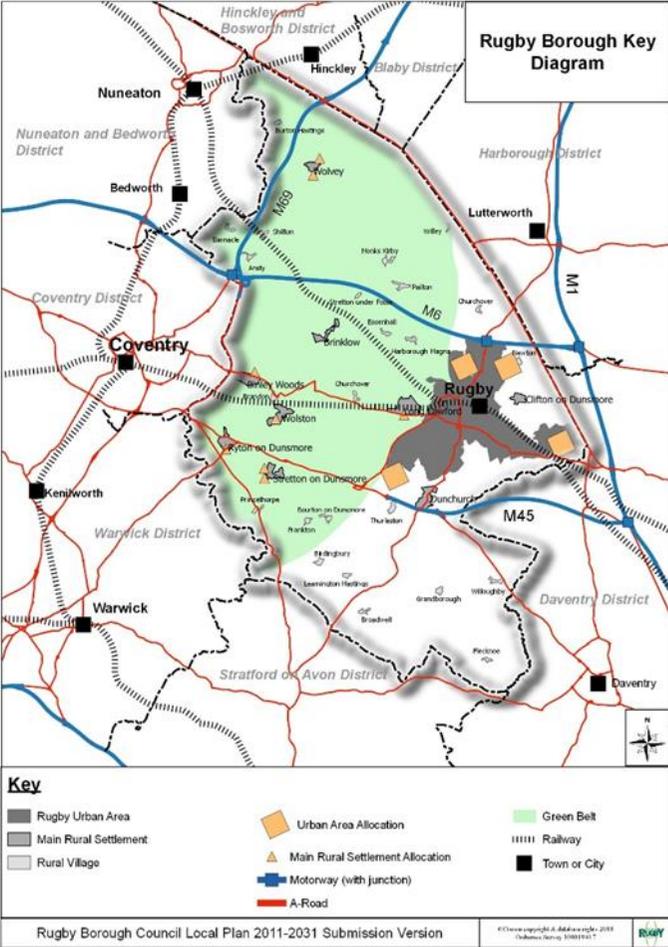
Appendix

Schedule of Main Modifications to the Rugby Borough Local Plan recommended by the Inspector

The modifications are shown in the conventional form of:

- ~~strikethrough~~ for text to be deleted; and
- underlining for text to be added.

The page numbers, policy and paragraph numbers refer to those in the submission version of the Local Plan.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	9	New paragraph and key diagram to be inserted after para 2.23 and objectives table.	<p>The overall strategy for managing development in the borough during the plan period is illustrated in the key diagram</p>  <p>The map, titled 'Rugby Borough Key Diagram', shows the geographical context of the Rugby Borough. It is bounded by several districts: Hinckley and Bosworth to the north, Blaby to the northeast, Nuneaton and Bedworth to the northwest, Coventry to the west, Warwick to the southwest, and Daventry to the southeast. Major roads shown include the M69, M6, M45, and M1. The Rugby Urban Area is shaded in dark grey, while other urban areas like Nuneaton, Coventry, and Daventry are shown in light grey. A green belt surrounds the Rugby Urban Area. The map also indicates main rural settlements (shaded grey) and rural villages (unshaded). A key at the bottom left explains the symbols used: Rugby Urban Area (dark grey), Main Rural Settlement (shaded grey), Rural Village (unshaded), Urban Area Allocation (orange square), Main Rural Settlement Allocation (orange triangle), Motorway (with junction) (blue line with junction symbol), A-Road (red line), Green Belt (green area), Railway (dashed line), and Town or City (black square). The map includes a north arrow and a scale bar. At the bottom, it is identified as 'Rugby Borough Council Local Plan 2011-2031 Submission Version' with a copyright notice for 2011.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM2	10	Policy GP1	<p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application the development plan is absent, silent, or relevant policies are out of date at the time of making the decision, then the Council will grant planning permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • specific policies in that Framework indicate that development should be restricted.
MM3	10	Paragraph 3.4	<p>At the heart of the Government’s national policy on planning is a presumption in favour of sustainable development. It is described as a ‘golden thread’ running through the entire planning framework, which must be reflected in both plan making and decision taking. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.</p>
MM4	11	Policy GP2 (second section in table)	<p><i>Second section in table on Main Rural Settlements:</i></p> <p>Development will be permitted within the existing boundaries of all Main Rural settlements <u>and on allocated sites.</u></p>
MM5	12	Para 3.15	<p>Green Belt affords the greatest protection of land in planning terms. T and therefore only in very exceptional circumstances will development <u>will only</u> be permitted <u>in the</u>. These circumstances are determined where national policy on Green Belt allows and development will be permitted through the application of the relevant criteria as set out in national policy.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM6	13	Para 3.16	<p>The hierarchy in Policy GP2 provides a clear sequential approach to the selection of sustainable locations for <u>sustainable</u> development through the life of the Local Plan. However, there are locations that are specifically excluded from this hierarchy which could be considered as sustainable <u>accessible</u> locations for development. The administrative boundary of Rugby Borough sits very close to urban areas such as Bedworth, Nuneaton, Hinckley and Coventry in addition to existing major developed sites such as Magna Park and Daventry International Rail Freight Terminal (DIRFT). Development within the Borough that is related to these <u>urban</u> areas or sites remains contrary to the wider <u>approach spatial strategy</u> set out in this strategy <u>the Plan to focus development at Rugby and the Main Rural Settlements</u>. Therefore as any such development would not assist in achieving sustainable development focused on Rugby Town. Any such proposal would be judged on its merits in partnership consultation with the relevant neighbouring Local Planning Authority, taking account of other policies of this plan and national planning policy.</p>
MM7	13	Policy GP3	<p>Policy GP3: Previously Developed Land and Conversions</p> <p>The Council will support the redevelopment of previously developed land <u>where proposals are compliant with the policies within this Local Plan</u>. In particular in consideration will be given to <u>of</u> the following:</p> <ul style="list-style-type: none"> • The visual impact on the surrounding landscape and properties; • The impact on existing services if an intensification of the land is proposed; <u>and</u> • The impact on any heritage or biodiversity assets. <p>In addition the Council will support and promote the innovative reuse of the existing building stock for social, cultural and economic purposes.</p> <p>Proposals to re-use and adapt existing buildings <u>in rural areas</u> will be permitted subject to the following criteria:</p> <ul style="list-style-type: none"> • the building is of permanent and substantial construction; • the condition of the building, its nature and location, makes it suitable for re-use or adaptation; • the proposed use or adaptation can be accommodated without extensive rebuilding; • The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings;

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			<ul style="list-style-type: none"> • the proposal retains and respects the special qualities and features of listed and other traditional rural buildings; and • the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside. <p><u>Proposals which are deemed to be Permitted Development or where Prior Approval is required and granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent updates to this) will be determined under the provisions of the GPDO.</u></p> <p><u>For proposals which involve changes to historic assets or their setting, this policy should be read in conjunction with SDC3: Protecting and Enhancing the Historic Environment.</u></p> <p>When granting permission for any development under this Policy the Council will remove any permitted development rights applying to the building and its curtilage.</p>
MM8	14	Policy GP4	<p>Policy GP4: Safeguarding development potential</p> <p>Planning permission will not be granted for development which would prejudice:</p> <ul style="list-style-type: none"> • The development potential of other land being realised <u>which is necessary to meet the identified development needs of the Borough, support the long term planning of the area or, including the comprehensive development of an allocated larger site;</u> • The provision of infrastructure <u>identified as necessary to support the current and future development of the Borough;</u> or • Land that is demonstrated as required for flood risk management.
MM9	14	Paragraph 3.21	<p>Development may prevent the potential of other land being realised. Such land may or may not be contiguous and any potential it might have could be within the period of this Local Plan, or beyond. Similarly, it may prevent the provision of important infrastructure, e.g. extensions to the drainage system and the highway network, or the implementation of other transport schemes, including pedestrian and cycle links. It may in particular hinder the achievement of appropriate mixed use developments. Such development could therefore frustrate the proper planning of the <u>wider larger</u> area and a comprehensive approach to its development, which would not be consistent with the efficient use of resources. The sterilisation of areas of land can often occur with the development of 'backland' and areas of vacant or underused land. Where appropriate the Council will prepare briefs <u>or Masterplan Supplementary Planning Documents (SPDs)</u> to assist the comprehensive development of an area, including land allocated for development in this Local Plan.</p>

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MM10	14	After paragraph 3.21	<p><u>3.21a One specific example of a piece of infrastructure which may come forward in future is the Rugby Parkway Railway Station Scheme. This is being led by Warwickshire County Council with a view to ensuring that the borough has the connectivity necessary to secure the long term economic and residential development of the area, served by sustainable modes of transport. The land for the Station requires safeguarding for its future success and Policy GP4 aims to provide this protection.</u></p> <p>3.22 In deciding whether development of land could be prejudicial, account will be taken of whether nearby land is allocated for development, or could be developed in the context of existing and emerging local, regional and national planning policy. Similarly, in assessing whether the provision of infrastructure could be compromised, account will be taken of known schemes and the likelihood of other schemes being prepared, in the light of existing and emerging planning policy and other guidance.</p> <p><u>3.22a The IDP is a live document which will be updated periodically to include updates to the infrastructure required. This policy allows for protection of sites for infrastructure which may be added to the IDP after the adoption of the Local Plan.</u></p>
MM11	15	Policy GP5.	<p>Policy GP5: Parish Neighbourhood Level Documents</p> <p><u>Neighbourhood Plans</u></p> <p><u>The Council will support communities in the preparation of neighbourhood plans.</u></p> <p><u>Neighbourhood plans will need to:</u></p> <ul style="list-style-type: none"> • <u>have been through an independent examination process and have been made by Rugby Borough Council;</u> • <u>be in general conformity with the strategic policies of this Local Plan; and</u> • <u>not promote less development than is set out in this Local Plan.</u> <p><u>Once made a neighbourhood plan forms part of the Development Plan for the Borough. The planning policies contained within a made neighbourhood plan will be used alongside the policies of this Local Plan to determine decisions on planning applications. Neighbourhood plans can also help to inform the requirement and scope of development contributions associated with a planning permission.</u></p>

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			<p><u>Parish Plans and Design Guides</u></p> <p><u>Parish Plans and design guides will need to:</u></p> <ul style="list-style-type: none"> • <u>have been endorsed by Rugby Borough Council; and</u> • <u>be in general conformity with the Local Plan.</u> <p><u>Parish Plans and Design Guides do not form part of the development plan for the Borough. They will be a material consideration in determining decisions on planning applications.</u></p> <p>Where the views of a community are expressed in a Parish or Neighbourhood Plan (or equivalent), they will be taken into account in the planning system. For the views of a community to be considered, the Parish or Neighbourhood Plan will need to:</p> <p>Where appropriate the Council will support communities in the preparation of:</p> <p>a) Parish Plans;</p> <p>b) Parish Design Statements, and;</p> <p>c) Neighbourhood Plans.</p> <p>The preparation of the Plans and statements will need to:</p> <ul style="list-style-type: none"> • have been endorsed/made by Rugby Borough Council; • be in general conformity with the Local Plan; • be in conformity with national policy; and • be regularly reviewed and updated if necessary. <p>Once 'made', Neighbourhood Plans will form part of the Development Plan. Parish Plans/Village Design statements will be a material consideration in the determination of planning applications.</p> <p>The use of Parish or Neighbourhood Plans will principally inform:</p> <ul style="list-style-type: none"> • the determination of a planning application; • the requirement and scope of development contributions associated with a planning permission; and • the assessment of schemes in the context of a need identified through the Parish or Neighbourhood Plan

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MM12	15	New paragraph after para 3.25	<u>3.25a Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. For the purposes of this all of the policies contained within this Local Plan are deemed to be strategic policies.</u>
MM13	15	New paragraph after para 3.26	<u>3.25b Parish Plans and Design Guides do not hold as much weight in decision making as a Neighbourhood Plan. However they can be a useful tool for communities in stating their preference for the future development of their communities without the requirement to embark on a more lengthy Neighbourhood Plan process.</u>
MM14	15	Para 3.26	3.26 However, the production of a Neighbourhood Plan may not be the right approach for a community to establish their view for their area and a non-statutory document such as a Parish Plan (or equivalent) may be more appropriate.
MM15	17	Policy DS1	<p>Policy DS1: Overall Development Needs</p> <p>The following levels of housing and employment development will be planned for and provided within Rugby Borough between 2011 and 2031:</p> <p>a) <u>12,400 additional homes, including 2,800 dwellings to contribute to Coventry's unmet needs, with the following phased annual requirement:</u></p> <ul style="list-style-type: none"> • <u>Phase 1 2011-2018 540 dwellings per annum</u> • <u>Phase 2 2018-2031 663 dwellings per annum.</u> <p>b) <u>208 ha of 110ha of employment land, including 98 ha to contribute to Coventry's unmet needs.</u></p> <p>All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.</p>
MM16	17	Para 4.7	The 'Updated Assessment of Housing Need: Coventry-Warwickshire HMA' (September 2015) sets out the objectively assessed future housing needs of the Housing Market Area and the six local authority areas within it. The report indicates that Rugby Borough's Objectively Assessed Housing Need (OAHN) is 480 dwellings per annum, which equates to 9,600 dwellings over the plan period. However, in recognition that Coventry City Council is unable to accommodate its housing needs in

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			<p>full within the City boundary, the Local Plan seeks to provide for 2,800 dwellings over the plan period towards Coventry's housing needs. Rugby Borough Council therefore aims to meet its housing requirement by providing for a minimum of 12,400 new homes between 2011 and 2031, at an indicative rate of 620 dwellings per annum during the plan period. <u>More recent housing needs evidence (2016) has analysed the 2014-based ONS subnational population projections (SNPP) and CLG (2014-based) household projections with regard to housing need in the Coventry and Warwickshire Housing Market Area (HMA). The analysis builds on information in the September 2015 Updated Assessment of Housing Need (UAoHN) which used 2012-based projection data to underpin a number of demographic and economic scenarios – ultimately leading to conclusions about housing needs across the HMA. The analysis shows across the HMA that the more up-to-date information suggests a virtually identical level of housing need (4,237 per annum compared with 4,272 previously). This updated analysis, taking account of more recent published data, does not suggest any fundamental differences from the analysis and conclusions as set out in the UAoHN of September 2015. Whilst some figures for individual local authorities change slightly, it is clear, at the HMA level that the assessed level of need in the UAoHN (and linked to 2012-based data) remains sound.</u></p>
MM17	17	Paragraph 4.8	<p>The Rugby Borough 'Employment Land Study' (May 2015) concludes that 96-128 hectares of employment land is required within Rugby Borough <u>to meet Rugby's need</u> throughout the plan period (6-8 hectares per annum). <u>This is in order to support economic growth and balance the provision of new jobs with housing provision. Work informing the Local Plan has considered the extent of sites proposed for employment development, evidence of jobs growth forecasts and labour supply figures for the plan period, and average rates of past employment land take-up over a number of recent time periods, to provide an employment land target that aligns with the housing needs of the Local Plan. The combination of these factors has led to the target of 110 hectares of gross employment land provision, to meet Rugby's need</u> being situated within the middle of the range recommended in the Employment Land Study. <u>Policy DS1 also identifies 98 hectare of land to contribute to the unmet employment needs of Coventry that are being met within Rugby Borough, as agreed through the Memorandum of Understanding for the employment land needs of Coventry and Warwickshire which is considered to provide an appropriate level of flexibility over employment land completions trends in both over the longer term and in more recent years.</u></p>
MM18	17/18	Paragraph 4.10	<p>The housing requirement included within the Local Plan will be provided in two distinct phases with different annual rates of delivery. Phase 1 of the plan period is between 2011 and the point of adoption – 20187. The annual housing target in Phase 1 is 540 dwellings per annum, reflecting the</p>

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			adopted target contained within the previous Development Plan - the Core Strategy, June 2011. Phase 2 of the plan period is between the point of adoption and 2031, i.e. 20187-2031. The annual housing target in phase 2 is <u>663</u> 654 dwellings per annum.	
MM19	18	Paragraph 4.12	Dwellings constructed between 1 st April 2011 and 31 st March 201 <u>7</u> 6	2201 <u>2577</u>
			Number of permitted dwellings anticipated to be completed within between 1 st April 201 <u>7</u> 6 and 31 st March 2031	5,636 <u>6505</u>
			An allowance for windfall sites in this plan between 1 st April 201 <u>7</u> 6 and March 31 st 2031	645 <u>630</u>
			Number of dwellings required to be allocated in this plan	3918 <u>2688</u>
			Number of allocated dwellings anticipated to be completed within the plan period	5,182 <u>4855</u>
			Total anticipated provision in the plan period	13,664 <u>14,567</u>
MM20	18	Paragraph 4.13		

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MM21	18	Paragraph 4.14	Taking account of the 2204 <u>2577</u> completions within the plan period to date, anticipated delivery on committed sites and an allowance for windfall sites, the Council needs to identify sites for an additional 2,688 <u>3,918</u> dwellings within the plan period. This Local Plan identifies sites for a potential 6,290 <u>7,995</u> dwellings and, as demonstrated in the housing trajectory, 4,855 <u>5,182</u> of these allocated dwellings are anticipated to be delivered in the plan period.																																													
MM22	18	Paragraph 4.15	The proposed allocation sites therefore put additional land into supply. As required by national policy this allows for an element of flexibility against the plan target of 12,400, in the event that some sites fail to come forward or are delivered with reduced capacities than allowed for in the Local Plan. As stated in the table at paragraph 4.12, 14,567 <u>13,664</u> dwellings are anticipated to come forward within the plan period as reflected in the housing trajectory.																																													
MM23	19	Beneath paragraph 4.16	<p><u>Table showing employment completions, supply and allocations to meet Rugby's Need</u></p> <table border="1"> <thead> <tr> <th></th> <th>Gross Site Area (ha)</th> <th>Employment Type</th> </tr> </thead> <tbody> <tr> <td colspan="3">COMPLETIONS</td> </tr> <tr> <td>Central Park</td> <td>6.46 <u>2.44</u></td> <td>B1/B2/B8</td> </tr> <tr> <td>Rugby Gateway</td> <td>31.36 <u>9.5</u></td> <td>B8</td> </tr> <tr> <td>TOTAL</td> <td>37.82 <u>11.94</u></td> <td></td> </tr> <tr> <td colspan="3">SUPPLY</td> </tr> <tr> <td>Rugby Gateway</td> <td>4.34 <u>26.5</u></td> <td>B8</td> </tr> <tr> <td>Central Park</td> <td>3.69 <u>6.23</u></td> <td>B1/B2/B8</td> </tr> <tr> <td>Somers Road</td> <td>0.7</td> <td>B1/B2/B8</td> </tr> <tr> <td>Paynes Lane</td> <td>2.2</td> <td>B1/B2/B8</td> </tr> <tr> <td>Europark</td> <td>0.4</td> <td>B1/B2/B8</td> </tr> <tr> <td><u>Europark Extension</u></td> <td><u>2.93</u></td> <td><u>B2/B8</u></td> </tr> <tr> <td>Shilton Industrial Estate</td> <td>0.5</td> <td>B1/B2/B8</td> </tr> <tr> <td><u>HTA Precision Land west of A5, CV23 0AJ</u></td> <td>3.2</td> <td>B1/B2/B8</td> </tr> <tr> <td>TOTAL</td> <td>17.96 <u>39.73</u></td> <td></td> </tr> </tbody> </table>		Gross Site Area (ha)	Employment Type	COMPLETIONS			Central Park	6.46 <u>2.44</u>	B1/B2/B8	Rugby Gateway	31.36 <u>9.5</u>	B8	TOTAL	37.82 <u>11.94</u>		SUPPLY			Rugby Gateway	4.34 <u>26.5</u>	B8	Central Park	3.69 <u>6.23</u>	B1/B2/B8	Somers Road	0.7	B1/B2/B8	Paynes Lane	2.2	B1/B2/B8	Europark	0.4	B1/B2/B8	<u>Europark Extension</u>	<u>2.93</u>	<u>B2/B8</u>	Shilton Industrial Estate	0.5	B1/B2/B8	<u>HTA Precision Land west of A5, CV23 0AJ</u>	3.2	B1/B2/B8	TOTAL	17.96 <u>39.73</u>	
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MM24	19	Paragraph 4.17	It is expected that delivery of the employment land target <u>to meet Rugby's need</u> will deliver a forecast jobs growth of 6,729 FTE B use class jobs for the 2011-2031 plan period, as outlined in the Employment Land Study.																												
MM25	19/20	Paragraph 4.18	The growth forecast, indicated at paragraph 4.17, which applies standard employment densities and plot ratios as set out in the Employment Land Study, creates a net land requirement for 79 hectares of employment land. However, in forming the employment land target to identify how much land to allocate in the Local Plan, a margin of 31 hectares has been added to achieve <u>past take up rates have been considered to inform the 110 hectare target to meet Rugby's need.</u> The addition of this margin provides a target (equating to just below 7 hectares per annum for the remainder of the plan period) that aligns with the Employment Land Study recommendation that 6 – 8 hectares of employment land per annum should be provided for in the period to 2031.																												

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MM26	20	Policy DS2	<p>Policy DS2: Sites for Gypsy, Travellers and Travelling Showpeople</p> <p>The Council will allocate land <u>in a separate Gypsy and Traveller Site Allocations DPD to accommodate meet the requirements for gypsy, travellers and travelling showpeople's accommodation</u> as identified by the Gypsy and Traveller Accommodation Assessment (GTAA) 2014 <u>2017</u>, where compliant with <u>the definitions in</u> Annex 1 of the Planning Policy Traveller Sites (PPTS). The GTAA will be updated on a regular basis and as such the pitch allocations requirements will be updated through the GTAA process.</p> <p>The requirements identified in the GTAA 2014 <u>2017</u> are as follows:</p> <table border="1" data-bbox="945 608 1771 1023"> <thead> <tr> <th data-bbox="945 608 1368 676">Timeframe</th> <th data-bbox="1368 608 1771 676">Total required pitch provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="945 676 1368 745">2014/15 to 2018/19</td> <td data-bbox="1368 676 1771 745">24 +5 in transit</td> </tr> <tr> <td data-bbox="945 745 1368 813">2019/20 to 2023/24 <u>2017 to 2022</u></td> <td data-bbox="1368 745 1771 813">18 <u>35</u></td> </tr> <tr> <td data-bbox="945 813 1368 882">2024/25 to 2028/29 <u>2022 to 2027</u></td> <td data-bbox="1368 813 1771 882">15 <u>12</u></td> </tr> <tr> <td data-bbox="945 882 1368 951">2029/30 to 2033/34 <u>2027 to 2032</u></td> <td data-bbox="1368 882 1771 951">8 <u>14</u></td> </tr> <tr> <td data-bbox="945 951 1368 1023">Total</td> <td data-bbox="1368 951 1771 1023">65 <u>61</u></td> </tr> </tbody> </table> <p>If necessary, the pitch provision outlined above will be updated following review of the GTAA against the update to the PPTS. This update will be used as evidence in the identification and allocation of land for sites for pitches in the Gypsy and Traveller Site Allocations DPD and in the determination of applicable planning applications.</p> <p>In assessing the suitability of sites <u>for allocation</u> for residential and mixed use occupation by Gypsies, Travellers and Travelling Showpeople, and for the purposes of considering planning applications for such sites, proposals will be supported where the following criteria are met:</p> <ul style="list-style-type: none"> The site is cumulatively appropriate and proportionate to the nearest settlements, its local services and infrastructure; 	Timeframe	Total required pitch provision	2014/15 to 2018/19	24 +5 in transit	2019/20 to 2023/24 <u>2017 to 2022</u>	18 <u>35</u>	2024/25 to 2028/29 <u>2022 to 2027</u>	15 <u>12</u>	2029/30 to 2033/34 <u>2027 to 2032</u>	8 <u>14</u>	Total	65 <u>61</u>
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2014/15 to 2018/19	24 +5 in transit														
2019/20 to 2023/24 <u>2017 to 2022</u>	18 <u>35</u>														
2024/25 to 2028/29 <u>2022 to 2027</u>	15 <u>12</u>														
2029/30 to 2033/34 <u>2027 to 2032</u>	8 <u>14</u>														
Total	65 <u>61</u>														

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • The site affords good access to local services such as schools and health facilities; • The site is not at risk from flooding <u>satisfies the sequential and exception tests for flood risk and is not</u> adjacent to uses likely to endanger the health of occupants such as a refuse tip, sewage treatment works or contaminated land; • The development is appropriate in scale compared with the size of the existing settlement <u>or nearby settlements</u>; • The development will be able to achieve a reasonable level of visual and acoustic privacy both for people living on the site and for those living nearby; • The development has appropriate vehicular access; • The development will <u>comply with Policy SDC1 in respect of design and impact on the surrounding area and amenity of existing residents</u>; provide a high quality frontage onto the street which maintains or enhances the street scene and which integrates the site into the community; • The development will be well-laid out to provide adequate space and privacy for residents; • The development will include appropriate landscape measures to avoid <u>mitigate</u> visual impacts and to ensure adequate levels of privacy and residential amenity for occupiers and adjacent occupiers but which avoids enclosing a site with an inappropriate amount of hard landscaping, high walls or fences; • The development should not accommodate non-residential uses that may cause, by virtue of smell, noise or vibration, significant adverse impact on neighbouring business or residents; <u>and</u> • Adequate provision for on-site services for water supply, power, drainage, sewage and waste disposal facilities; and • The development complies with the other relevant policies in this Local Plan.
MM27	21	Paragraph 4.20	<p>The level of need to be contained within DS2, once adopted, will be informed by the Gypsy and Traveller Accommodation Assessment 2014. However, at the time of writing this Publication Draft, the GTAA predates the recent changes to the Planning Policy for Traveller Sites (PPTS), specifically in relation to the definition of Gypsy and Traveller.</p>
MM28	21	Paragraph 4.21	<p>For the purposes of the PPTS the definition of "gypsies and travellers" at Annex 1 is <u>was</u> updated so that it reflects those "who lead a genuine travelling lifestyle". <u>The latest version of the Gypsy and Traveller Accommodation Assessment (GTAA) (2017) has been produced in line with the definitions of gypsies and travellers as set out in the 2015 PPTS. As such the Council will take a view on the</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>GTAA completed in 2014 as to whether it is consistent with the revised PPTS. The assessment took into account current pitch need and demand, as well as future need, and was based on modelling of data as advocated by 'Gypsy and Traveller Accommodation Assessment Guidance' (DCLG, 2007). If the evidence is deemed to be out of date the Council will take a view as to the merits of updating the GTAA to inform Policy DS2 in meeting the Council's obligation to comply with this statutory requirement.</p>
MM29	21	After paragraph 4.22	<p><u>4.22a The Council is committed to the adoption of a Gypsy and Traveller Site Allocations Development Plan Document (DPD) in line with the Local Development Scheme. The Council has commenced the evidence gathering to inform the DPD, including a Strategic Housing Land Availability Assessment. Very few sites were submitted through the call for sites as part of the Local Plan process. Of these none were deemed to be suitable. The production of the Gypsy and Traveller DPD will ensure the Council can fully assess the options for meeting the identified need and therefore be able to better meet the aims of the PPTS.</u></p> <p><u>4.22b It is acknowledged that putting in place a strategy to meet the need for Gypsies and Travellers in a separate DPD is not in line with the aims of the PPTS which requires the identification of a supply of specific deliverable and developable sites to meet targets for the first ten years of the plan period to be included within the Local Plan. The PPTS also sets out policies on Traveller sites within the Green Belt making clear that releasing land from the Green Belt should be done through the plan-making process and that this should only be done in exceptional circumstances.</u></p> <p><u>4.22c However, given the extent of Green Belt, and the location of existing sites in the borough, the recommendations of the GTAA will be utilised in identifying sites for allocation through the DPD. This includes the expansion of existing Gypsy and Traveller sites and the creation of new small sites, as demonstrated to be the preference for Gypsy and Traveller communities. If the assessment of site options to meet the need for Gypsy and Traveller accommodation indicates the need to release land from the Green Belt to allow for the expansion of existing sites or the creation of new sites, the Council will consider whether there are exceptional circumstances to justify this via a partial review of the Local Plan including Policy DS2 to be published alongside the DPD.</u></p>
MM30	21	After paragraph 4.22	<p><u>4.22d While the forthcoming Gypsy and Traveller Site Allocations DPD will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified shortfall over the first 5 years of the plan. At June 2017, according to the 2017 GTAA, there were a total of 123 pitches across the Borough. Of these, 16 were</u></p>

Ref	Page	Policy/ Paragraph	Main Modification																					
			<p><u>unauthorised (where temporary permission has lapsed), 5 have temporary permission, 8 are classed as potential pitches which are currently unoccupied but could be occupied within the next 5 years and 3 are vacant. A further 18 pitches were occupied by non- gypsies and travellers. All of the existing pitches are situated within the Green Belt.</u></p> <p><u>4.22e This means that over the next 5 years there are 11 pitches that could become available (8 potential pitches and 3 vacant). Additionally many of the unauthorised and temporary permissions may be renewed or made permanent. Additional permissions may be granted for new sites or extensions to existing sites which come forward, either as temporary or permanent permissions, subject to conforming with the criteria in policy DS2 and taking into account any other material considerations, including the PPTS. Where these are in the Green Belt very special circumstances will have to be demonstrated.</u></p>																					
MM31	22	Policy DS3	<p>Policy DS3: Residential allocations</p> <p>The following sites will be allocated for residential development and associated infrastructure and uses as shown on the <u>Proposals Policies</u> Map:</p> <table border="1" data-bbox="674 842 1585 1294"> <thead> <tr> <th data-bbox="674 842 813 895">Ref</th> <th data-bbox="813 842 1261 895">Site Name</th> <th data-bbox="1261 842 1585 895">Dwellings</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="674 895 1585 948">Rugby Urban Edge</td> </tr> <tr> <td data-bbox="674 948 813 1007">DS3.1</td> <td data-bbox="813 948 1261 1007">Coton House</td> <td data-bbox="1261 948 1585 1007">Up to 100</td> </tr> <tr> <td data-bbox="674 1007 813 1074">DS3.21</td> <td data-bbox="813 1007 1261 1074">Coton Park East (see Policy DS7)</td> <td data-bbox="1261 1007 1585 1074">Up to Around 800</td> </tr> <tr> <td data-bbox="674 1074 813 1126">DS3.32</td> <td data-bbox="813 1074 1261 1126">Rugby Gateway*</td> <td data-bbox="1261 1074 1585 1126">Up to Around 1300</td> </tr> <tr> <td data-bbox="674 1126 813 1179">DS3.43</td> <td data-bbox="813 1126 1261 1179">Rugby Radio Station*</td> <td data-bbox="1261 1126 1585 1179">Up to Around 6200</td> </tr> <tr> <td data-bbox="674 1179 813 1294">DS3.54</td> <td data-bbox="813 1179 1261 1294">South West Rugby (see Policies DS8 and DS9)</td> <td data-bbox="1261 1179 1585 1294">Up to Around 5000</td> </tr> </tbody> </table> <p data-bbox="674 1294 1585 1329">*planning permission granted and under construction</p>	Ref	Site Name	Dwellings	Rugby Urban Edge			DS3.1	Coton House	Up to 100	DS3.2 1	Coton Park East (see Policy DS7)	Up to Around 800	DS3.3 2	Rugby Gateway*	Up to Around 1300	DS3.4 3	Rugby Radio Station*	Up to Around 6200	DS3.5 4	South West Rugby (see Policies DS8 and DS9)	Up to Around 5000
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Ref	Page	Policy/ Paragraph	Main Modification
			Main Rural Settlements
			DS3.6 Land at Sherwood Farm, Binley Woods Up to Around 62 75
			DS3.7 Land off Lutterworth Road, Brinklow Up to Around 100
			DS3.8 Land North of Coventry Road, Long Lawford Up to Around 1500
			DS3.9 Leamington Road, Ryton on Dunsmore** Up to Around 75
			DS3.1 The Old Orchard, Plott Lane, Stretton on Dunsmore Up to Around 25
			DS3.1 Land Off Squires Road, Stretton on Dunsmore 2 Up to Around 50
			DS3.1 Linden Tree Bungalow, Wolston Lane Warwick Road, Wolston Up to Around 15
			DS3.1 Land at Coventry Road, Wolvey Up to Around 15
			DS3.1 Wolvey Campus, Leicester Road, Wolvey Up to Around 85
			** Implementation of site allocation DS3.97 can only occur when adequate replacement of <u>the pitch provision and training facility</u> is has been made to the satisfaction of Rugby Borough Council and Sport England <u>and</u> in accordance with national planning policy.
			Garden Village New Main Rural Settlement
			DS3.1 Lodge Farm, Daventry Road Up to 1500 513 (See Policy DS10)

Ref	Page	Policy/ Paragraph	Main Modification
MM32	22	Paragraph 4.25	As stated, Rugby town is the most sustainable location for growth in Rugby Borough and this plan therefore seeks to maximise the potential of the urban area and land immediately adjacent to it to accommodate growth. Policy DS3 is supported by further detailed site allocations for two <u>three</u> of the five <u>four</u> largest allocations (Policies DS7, and DS8, and DS10).
MM33	23	Paragraph 4.27	Two <u>One</u> sites to the north of Rugby represents <u>a</u> further opportunity for sustainable expansion. The redevelopment of the Coton House site commenced in 2015 and the further allocation at this site will provide an extension to the existing approved development. Given the commencement of works on site it is anticipated that delivery in this area will take place in the first five years post adoption of the Local Plan.
MM34	23	Paragraph 4.30	Whilst not allocated for development, land has been removed from the Green Belt on the Rugby Urban Edge. Land at Brownsover Road is not considered to serve the purposes of the Green Belt and this designation has therefore been removed and the Green Belt boundary amended accordingly, as shown on the Proposals Map.
MM35	23	Paragraph 4.31	The settlement hierarchy contained within Policy DS3 GP2 allows for development within the settlement boundaries of Main Rural Settlements <u>and on allocated sites</u> . The allocations made in Policy DS3 will result in an alteration to the settlement boundaries of 7 <u>6</u> of the 9 Main Rural Settlements in the Borough in order to allow these settlements to play a supplementary role to Rugby town in helping to deliver the strategic growth targets for the Borough.
MM36	24	After Paragraph 4.32	<u>Consideration must also be given to the design of the sites taking account of, amongst other issues, their historic environment (as highlighted within the Heritage Assessment Review and any subsequent assessments as part of a planning application) and natural environment, in line with the policies contained within this Plan.</u>
MM37	24	Paragraph 4.34	Garden Village The Strategy for distributing housing development across the Borough, contained in Chapter 3, is based on the need to maximise housing delivery at Rugby town as the most sustainable location in the Borough and sustainably extend <u>some</u> Main Rural sSettlements. In achieving this, smaller rural villages are protected from excessive development that would be harmful to their respective character and function, but in order to meet the overall housing requirement for the Borough further development is required. The provision of a new garden village, settlement that will later be classified as a Main Rural Settlement, provides an appropriate and effective means of meeting those needs during the current plan period and beyond.

Ref	Page	Policy/ Paragraph	Main Modification
MM38	24	Paragraph 4.35	Such an approach is acknowledged in the National Planning Policy Framework (NPPF), which states that 'the supply of new homes can sometimes be best achieved through planning for larger scale developments, such as new settlements that follow the principles of Garden Cities.' (See NPPF Para 52)
MM39	24	Paragraph 4.36	The size of the garden village allocation reflects the amount of development necessary to ensure that the viable delivery of the levels of infrastructure required to ensure the new settlement is self-sustaining and sustainable. More detail about the allocation is provided in Policy DS10
MM40	24	Paragraph 4.37	The urban boundary and some Main Rural Settlement boundaries have been altered in order to accommodate housing allocations and this has therefore released land from the Green Belt. The adoption of this Local Plan and the Proposals Map has also released land at M6 Junction 2 from the Green Belt, as evidenced by the Coventry and Warwickshire Joint Green Belt Review 2014.
MM41	26	Policy DS5	<p>Policy DS5: Comprehensive Development of Strategic Sites</p> <p>Proposals for the development of strategic sites of over 100 dwellings should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.</p> <p>More specifically, proposals for strategic sites must include:</p> <ul style="list-style-type: none"> • Provision of and/or connection to a direct, high quality public transport link between the site and key transport hubs such as railway stations and the town centre; • Provision of and/or connection to a comprehensive cycle network to link residential areas with the key on-site facilities, such as schools and community buildings, and comprehensive connections to existing adjacent developed areas; • Further on-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and the Highways Agency; • Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities; • Comprehensive onsite Green Infrastructure Network, utilising existing habitats where possible, which links to adjacent networks; • An assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>The specific characteristics of each site will determine how these requirements will be met. This will be influenced by constraints, and the masterplanning, design and viability, where relevant policies in this Local Plan apply.</p> <p>Further onsite requirements are determined through the application of other relevant policies in this Local Plan.</p>
MM42	27	Policy DS6	<p>Policy DS6: Rural Allocations</p> <p>This Policy will be applied to all detailed proposals relating to sites DS3.65 to DS3.1412 allocated by Policy DS3.</p> <p>Proposals for the development of rural allocations should be supported with information outlining how the specific characteristics of each site have been considered in the masterplanning, design and viability assessments of proposals.</p> <p>More specifically, proposals for rural housing sites allocated through this Local Plan must make specific <u>consideration provision</u> for the following:</p> <ul style="list-style-type: none"> • The appropriate treatment of Green Belt boundaries, where relevant, limiting the impact of the development on the Green Belt; • Density of development sympathetic to the settlement to which it will extend; • The provisions of any relevant Neighbourhood Plans in place, or extensive community engagement during the development of proposals where no Neighbourhood Plan is in place; • Provision, where opportunities are present, of links to existing pedestrian and cycle paths with the adjacent settlement; • Provision, where opportunities are present, for a comprehensive onsite Green Infrastructure Network, utilising existing habitats, where possible linking to adjacent networks; • Provision of and/or contribution to community facilities such as schools, community buildings and sports facilities; ;, <u>public transport improvements and open space by means of planning obligations;</u> • Provision and/or improvement to telecommunications infrastructure, including broadband and mobile telephone services; ; • <u>Provision for appropriate design of the site to reflect any relevant historic environment offsite considerations.</u> <p>Further onsite <u>and offsite</u> requirements are determined through the application of other relevant policies in this Local Plan <u>and reference to Policy D4 and the Planning Obligations SPD.</u></p>

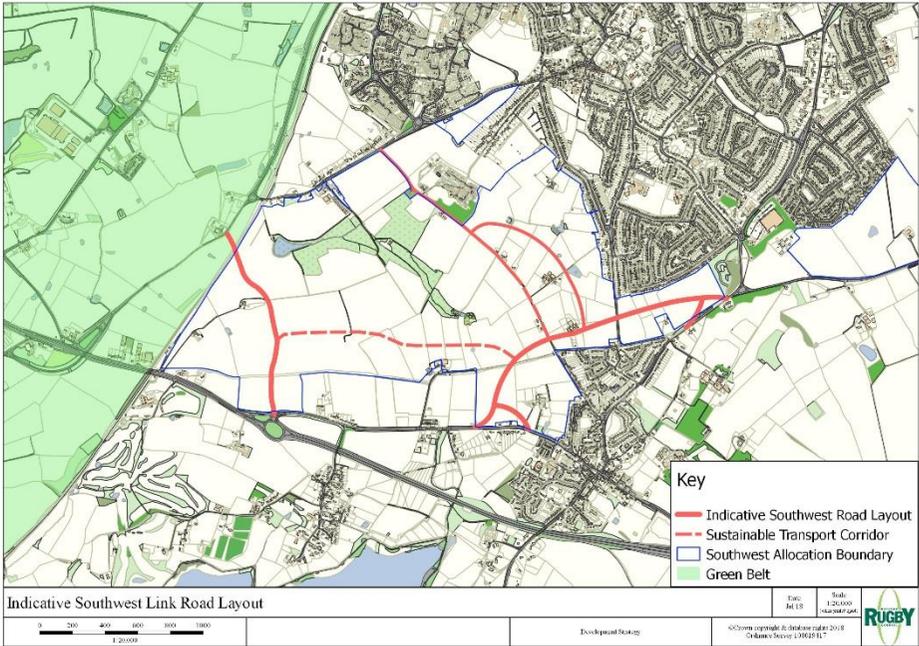
Ref	Page	Policy/ Paragraph	Main Modification
MM43	27	Paragraph 4.44	Through Policy DS3, this Local Plan allocates housing sites on the edge of seven <u>six</u> Main Rural Settlements. Although there will be commonalities with the urban extensions in how they are delivered, specific consideration is needed to address the rural location and Green Belt boundaries of each site.
MM44	28	Policy DS7	<p>Policy DS7: Coton Park East</p> <p>This development site, as shown on the <u>Policies Proposals</u>-Map, is allocated to provide <u>around 800</u> dwellings and 7.5 ha employment land.</p> <p><u>Proposals for development within the allocation site should be informed by the Coton Park East Masterplan SPD.</u></p> <p>Employment development at this location will <u>should</u> be provided to meet the qualitative demand for smaller units in the range of 5,000 – 50,000 sq. ft, in B1c, B2 and ancillary B8 employment uses.</p> <p>The development of the sustainable urban extension will be supported by the provision of:</p> <p><u>Within the broad locations identified in the Coton Park East Masterplan SPD, provision of the following facilities must be made:</u></p> <ul style="list-style-type: none"> • A local centre that contains a one form entry primary school, with flexibility to increase to two form entry if demonstrated necessary and land provision for fire and rescue as set out in the Infrastructure Delivery Plan (IDP); • <u>A local centre that contains one form entry primary school, with the flexibility to increase to two form entry if demonstrated necessary. This may be provided as part of an all-through school if the need for a secondary school on site is deemed to be necessary;</u> • A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible, particularly those present at the disused Great Central Railway local nature reserve; • Further On-site and off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council and Highways England; • Provision of a direct, high quality public transport link between the site, the railway station and the town centre; • Provision of a comprehensive cycle <u>and footpath</u> network to link residential areas with key

Ref	Page	Policy/ Paragraph	Main Modification
			<p>on-site facilities and to service centres and community facilities located in existing adjacent development areas.</p> <ul style="list-style-type: none"> An assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation. <p><u>Secondary school provision for Coton Park East is to be provided off-site through the expansion of existing secondary schools in Rugby to which a financial contribution will be required to provide for the school places generated by the development and pupil transportation. However, in order to safeguard provision for the eventuality that the capacity is not available at existing schools, an 8.5ha parcel of land is to be reserved on site for a combined primary and secondary school. The location of this parcel of land has been identified on the policies map. The 8.5ha parcel will be reserved for a period of 12-24 months from the date of Local Plan adoption. After this time if the local planning authority does not require the land for a secondary school the land will be released for provision of the primary school and for residential use.</u></p> <p><u>Further onsite and offsite infrastructure requirements are will be determined through the application of other policies in this Local Plan and in line with the requirements set out in the IDP.</u></p> <p><u>Rugby Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this policy.</u></p>
MM45	29/30	Policy DS8	<p>A new neighbourhood of up to <u>around</u> 5,000 dwellings and 35 ha of B8 employment land will be allocated <u>on</u> at land to the South West of Rugby, as delineated on the Proposals <u>Policies</u> Map.</p> <p>Proposals within this allocation must be built out in accordance with the South West Rugby Masterplan SPD.</p> <p><u>Provision of the following onsite services and facilities will be made within a new mixed-use district centre as indicated in the South West Rugby Masterplan Supplementary Planning Document (SPD): must be made within the four local centres as identified in the South West Rugby Masterplan SPD, and as follows:</u></p> <ul style="list-style-type: none"> <u>A convenience store (Use Class A1) plus other retailing (Use Class A1 to A5) with residential or office uses provided on upper floors;</u> <u>A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP;</u> <u>Provision for a Safer Neighbourhood Team, as detailed in the IDP;</u> <p><u>Within the broad locations identified in the South West Rugby Masterplan SPD, provision of the</u></p>

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			<p>following facilities must be made:</p> <ul style="list-style-type: none"> • Provision for at least one One secondary school, to be co-located with a two form entry primary school, as detailed in the IDP, <u>located close to community facilities within the district centre;</u> • A further two three primary schools, each to be two form entry, with at least one rising to three form entry, as deemed necessary by <u>Warwickshire County Council-WCC Education</u>, as detailed in the IDP; • A 3 GP surgery, rising to 7 GP surgery, as detailed in the IDP; • Provision for a Safer Neighbourhood Team, with associated onsite facilities, as detailed in the IDP; • <u>Other local facilities, as informed by the Masterplan SPD and planning applications, to be located in appropriate sustainable locations within or outside the district centre; and</u> • Land for an onsite fire and rescue provision, as detailed in the IDP, <u>must be made available within the South West Rugby allocation.</u> <p>The site must also contain comprehensive sustainable transport links <u>provision</u> that integrates with existing networks and provides <u>good connectivity</u> within the development and to the surrounding area including:</p> <ul style="list-style-type: none"> • An all traffic spine road network, as identified <u>allocated</u> in Policy DS9, the Masterplan SPD and Proposals <u>the Policies-Map, and indicated in the Masterplan SPD</u>, connecting the site to the existing highway network, phased according to milestones identified through the IDP; • Provision of a comprehensive walking and cycling network to link residential areas with the key facilities on the site, such as schools, health centres and <u>retail services food stores;</u> • High quality public transport services to Rugby town centre; and • Further on-site and off-site measures to mitigate transport impact as detailed in the IDP, including access to the local <u>and strategic</u> road network as deemed necessary through the <u>Strategic</u> Transport Assessment and agreed by Warwickshire County Council (WCC) and Highways England. These measures will take account of the proposals within the IDP. as they evolve. <p>In addition to these requirements, proposals must:</p> <ul style="list-style-type: none"> • Include a comprehensive Green Infrastructure Network that links to existing adjacent networks utilising existing habitats and historic landscape, in particular Cawston Spinney;

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			<ul style="list-style-type: none"> • <u>Incorporate a continuous Green and Blue infrastructure corridor, as part of the wider allocation, identified in the GI Policies Map, linking to adjacent networks and utilising existing and potential habitats and historic landscape, in particular between Cawston Spinney and Cock Robin Wood;</u> • <u>Specifically regarding the wider Cawston Spinney, Provide a Woodland Management Plan setting out how woodland within the boundaries of the allocation, in particular Cawston Spinney, will be protected from potential adverse impacts of new development, including details of a comprehensive 30m buffer in accordance with Natural England’s standing advice on Ancient Woodland and Veteran trees. must be identified and maintained through proposals made in the allocation;</u> • <u>Include an assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation</u> • <u>Specifically regarding the employment allocation to incorporate design and landscaping measures, including structural landscaping, to mitigate the impacts of the buildings on the surrounding landscape and setting of any nearby heritage and GI assets, including Thurlaston Conservation Area;</u> • <u>Incorporate details of phasing and trigger levels for the provision of required infrastructure consistent with this policy, Policy DS9, the IDP and informed by the Masterplan SPD.</u> <p>Development proposals shall respect and maintain the a physical and visual separation of between Rugby town and Dunchurch to <u>prevent coalescence and</u> protect their individual character and identity. A <u>significant buffer between Rugby and Dunchurch, which incorporates a Green Infrastructure Corridor from Cock Robin Wood to Cawston Spinney</u>, as identified in the South West Rugby <u>Masterplan SPD</u>, must form an integral part of the proposals for the site.</p> <p>Further onsite requirements are determined through the application of other relevant policies in this Local Plan.</p> <p>Development proposals <u>within the South West Rugby allocation</u> must come forward comprehensively, informed by the <u>South West Rugby Masterplan SPD</u>, and be in accordance with the South West Rugby Masterplan SPD <u>the requirements of this policy, Policy DS9 below, the Policies proposals Map, and the Infrastructure Delivery Plan.</u> Rugby Borough Council will not support ad hoc <u>or piecemeal</u> development which is contrary to the <u>achievements aims</u> of this Policy, <u>or development that is inconsistent with the Masterplan for the site.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>Development proposals will require consultation with the Lead Local Flood Authority, in order to identify any potential hydrological mitigation, particularly with regard to potential hydrological impacts on Draycote Meadow SSSI.</u>
MM46	30	Paragraph 4.53	It is not expected that the site will be delivered through one single overarching outline permission, but rather by several different landowners and promoters submitting separate applications and all promoters very much see the value in working together to bring forward the South West Rugby development through a comprehensive and integrated scheme. To this end, and in partnership with the Borough Council and relevant stakeholders and service providers, a framework - <u>masterplan</u> has been produced, as identified in the South West Rugby Masterplan SPD, which will inform all future applications for the site.
MM47	31	Paragraph 4.56	Policy DS8 also notes the requirement to provide appropriate community services and facilities of the urban extension in order to deliver a range of benefits. It is important that such services are planned as an integral part of development and are provided prior to significant occupation of the development in order to ensure that existing services in adjacent developed areas are not over-burdened. The location of local <u>facilities and services centres</u> must <u>should</u> be consistent with the locations identified in the South West Rugby Masterplan SPD, which has been created in consultation with Warwickshire County Council to ensure that schools <u>services</u> are well distributed throughout the site for future residents.
MM48	31	Paragraph 4.57	4.57 Cawston Spinney is located in the middle of the site. This is formed of the Cawston Spinney, Fox Covert and Boat House Spinney and includes an area of ancient woodland. Although there are existing footpaths through this area, which are popular for walking, it is important that proposals demonstrate that development will not cause damage to this valuable asset. Therefore, any development of the urban extension will need to safeguard existing valuable habitat and provide the appropriate extent of buffer to protect this green asset. This must take into consideration of the relevant Forestry Commission <u>Natural England</u> standing advice on Ancient Woodland and Veteran Trees, in consultation with Rugby Borough Council Parks and Grounds. <u>A Woodland Management Plan, details of which will also be included within the South West Rugby Masterplan SPD, will be required for the site. Relevant planning applications should use this management plan as a means of compliance with Policy DS8 and Policy NE1 regarding protection of ancient woodland and veteran trees.</u>
MM49	31/32	Paragraph 4.60	4.60 The site is a long term commitment for the Council in meeting the growth needs of the Borough and will continue to be built out beyond the life of this Local Plan. Once built, it will create a

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			<p>new community within Rugby and it is thus important for the Borough Council and developers of the site to do this to the highest standard possible. An essential element of this is sustainability and the balance of housing to jobs, and as such there is the potential for the growth targets of housing and employment to be revisited as a result of changing demands for the Borough as it moves beyond the 2031 period. <u>As such an area of land is safeguarded within the South West Rugby allocation, as identified in the Policies Map to assist in meeting the borough’s development needs beyond 2031.</u></p>
MM50	32	Paragraph 4.62	<p>The South West Rugby Masterplan SPD will contain the framework masterplan that will secure the comprehensive development of the site, including detail about the phasing of development and infrastructure delivery across the site. <u>Planning applications for development within the allocation area must be informed by the content of the Masterplan SPD. A draft of that SPD will be available as part of the publication consultation on this Publication Draft document.</u></p>
MM51		DS9 South West Rugby Spine Road Network Map	 <p>The map displays the South West Rugby area with various planning boundaries and road layouts. A key in the bottom right corner identifies the following elements:</p> <ul style="list-style-type: none"> Indicative Southwest Road Layout (solid red line) Sustainable Transport Corridor (dashed red line) Southwest Allocation Boundary (blue outline) Green Belt (green shaded area) <p>Below the map, there is a scale bar (0 to 1000 meters), the title 'Indicative Southwest Link Road Layout', and a small 'RUGBY' logo.</p>

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MM52		Policy DS9	<p>Policy DS9: South West Rugby Spine Road Network Road</p> <p>The Borough Council will <u>allocates</u> land to facilitate the full alignment of the South West Rugby spine road network to support and enable the delivery of the South West Rugby allocation, as identified on the plan below and <u>Urban Proposals Policies Map</u>.</p> <p>No <u>Development</u> which is likely to prejudice delivery of this infrastructure will <u>not</u> be permitted. The precise design <u>specification and routing of the spine road network must be provided in compliance with will be considered in more detail in the South West Rugby Masterplan SPD and development proposals must be consistent with the agreed alignment as set out in this document. Full details will be provided in the supporting information to planning applications.</u></p> <p>The masterplanning and phasing of all Development <u>proposals for South West Rugby must seek to enable delivery of the full spine road network as early as possible post commencement of development on site, in accordance with the phasing milestones identified in the Infrastructure Delivery Plan.</u></p> <p><u>Proposals for development that are shown to have a severe impact on the local road network, before or after the implementation of the Dunchurch Crossroads mitigation scheme, must demonstrate how they will contribute to the delivery of the spine road network, and ensure it is delivered according to the phasing milestones set out in the IDP and South West Rugby Masterplan SPD.</u></p> <p><u>Development proposals, including those outside of the South West Rugby allocation, will not be granted planning permission for implementation ahead of the delivery of the east-west Homestead Farm link (between A426 and B4429), unless demonstrated in accordance with the NPPF that any residual impacts on the highway network are not considered to be severe, to the agreement of Warwickshire County Council and Rugby Borough Council.</u></p> <p><u>Should the alignment of the spine road network be varied by agreement with the Highway Authority and Local Planning Authority in the light of further technical work, a revised alignment plan will be published to which this policy will apply.</u></p>
MM53		Paragraph	4.63 As detailed in Policy DS9, a strategic spine road network is essential to the delivery of the South West Rugby allocation. The Plan contained within Policy DS9 identifies the <u>alignments links that</u>

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		4.63	bring the greatest <u>optimum</u> benefit to the surrounding road network, in particular at Dunchurch crossroads, which is already at capacity. As the spine road network performs such an important role in highways mitigation, it is imperative that it is delivered as a priority for the site.
MM54		Underneath Paragraph 4.63	<p><u>4.63a These Primary new roads traverse the sites as three different links as shown on the indicative plan in DS9 above; the first being the east-west 'Homestead Link' between the A426, south of Cock Robin Wood and the B4429; the second form the A45/M45 roundabout to the A4071 at Potford Dam Farm; and the third from the B4642, South of the Cawston extension site connecting on to the new Homestead Link.</u></p> <p><u>4.63b The Strategic Transport Assessment, which supports the Local Plan, identifies when these three different links comprising the spine road network are required to be delivered. The Homestead Link is crucial to enabling the site and as such, the IDP and South West Rugby Masterplan SPD identify this link and this section of the overall site as coming forward first, thereby routing development traffic away from Dunchurch Crossroads and providing an alternative route for traffic. This is of particular importance in the context of the existing congestion and air quality issues at this junction.</u></p> <p><u>4.63c Development proposals to the South West of Rugby will benefit from infrastructure mitigation delivered by 2021 at the Dunchurch Crossroads junction (A426/B4429), as identified in the Strategic Transport Assessment and IDP. Once implemented, this mitigation will allow for the development of 860 dwellings in this wider area before giving rise to residual impacts on the Dunchurch Crossroads junction.</u></p>
MM56		Delete paragraphs 4.65 and 4.66	<p>4.65 These primary alignments access the sites in three different locations: the first being on the A426, south of Cock Robbin Wood; the second at the A45/M45 roundabout; and the third onto the B4642, south of the Cawston Extension site.</p> <p>4.66 — An additional secondary alignment to the north of the site has been identified as necessary to achieve the maximum benefit to the local transport network. At the time of writing, highways work on the spine road has identified two potential alignment options. Both options are subject to delivery constraints that will require further detailed work as proposals for the site are developed. In light of this Policy DS9 proposes allocation of the two areas land required to deliver either alignment option.</p>

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MM57		Paragraph 4.67	<p>The first option is a <u>spine road network is proposed through DS9 to connection across to Potsford Dam Farm, on the A4071, as identified on the Urban Proposals-Policies Map. The disused railway line running along the western edge of the site allocation forms the Green Belt boundary and this alignment option connection would require development in the Green Belt. or Green Belt release. These are constraints to development and an alternative option has therefore been sought. The second option Currently the land required to deliver this alignment is outside the site allocation boundary. This alignment is required to be delivered by 2031, as identified in the IDP, and it is considered that this land will be secured within the timescales required. A separate connection can be made in place of Potsford Dam, if needed, envisages a connection directly onto the B4642, which abuts the site allocation. However, safety and capacity constraints currently exist which will impact on the deliverability of this option. that prevent this option being selected over the former. Detailed feasibility work is required to investigate whether an connection onto the B4642 appropriate junction could be accommodated. here.</u></p>
MM58		Paragraph 4.68	<p>At the time of writing more detailed technical highway <u>design and capacity assessment</u> work is needed to establish the optimum point of access onto the existing highway network, <u>and which requires the least highway engineering to deliver. The detailed alignment routing and specification of the road is also to be established. confirmed.</u> This work will be ongoing and the chosen alignment option and specification will be confirmed <u>between site promoters, the Borough Council and County Council Highways department</u> as soon as possible and reflected in the Masterplan SPD or as part of highway work to support <u>an outline planning applications. Should this vary from the indicative alignment shown in Policy DS9 and on the Urban Policies Map, a further alignment plan will be published to which the policy will apply.</u></p>
MM59		Policy DS10: Lodge Farm	<p>Policy DS10: Lodge Farm</p> <p>This development site, as shown on the Proposals Map, is allocated to provide a garden village of 1500 dwellings. This new settlement will become a self-sustaining, Main Rural Settlement of Rugby Borough, characterised by its high quality design, attractive setting and provision of new social infrastructure that will sustainably support a new and growing community.</p>

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			<p>The development of this garden village will be supported by the on-site provision of:</p> <ul style="list-style-type: none"> • A local centre; • A two form entry primary school, with flexibility to increase to three form entry, if deemed necessary by Warwickshire County Council, within the local centre; • Land for a GP surgery to be located in the local centre; • A connected layout of functional streets and roads that ensure the on-site road network is efficient, providing an ease of movement for vehicles, pedestrians and cycles; • A comprehensive Green Infrastructure Network, which protects, enhances and links into adjacent networks and utilises existing habitats where possible; • Specifically regarding the areas of woodland on site, a comprehensive buffer must be identified and maintained through proposals made in the allocation; • Landscaping on all site boundaries to mitigate the visual impact of the development, particularly upon the surrounding open countryside; • Provision of a direct, high quality public transport link between the site and surrounding villages, Rugby and Daventry; • A comprehensive cycle network across the settlement, linking residential areas with key on-site facilities and links to existing off site cycle networks to ensure longer distance cycle connections are provided; • A assessment of the energy requirements of the proposed development and measures to minimise energy use and include renewable energy generation; • High quality telecommunications infrastructure, including broadband and mobile telephone services. <p>Delivery at this location is enabled as a result of infrastructure provided as part of the South West Rugby development allocation as detailed in Policies DS8 and DS9 of this Local Plan and the improvements in the capacity of the local highway network that result from the infrastructure investment detailed within those policies and the IDP. Contributions to the provision of the South West Rugby spine road will be made as part of this development, as outlined in the IDP.</p> <p>Further off-site measures to mitigate transport impact as detailed in the Infrastructure Delivery Plan, including access to the local road network as deemed necessary through the Transport Assessment and agreed by Warwickshire County Council, Northamptonshire County Council and Highways</p>

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			<p>England.</p> <p>Further on and off site requirements are determined through the application of other policies in this Local Plan.</p>
MM60		Paragraph 4.71	<p>4.70—The overarching Vision for the new village is set out in the opening paragraph of Policy DS10. The new garden village will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity focused, where appropriate, upon contemporary design and innovation. The design principles will draw upon the characteristics and influences of the villages of the Borough and Rugby as a market town.</p>
MM61		Paragraph 4.72	<p>4.72 The Lodge Farm site is located south of Rugby town, close to the rural villages of Grandborough and Onley in Daventry District. This strategic location is situated approximately 5 miles south of Rugby town centre and 6 miles North West of Daventry town centre. It is largely bounded by the A45/Daventry Road to the north east with the southernmost boundary defined by tree cover and well established hedgerows. The proposal covers approximately 105 hectares of agricultural land. The site consists mainly of arable farmland with well defined hedgerows, scattered trees, isolated farm buildings and an area of woodland.</p>
MM62		Paragraph 4.73	<p>4.73—Policy DS10 details the essential onsite infrastructure required to deliver the garden village in a way that ensures the Vision for the new settlement is achieved. Given the current rural and undeveloped nature of the site it will be necessary for all required infrastructure to be introduced to the area in order to facilitate delivery. Opportunities to improve the infrastructure relied upon by existing communities in the area will be realised, where they exist.</p>
MM63		Paragraph 4.74	<p>4.74 Policy DS10 outlines how delivery in this location is possible because of strategic infrastructure provided as part of the South West Rugby development allocation. As outlined in the IDP, this site will contribute to the provision of that infrastructure to ensure that the benefits it provides are achieved as early as possible, facilitating growth both at Rugby urban edge and in this location.</p>
MM64		Paragraph 4.75	<p>4.74 The Infrastructure Delivery Plan details the costing and phasing for each of these on and off site infrastructure items. This has been informed by key stakeholders and service providers such as</p>

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			Warwickshire County Council Education and Highways, Highways England, Rugby Borough Council and the promoters of the land.
MM65		Paragraph 4.76	4.76 It is important that the overall vision is clearly established to help develop the community's own identity. To this end, the Council will submit an expression of interest for a locally led garden village with the support from the site promoter/developers of the new village. The input of existing local communities will also be key to the successful development of the new garden village.
MM66		Policy H1	<p>Policy H1: Informing Housing Mix</p> <p>To deliver a wide choice of high quality market homes across the Borough residential development proposals must form a mix of market housing house types and sizes consistent with the latest Strategic Housing Market Assessment.</p> <p>New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.</p> <p>The council will consider an alternative mix in the following circumstances where it is clearly demonstrated how the delivery of a mix <u>which</u> has regard to the SHMA, or relevant update, is compromised:</p> <ul style="list-style-type: none"> • where the shape and size of the site precludes <u>justifies</u> the delivery of a mix of housing; <u>or</u> • the location of the site, for example sustainable and very accessible sites within or close to Rugby town centre or the train station; <u>or</u> • sites with severe development constraints where the housing mix may impact on viability, where demonstrated through submission of viability appraisal; <u>or</u> • where a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need; and <u>or</u> • conversions, where the characteristics of the existing building prohibit a mix to be delivered; and <u>or</u> • <u>where market factors demonstrate an alternative mix would better meet local demand.</u> <p>Large development proposals <u>Sustainable Urban Extensions</u> will be expected to provide <u>consider</u> the contribution opportunities for <u>self-build and custom build</u> can make as part of the mix and type of development.</p>

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MM67		Paragraph 5.11	<p>This mix is included within the Housing Needs SPD in order to guide the implementation of Policy H1. Updates of the SHMA may provide evidence to alter the housing mix in future. The Housing Needs SPD will be updated as and when the publication of further evidence provides an updated preferred mix.</p>
MM68		Policy H2	<p>Policy H2: Affordable Housing Provision</p> <p>Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions).</p> <p>On previously developed sites a target affordable housing provision of 20% will be sought.</p> <p>On green field sites a target affordable housing provision of 30% will be sought.</p> <p>The <u>tenure and mix of the affordable housing units within this percentage of provision should</u> be in compliance <u>with the latest SHMA guidance, contained in the Housing Needs SPD.</u></p> <p>The target levels will be expected to be provided unless the local planning authority is satisfied by robust financial viability evidence that development would not be financially viable at the relevant target level. Such evidence will be required to be submitted with the planning application to justify any reduced levels of affordable housing provision proposed for assessment using an open-book approach and may be subject to independent assessment (e.g. by the District Valuer Services or equivalent).</p> <p>Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community.</p> <p><u>Affordable housing should be provided on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. Further details of requirements are contained in the Housing Needs SPD which should be read in conjunction with this policy.</u></p>
MM69		Paragraph 5.13	<p>Affordable housing includes <u>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable</u></p>

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			<p>housing routes to home ownership. Detailed definitions of these categories are contained within the NPPF and Appendix 7 of this Local Plan. social-rented, intermediate housing, affordable rent, and starter homes, as defined in national guidance, which is provided to specified eligible households whose needs are not met within the open market. National policy states that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p>								
MM70		Paragraph 5.15	<p>National policy requires that <u>policies should identify the size, type, and tenure of homes required for different groups in the community (including, but not limited to, those who require affordable housing, families and children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their homes..</u> Local Plans plan for a mix of housing based on the needs of the population and requires that they set out the types of housing to meet this. The analysis in the SHMA has shown that there is a predominant long-term <u>marginal</u> requirement for future affordable housing to be marginally higher need for three-bed properties relative to the Housing Market Area as a whole, but in general a greater need identified for the smaller properties, as indicated in the table below. Based on the evidence pulled together, the SHMA recommends the following strategic mix of affordable housing:</p> <table border="1" data-bbox="672 861 1568 989"> <thead> <tr> <th data-bbox="672 861 896 925">1-bed properties</th> <th data-bbox="896 861 1120 925">2-bed properties</th> <th data-bbox="1120 861 1344 925">3-bed properties</th> <th data-bbox="1344 861 1568 925">4+ bed properties</th> </tr> </thead> <tbody> <tr> <td data-bbox="672 941 896 989">30-35%</td> <td data-bbox="896 941 1120 989">30-35%</td> <td data-bbox="1120 941 1344 989">20-25%</td> <td data-bbox="1344 941 1568 989">5-10%</td> </tr> </tbody> </table>	1-bed properties	2-bed properties	3-bed properties	4+ bed properties	30-35%	30-35%	20-25%	5-10%
1-bed properties	2-bed properties	3-bed properties	4+ bed properties								
30-35%	30-35%	20-25%	5-10%								
MM71		Paragraph 5.16	<p>The Council's preference is for the provision onsite. In some circumstances, <u>such as physical site constraints or if a Registered Provider cannot provide on-site affordable housing,</u> the Council will consider an equivalent offsite contribution where justified. Guidance about the circumstances under which the Council will consider an off-site contribution and the mechanism for calculating this is set out in the Housing Needs SPD <u>When the Council considers an off-site contribution in lieu of onsite provision it will seek to ensure that adequate finance is secured to deliver affordable housing elsewhere in the Borough to meet needs and create mixed and balanced communities. Any commuted sum will be equivalent to the cost of building the required number of affordable dwellings, plus the value of the land required to build them minus what would be payable by a Registered Provider. Any contributions collected by the Council may be used to purchase existing dwellings to use as affordable housing. Off-site contributions will be secured by means of a Section 106 Agreement. The formula used by the Council in calculating an off-site contribution is as follows:</u></p>								

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			<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p><u>TOTAL NUMBER OF AFFORDABLE DWELLINGS</u> <u>REQUIRED</u> <i>MULTIPLIED BY</i> <u>BUILD COST OF THE REQUIRED DWELLINGS</u> <i>PLUS</i> <u>LAND COST</u> <i>MINUS</i> <u>THE AMOUNT EQUIVALENT TO THAT WHICH WOULD BE</u> <u>PAYABLE BY A REGISTERED PROVIDER</u> <i>EQUALS</i> <u>THE SUM PAYABLE</u></p> </div>
MM72		Paragraph 5.17	<p>The specific provision and mix of a site will be informed by evidence available at the time of the application and will be negotiated at the time. However, the Council will expect the starting point of negotiation to achieve a mix of 84% either social or affordable rent and 16% intermediate products, as detailed in the 2015 SHMA (or as subsequently amended). Social and affordable rent are grouped together in this instance, as a result of the clear overlap between the two as products, which are likely to be targeted to the same group of households by Registered Providers. The final mix achieved on any site will be informed by the up to date position set out in the Housing Needs SPD, which shall take into account any change to the definition of affordable housing established via national guidance, any relevant site specific issues and evidence of local circumstances.</p>
MM73		Paragraph 5.18	<p>At the time of writing, it is acknowledged that proposals for the provision of Starter Homes are being progressed by Central Government. The policies proposed as part of this Publication Draft Local Plan will be amended as certainty on this topic is established.</p>
MM74		Policy H3	<p>Policy H3: Housing for rural businesses</p> <p>Proposals for a permanent dwelling, either by new build or conversion, for occupation by a person engaged in an agricultural operation, or another form of use <u>other rural business</u> that can only be</p>

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			<p>reasonably located in <u>within</u> the countryside, will only be supported if all of the following criteria are met:</p> <p>a) There is a clearly established <u>essential</u> functional need for a dwelling;</p> <p>b) The need relates to a full-time worker, or one who is primarily employed in the activity to which the application relates;</p> <p>c) The <u>agricultural</u> unit and/or the activity <u>rural enterprise</u> concerned, are currently financially sound, and have a clear prospect of remaining so; and</p> <p>d) The functional <u>essential</u> need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.</p> <p>The size of any such rural workers dwelling should be commensurate with the established functional <u>essential</u> requirement. Dwellings that are unusually large in relation to the needs of the unit, will not be permitted.</p> <p>Any permission granted will be subject to an 'occupancy' condition. The variation or removal of such a condition will only be granted if it is clear that its original purpose is obsolete and no longer required.</p> <p>Proposals for the removal of occupancy conditions would only be permitted if the applicant can demonstrate that long term need for a Rural Workers Dwelling has ceased, and the Council is satisfied that the dwelling has been sufficiently marketed.</p>
MM75		Policy H4	<p>Policy H4: Rural Exceptions Sites</p> <p>The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:</p> <p>ea) It is clearly demonstrated that there is a local need for affordable housing which outweighs other</p>

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			<p>policy considerations;</p> <p>fb) It is demonstrated that no suitable alternative sites exist within the defined settlement boundary; <u>and</u></p> <p>g) The development consists exclusively of affordable housing;</p> <p>hc) Developments do not have an adverse impact on the character and/or appearance of settlements, their settings or the surroundings countryside and</p> <p>i) Safeguards are in place to ensure homes remain affordable in perpetuity.</p> <p>In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.</p> <p>In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.</p>
MM76		Policy H5	<p>Policy H5: Replacement Dwellings</p> <p>The Proposals for the replacement of dwellings within the Countryside and Green Belt will be only be acceptable in line with national policy and provided all of the following criteria are met: <u>permitted provided that:</u></p> <p>a) The form and bulk of the new replacement dwelling is not materially larger than the building it replaces that of the original dwelling¹ or that which could be achieved as permitted development; and for Green Belt locations is of no more than a 30% increase on the original volume, unless national policy dictates; and</p> <p>b) Unless exceptional circumstance dictates, the siting of the replacement dwelling should have no greater impact on landscape than the original the new dwelling is not more intrusive in the landscape than that which it replaces;. In Green Belt locations the replacement dwelling must not have a greater impact on the openness of the Green Belt than the original; and</p> <p>c) Residential is the lawful use of the existing building and the use has not been</p>

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			<p>abandoned <u>c) the new dwelling has substantially the same siting as the existing; and</u> <u>d) the existing dwelling to be demolished is not of historic merit.</u></p> <p>The removal of permitted development rights by condition may be included in any approval.</p> <p>¹<u>The term original dwelling means the house as it was first built or as it stood or 1 July 1948 (if it was constructed before this date)."</u></p>
MM77		Policy H6	<p>Policy H6: Specialist Housing</p> <p>The Council will encourage the provision of housing to maximise the independence and choice of older people and those members of the community with specific housing needs.</p> <p>When assessing the suitability of sites and/or proposals for the development of specialist housing such as, but not restricted to, residential care homes, extra care housing and continuing care retirement communities, the Council will have regard to the following:</p> <ul style="list-style-type: none"> • The need for the accommodation proposed, whereby the development contributes towards specialist housing need as identified within the Strategic Housing Market Assessment (SHMA); • The ability of future residents to access essential services, including public transport, shops and appropriate health care facilities. <p>Large d<u>Development proposals on Sustainable Urban Extensions</u> will be expected to <u>provide consider</u> opportunities for the provision of housing to meet the housing needs of older persons, including the provision of residential care homes.</p> <p>The Council also expects developers, through the design of developments, to enable people to live independently and safely in their own home for as long as possible, consistent with the aspiration of the Council and Warwickshire County Council.</p> <p>The Council will consider the inclusion of conditions to ensure future occupation remains for the specialist housing need it was intended.</p>

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MM78		Paragraph 5.38	National policy and guidance recognises the need to provide housing for older people as part of achieving a good mix of housing. <u>Under the Homelessness Act 2002, local housing authorities must have a strategy for preventing homelessness in their district. The strategy must apply to everyone at risk of homelessness, not just people who may fall within a priority need group for the purposes of Part 7 of the Housing Act 1996. Homelessness prevention means providing people with the ways and means to address their housing and other needs to avoid homelessness. Meeting housing needs through the policies of this plan, including meeting needs associated with affordable and specialist housing, is one way to assist with homelessness prevention, and link in with Rugby Council's Homelessness Strategy.</u>
MM79		Paragraph 5.46	National policy allows for specialist housing for older persons, including residential care institutions which are C2, to count towards the Borough's housing requirement. This will be clarified in the monitoring framework and housing trajectory.
MM80		Policy ED1	<p>With the exception of any sites allocated for other forms of development in this Local Plan, All employment sites, including the major investment site at Ansty Park, eExisting sStrategically sSignificant <u>Employment s</u>Sites, Core Strategy allocations and new Local Plan <u>employment</u> allocations, as shown on the Proposals <u>Policies</u> Map, will be retained for employment purposes: B1(a), B1(b), B1(c), B2 and B8. Proposals for new employment development (including expansion of established businesses and upgrading, improvement or redevelopment of existing premises) will be permitted within all employment areas subject to accordance with other policies in the Local Plan. <u>Provision should be made for the accommodation needs of small and medium sizes enterprises within both existing employment sites and new allocations.</u></p> <p>The infilling or the partial or complete redevelopment intensification of existing employment sites will be supported subject to the consideration of potential impacts to their surroundings against the relevant policies in the Local Plan and national policy, in particular those sites located in the Green Belt.</p> <p>All land currently or last used for employment purposes will be protected where a site continues to make a viable contribution to economic development within the borough. However, in order to ensure land used for economic development continues to provide jobs in the local economy, where a</p>

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			<p>site is proven to be no longer viable for employment uses, a proposal for change of use to a non B-use class may be considered acceptable.</p> <p>For proposals that would involve the change of use or loss of any land used for employment purposes, evidence must be provided to demonstrate that the land or unit under consideration is no longer viable for a B-use class. <u>The evidence provided should consider each of the six tests listed below in order to demonstrate to a sufficient level that market signals indicate that there is no reasonable prospect of the site being used for employment purposes and/or that an alternative land use would support sustainable local communities.</u></p> <p>The six tests are:</p> <ul style="list-style-type: none"> • <u>Whether the site is allocated or designated for employment land. Allocated Such sites will be given greater protection.</u> • <u>Whether there is an adequate supply of allocated employment sites of sufficient quality in the locality to cater for a range of business requirements. This would involve an assessment of vacant units or land currently being marketed.</u> • <u>Whether the site is capable of being serviced by a catchment population of sufficient size. This may include consideration of whether there is a suitable balance between population and employment in the relevant area settlement, what the impact of employment loss on commuting patterns might be and whether there would be a detrimental impact on the local economy from loss of the employment land. This will be particularly relevant in rural locations.</u> • <u>Whether there is evidence of active marketing. For allocated or designated sites evidence of active marketing should be submitted. This should be for a continuous period of 24 months and should be through a commercial agent with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable.</u> • <u>Whether redevelopment of the site for employment use could be brought forward, taking</u>

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			<p><u>account of site characteristics (including physical factors, accessibility and neighbouring uses). If employment redevelopment is not viable, whether mixed use redevelopment could be brought forward. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.</u></p> <ul style="list-style-type: none"> • <u>Whether firms are likely to be displaced through redevelopment, whether there is a supply of alternative suitable accommodation in the locality to help support local businesses and jobs and whether this would promote or hinder sustainable communities and travel patterns.</u> <p>It must be demonstrated that the site has been actively marketed according to the provisions of the explanatory text accompanying this Policy, and for the following periods of time:</p> <ul style="list-style-type: none"> • On designated employment land / site: 24 months • For any other B use class land / site / unit: 12 months <p>Evidence must demonstrate that there has been no serious interest shown by a B use class occupier during the relevant period of marketing, according to the provisions of the supporting text to this Policy.</p>
MM81		Paragraph 6.5	<p>It is important that the diverse range of industrial sectors that make-up employment provision in the borough is protected and maintained to offer choices of employment opportunities to both employers and potential employees. The most effective way to achieve this is by protecting different types of employment land, within the context of a flexible policy that is able to deal with potentially changing economic conditions over the plan period. <u>Many of the Borough's existing strategically significant employment sites provide for smaller units in a mix of B class uses. These sites will continue to provide opportunities for a range in type and scale of employment development, including where intensification opportunities exist, along with the employment sites allocated in the Core Strategy and proposed for allocation in this Local Plan. Particular attention should be given to providing opportunities for smaller units in the range of 5,000-50,000 sq. ft. to meet the accommodation needs of small and medium sized businesses in line with the evidence of employment floorspace needs.</u></p>

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MM82		Paragraphs 6.7-6.9	<p>6.7. To demonstrate there is no demand for <u>reasonable prospect of</u> a site or unit for ongoing being used for its allocated or designated employment use, an applicant must submit evidence <u>which shows consideration of each of the six tests outlined in the policy.</u> that the site is vacant and a thorough marketing exercise at a realistic price for both the land use and local market area has been sustained over the relevant time period as set out in Policy ED1. The six tests which include the requirement for two years of marketing for the release of employment land or units on designated employment sites have <u>es</u> been selected based on evidence originally contained in the DTZ Coventry, Solihull and Warwickshire sub-regional employment land study (2007).</p> <p>6.8. This evidence was reviewed as part of the GL Hearn (2015) Rugby employment land study and the tests suggested by this evidence, to decide on proposals for the release of employment land, were considered to "remain relevant". Consideration will be given to the other tests listed in the DTZ Study (repeated in the GL Hearn Study) where an applicant can show that these are more suitable in demonstrating that a loss of employment land would not have an adverse impact on the Borough-wide supply of employment land, particularly where designated employment sites are concerned.</p> <p>6.9. Marketing of employment land or uses must be through a commercial agent with local or sub-regional practice connected to Rugby Borough, at a price that genuinely reflects the market value in relation to use, condition, quality and location of the floor space. A professional valuation of the asking price and/or rent will be required to confirm that this is reasonable. It must be demonstrated that consideration has been given to alternative layouts and business uses, including smaller premises with short term flexible leases appropriate for SMEs.</p>

Ref	Page	Policy/ Paragraph	Main Modification	
MM83		Paragraph 6.10 <i>[Table]</i>		<p>Major Investment Site</p> <p>Ansty Park</p> <p>Existing Strategically Significant Employment Sites</p> <p><u>Ansty Park</u></p> <p>Butlers Leap (including Arches and Avon) Industrial Estates</p> <p>Central Park</p> <p>Glebe Farm Industrial Estate</p> <p>Midland Trading Estate</p> <p>Paynes Lane Industrial Estate</p> <p>Rugby Cement Works</p> <p>Somers Road Industrial Estate</p> <p>Swift Park</p> <p>Swift Valley</p> <p>Valley Park</p> <p>Dunchurch Trading Estate</p> <p>Europark</p> <p>Lawford Heath Industrial Estate</p> <p>Former Peugeot Site, Ryton</p> <p>Rolls Royce, Ansty</p>

Ref	Page	Policy/ Paragraph	Main Modification							
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Shilton Industrial Estate</td> </tr> <tr> <td style="padding: 5px;">Core Strategy Allocations</td> </tr> <tr> <td style="padding: 5px;">Rugby Gateway*</td> </tr> <tr> <td style="padding: 5px;">Rugby Radio Station**</td> </tr> <tr> <td style="padding: 5px;">New Local Plan Allocations</td> </tr> <tr> <td style="padding: 5px;">Coton Park East, Castle Mound Way</td> </tr> <tr> <td style="padding: 5px;">Land south of Cawston Spinney</td> </tr> </table>	Shilton Industrial Estate	Core Strategy Allocations	Rugby Gateway*	Rugby Radio Station**	New Local Plan Allocations	Coton Park East, Castle Mound Way	Land south of Cawston Spinney
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New Local Plan Allocations										
Coton Park East, Castle Mound Way										
Land south of Cawston Spinney										
MM84		Policy ED3	<p>Policy ED3: Employment development outside Rugby urban area</p> <p>With the exception of those sites allocated for employment purposes in this Local Plan, or with a current B use class, employment development will not be permitted outside the Rugby urban area except in the following circumstances:</p> <ul style="list-style-type: none"> • Conversion of a building for employment purposes, subject to its location and character, including historic or architectural merit, being suitable for the proposed use and it having been in existence for at least ten years; • Redevelopment, at a similar scale, of an existing building or vacant part of an existing employment site for employment purposes, where this would result in a more effective use of the site; • Small-scale <u>Sustainable</u> expansion of an existing group of buildings for business uses where the site is readily and regularly accessible by means of transport other than the private car; or • A building or structure related to agriculture, horticulture or forestry where it is genuinely required as an ancillary use for an existing rural employment development. 							

Ref	Page	Policy/ Paragraph	Main Modification
			<p>To be considered acceptable, any proposals meeting one of these exceptions must also demonstrate compliance with all other relevant policies in the Local Plan, in particular where a proposal is located in the Green Belt.</p> <p>All proposals will be subject to a thorough assessment to make sure their scale, nature and location are appropriate, including the need to:</p> <ul style="list-style-type: none"> • Limit the impact on local communities, the character of the local landscape, and the natural environment; • Minimise impact on the occupiers and users of existing properties in the area; • Avoid an increase in traffic generation that would have an adverse a <u>severe</u> impact on the local road network, unless suitable mitigation to address the impact can be provided; • Make provision for sustainable forms of transport wherever appropriate and justified; and • Prioritise the re-use of brownfield land and existing buildings.
MM85		Paragraph 7.6	<p>The enhancement of Rugby Town Centre is vital and Policy TC1 seeks to ensure that any changes improve the town centre, adding to its vitality and vibrancy, whilst retaining or enhancing important characteristics. <u>The adopted 'Town Centre Vision and Action Plan 2016-2020' has as its central vision: "A prosperous and attractive town centre which complements and connects to the retail parks on Leicester Road, offering a wide range of shops, leisure and entertainment opportunities for both residents and visitors, alongside public services and new homes for residents."</u></p>
MM86		Paragraph 7.7	<p>In assessing proposals for town centre schemes, the Council will seek to ensure that such proposals are compatible with the scale, nature and character of the town centre. This is important given the historic nature of the town centre and proposals will have to be of an appropriate scale and design quality in order to be successfully integrated. Proposals that do not meet a sufficient standard will be refused.</p>

Ref	Page	Policy/ Paragraph	Main Modification												
MM87		Policy TC2	<p>Policy TC2: Rugby Town Centre – New Retail and Town Centre Uses</p> <p>New retail floor space will be provided in Rugby Town Centre as set out below:</p> <table border="1" data-bbox="902 427 1599 671"> <thead> <tr> <th></th> <th>2020</th> <th>2025</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>Convenience (net sqm)</td> <td>266</td> <td>515</td> <td>732</td> </tr> <tr> <td>Comparison (net sqm)</td> <td>1508</td> <td>4652</td> <td>7850</td> </tr> </tbody> </table> <p><u>All proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space, including extension of existing units and variation of conditions, must be accompanied by an impact assessment. This assessment must meet the requirement of national policy and established best practice and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out below and in national policy, to ensure that development is on the most central site available.</u></p> <p><u>In order to sustain and enhance the vitality and viability of the town centre, new proposals for meeting the retail floor space requirements will be permitted firstly within the Primary Shopping Area, and for other main town centre uses within Rugby Town Centre boundary, (as defined on the Town Centre Policies Proposals Map followed by Edge-of-Centre locations, then Out-of-Centre sites that are in accessible locations, well connected to the Town Centre and capable of generating benefits for the centre’s overall vitality and viability, through linked pedestrian trips and increased footfall or, in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</u></p> <p>Throughout the lifetime of this Local Plan the council will periodically update its Retail and Main Town Centre Uses study in order that it can respond and continuously review its approach to the town centre and requirements for retail investment in particular.</p>		2020	2025	2030	Convenience (net sqm)	266	515	732	Comparison (net sqm)	1508	4652	7850
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Ref	Page	Policy/ Paragraph	Main Modification
MM88		Policy TC3	<p>Policy TC3: Directing Development in the Town Centre</p> <p>In order to sustain and enhance the vitality and viability of town centres, new proposals for town centre uses² will be permitted firstly within Rugby Town Centre, (as defined in the town centre proposal map) followed by Edge of Centre locations, then Out of Centre sites that are, or will be, well served by a choice of sustainable modes of transport and are close to the centre or, in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.</p> <p>All proposals for retail, office or leisure uses on sites not within Rugby Town Centre in excess of 500 sqm gross floor space, including extension of existing units and variation of conditions, must be accompanied by an impact assessment. This assessment must meet the requirement of national guidance and established best practice and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.</p>
MM89		Paragraph 7.12	<p>National guidance requires local planning authorities to apply the sequential approach to planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date Local Plan. Policy TC3 <u>TC2</u> sets out the order of sequentially preferential locations for new investment working from the core of the town centre outwards. <u>When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.</u> This approach helps maintain the vitality and core function of the town centre through directing new proposals <u>for the main town centre uses</u> to this area first which in turns supports the local economy and promotes more sustainable patterns of development.</p>
MM90		Policy TC4	<p>Policy TC4-TC3: Primary Shopping Area and Shopping Frontages</p> <p><u>Primary Shopping Area (PSA)</u></p> <p>Within the <u>The</u> Primary Shopping Area (PSA), as defined on the Town Centre Proposals-Policies Map, <u>is the overall area where retail frontages are concentrated.</u> Within the PSA pProposals for the development, redevelopment or change of use, will be permitted where the proposed ground floor use is to be changed to retail (use class A1).</p> <p><u>Non-A1 uses proposed within the Primary Shopping Area but outside of a Primary or Secondary</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>frontage will be assessed on a case-by-case basis in relation to future potential impact on the vitality and viability on the town centre.</u></p> <p><u>Primary Shopping Frontage (PSF)</u></p> <p>Within the PSF, as defined on the Town Centre Proposals Policies Map, the change of use of ground floor Class A1 shop premises to a complementary use <u>classes A2-A5</u> will only be permitted where the proposed use would not undermine the retail function of the town centre and it <u>would</u> maintains and enhances its vitality and viability.</p> <p>The determination of each application will have regard to the following factors:</p> <ul style="list-style-type: none"> • the number and distribution of other existing and committed non-A1 uses within the defined primary shopping frontage should be no more than 40% of the units within the PSF (including any premises subject to current Permitted Development changes of use); • the location and prominence of the premises; • where applicable, the length of <u>any</u> vacancy of the premises and evidence of marketing for the current permitted use; • the nature and character of the proposed use; and • the design of the shop front <p><u>Secondary Shopping Frontage (SSF)</u></p> <p>Within the SSF, as defined on the Town Centre proposals Policies Map, proposals for main town centre uses (Use Class A1-A5, D1 and D2) will only be permitted where the proposed use maintains and enhances its vitality and viability. <u>Within the Secondary Shopping Frontage (SSF), the percentage of units in non-A1 use would typically be expected to be above 40% although there is no defined threshold.</u></p> <p>Regard will also be had to the following factors:</p> <ul style="list-style-type: none"> • coalescence and concentration of uses; and • the effect on the amenity of other surrounding properties and uses. <p>Wider Town Centre Area <u>Within Town Centre Boundary (Outside of the Primary Shopping Area)</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>The Council will permit retail, business, leisure, arts, cultural and tourism development within the wider town centre (areas not defined by the PSF and SSF <u>outside of the PSA</u>) provided:</p> <ul style="list-style-type: none"> • They will not harm the retail function and character of the PSA; • They will not harm on the vitality and viability of the PSA; and • Where retail uses (class A1) are proposed within the town centre, but outside of the PSA the applicant must demonstrate there are no suitable alternatives within or immediately adjacent to the PSA <u>Primary or Secondary frontages</u>. <p>Residential development is encouraged within the Town Centre, providing it does not harm the retail function and character and its' vitality and viability. For all proposals, separate access arrangements to the upper floor space, which could be used for residential, community or employment use, should not be eliminated.</p>
MM91		Policy HS2	<p>Development proposals will be required to assess their impact on the capacity of existing health services and facilities. For all Use Class C2 developments (residential care homes and nursing homes) and Use Class C3 residential development in excess of 150 units this will take the form of a Health Impact Assessment, which will measure wider impacts on health and well being and the demands that are placed upon the capacity of health services and facilities arising from the development. Development above the thresholds set out below will need to demonstrate that they would not generate adverse impacts on health and wellbeing:</p> <ul style="list-style-type: none"> • <u>All residential development of 150 units and above and where the site area is 5 hectares or above;</u> • <u>non-residential development where the area of development exceeds 1ha; and</u> • <u>development located on an industrial estate exceeding 5ha.</u> <p><u>Where development proposals meet the above criteria, an assessment of potential impacts on health and wellbeing should be demonstrated through:</u></p> <ul style="list-style-type: none"> • <u>A Health Impact Assessment screening report; and</u> • <u>A full Health Impact Assessment where the screening report identifies that significant impacts on health and wellbeing would arise from the development</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Where required, The Borough Council will require Health Impact Assessments should to be prepared in accordance with advice and best practice for such assessments as published by the Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group, Public Health Warwickshire, University Hospitals Coventry and Warwickshire NHS Trust.</p> <p>Where significant impacts are identified it is demonstrated that a development proposal would have a significant adverse impact on wellbeing, the Borough Council may require appropriate mitigation measures through planning conditions, financial or other contributions secured through planning obligations and/or the Council's CIL charging schedule. planning permission will be refused unless infrastructure provision and/or funding to meet the health service requirements of the development are provided and/or secured by planning obligations.</p>
MM92		Paragraph 8.6	<p>8.6 Health Impact Assessments (HIAs) are an important tool for to understanding the potential impacts a upon wellbeing arising from development proposals will have on the existing health services and facilities. HIAs aim to both reduce adverse impacts from development on wellbeing and maximise positive effects. This is achieved through providing a holistic approach to wellbeing which seeks to complement, but not replicate, the Local Plan's infrastructure policies. An assessment on wellbeing is required of development as allocated within this Local Plan as well as proposals promoted through the development management process to ensure more localised impacts are identified. The Council will require proposals for development over 150 units to be supported by a Health Impact Assessment, in consultation with the relevant bodies, such as Public Health Warwickshire Department of Health and other agencies, such as the Coventry and Rugby Clinical Commissioning Group.</p>
MM93		Following Paragraph 8.6	<p>8.6a Where required, HIAs must identify the potential impact development may cause and propose relevant measures to mitigate the impacts. Screening reports and HIAs should contain a proportionate level of detail in relation the scale and type of development proposed. The Borough Council recommends that a screening report or full assessment is conducted at the earliest opportunity to ensure that wellbeing is appropriately considered. This can take the form of a standalone assessment or as part of a wider Environmental Impact Assessment (EIA). The thresholds identified within the policy are consistent with EIAs to ensure development proposals below the defined threshold are also encouraged to consider potential impacts on health through the design</p>

Ref	Page	Policy/ Paragraph	Main Modification																		
			<u>process, where appropriate. A HIA may identify impacts that need to be addressed by a range of mitigation measures, such as design solutions incorporating green infrastructure or measures to improve air quality including travel measures.</u>																		
MM94		Paragraph 8.7	8.7 Such assessments must identify the potential impact their development may cause and propose relevant measures to mitigate the impacts. The threshold for undertaking a health impact assessment has been derived from the threshold as to when an EIA screening opinion is requested.																		
MM95		Paragraph 8.8	Every settlement has buildings or amenities that play a vital role in day to day life, such as community centres, libraries, village shops, post offices or pubs. Local life would not be the same without them, and if they closed or changed to private use, it would be a real loss to the community.																		
MM96		Policy HS4	<p>Policy HS4: Open space, <u>sports facilities</u> and recreation</p> <table border="1"> <tr> <td colspan="3">A. Residential development of 10 dwellings and above, shall provide or contribute towards the attainment of the Council's open space standards set out below:</td> </tr> <tr> <td></td> <td>Urban Area</td> <td>Rural Area</td> </tr> <tr> <td>Children's Play</td> <td>0.2 ha per 1,000 pop'n</td> <td>0.2 ha per 1,000 pop'n</td> </tr> <tr> <td>Natural and Semi Natural Green Space</td> <td>2.5 ha per 1,000 pop'n</td> <td>2.5 ha per 1,000 pop'n</td> </tr> <tr> <td>Parks and Gardens</td> <td>1.5 ha per 1,000 pop'n</td> <td>1 ha per 1,000 pop'n</td> </tr> <tr> <td>Amenity Green Spaces</td> <td>1.1 ha per 1,000 pop'n</td> <td>0.5 ha per 1,000 pop'n</td> </tr> </table>	A. Residential development of 10 dwellings and above, shall provide or contribute towards the attainment of the Council's open space standards set out below:				Urban Area	Rural Area	Children's Play	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n	Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n	Parks and Gardens	1.5 ha per 1,000 pop'n	1 ha per 1,000 pop'n	Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n
A. Residential development of 10 dwellings and above, shall provide or contribute towards the attainment of the Council's open space standards set out below:																					
	Urban Area	Rural Area																			
Children's Play	0.2 ha per 1,000 pop'n	0.2 ha per 1,000 pop'n																			
Natural and Semi Natural Green Space	2.5 ha per 1,000 pop'n	2.5 ha per 1,000 pop'n																			
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Amenity Green Spaces	1.1 ha per 1,000 pop'n	0.5 ha per 1,000 pop'n																			

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			Allotments	0.865 ha per 1,000 pop'n	0.658 ha per 1,000 pop'n
			Outdoor Sports Playing pitches	Borough wide 0.93 ha per 1,000 pop'n Football Pitches 0.38 ha per 1000 pop'n Cricket Pitches 0.23 ha per 1000 pop'n Rugby Pitches 0.32Ha per 1000 pop'n	
			<p>As a default, Rugby's average household size of 2.4 people per dwellings (Census 2011 or any subsequent update) should be used to identify the population of new developments and its subsequent open space requirement. Account will be taken of the existing open space provision within the ward or parish the development proposal is located within (contained within Appendix 4). Contributions through CIL/S106 will be sought from developments where the proposal would further increase an existing deficit in provision or where the proposal will result in the provision standards not being met within the ward or parish it is located within. <u>For the outdoor sports playing pitches account should be taken of the latest Playing Pitch Strategy standard to ascertain whether the demand arising from a proposed development can be met within the existing network of accessible playing pitches that are of sufficient quality, or whether new or improved quality provision will be required.</u></p> <p>Dependent upon the size and layout of the development, the provision of open space, may be required on site or may form part of a contribution towards off site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location which adequately services the new development and a planning obligation may be used to secure this.</p> <p>Developer contributions will also be spent on built recreation facilities where justified by an increase in population.</p>		

Ref	Page	Policy/ Paragraph	Main Modification
			<p>B. New open space should be accessible and of high quality, meeting the following criteria:</p> <ul style="list-style-type: none"> • Be appropriately maintained, if necessary, through the use of developer contributions; • Be secure and safe; • Attractive in appearance; • Enhance the natural and cultural environment; • Conveniently accessed and facilitates access to other areas of open space, including the countryside; • facilitates access by a choice of transport; and • Avoid any significant loss of amenity to residents, neighbouring uses or biodiversity <p>C. <u>Public open space, sports and recreational buildings and land, including playing fields assets identified within the Open Space Audit evidence and/or defined on the Proposals-Policies Map and/or last in sporting or recreational use will be protected from development – should not be built upon unless:</u></p> <ul style="list-style-type: none"> • An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or • it can be demonstrated that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>Planning permission will be granted for development, which enhances the quality and accessibility of existing open space providing it accords with section B of this Policy.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM97		Policy HS5	<p><u>Policy HS5: Traffic Generation and Air Quality, Noise and Vibration</u></p> <p>Any development that results in significant negative impacts on health and wellbeing of people in the area as a result of pollution, noise or vibration caused by traffic generation will not be permitted unless effective mitigation can be achieved.</p> <p><u>Development proposals should promote a shift to the use of sustainable transport modes and low emission vehicles (including electric/hybrid cars) to minimise the impact on air quality, noise and vibration caused by traffic generation. Proposals should be located where the use of public transport, walking and cycling can be optimised. Proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration. Development proposals should complement the Air Quality Action Plan.</u></p> <p>Any development that results in significant negative impacts on air quality within identified Air Quality Management Areas or on the health and wellbeing of people in the area as a result of pollution should be supported by an air quality assessment and, where necessary, a mitigation plan to demonstrate practical and effective measures to be taken to avoid the adverse impacts.</p> <p><u>Development throughout the Borough of more than 1,000 sqm of floorspace or 10 or more dwellings or development within the Air Quality Management Area (see Appendix 8) that would generate any new floorspace must:</u></p> <ol style="list-style-type: none"> <u>1. Achieve or exceed air quality neutral standards; or</u> <u>2. Address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development. This can be achieved using design solutions that include:</u> <ul style="list-style-type: none"> <u>• Orientation and layout of buildings, taking into account building occupiers, public realm and amenity space users;</u> <u>• Appropriate abatement technologies; and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • <u>Urban greening appropriate for providing air quality benefits.</u> <p>3. <u>Where air quality neutral standards are not met, measures to offset any shortfall will be required, according to the following hierarchy:</u></p> <ul style="list-style-type: none"> • <u>On-site measures; then</u> • <u>Off-site measures; then</u> • <u>Financial contributions.</u> <p>4. <u>Address the adverse impacts of noise and vibration on existing and future occupiers and users of the public realm.</u></p> <p>All measures required in the Policy should take full account of the cumulative impact of all development proposed in this Local Plan (and any other known developments) on traffic generation and air quality.</p>
MM98		Paragraph 8.17	<p>Air quality is a particular issue in a number of locations within the Borough. These areas have been declared Air Quality Management Areas (AQMAs). The Air Quality Management Area (AQMA) shown in the map at Appendix 8 identifies where, in Rugby Borough, levels of air quality are generally worse than national standards. The Council seeks to reduce air pollution in order to contribute to achieving national air quality objectives. Poor air quality includes high concentrations of particulate matter (such as PM₁₀ and PM_{2.5}) and nitrogen dioxide (known as NO₂) which have a direct and adverse impact on the health and life expectancy of people and on the natural environment. Rugby's Air Quality Strategy and improvement plan contains measures to improve air quality in Rugby. The strategy promotes modal shift towards public transport and low and zero emission vehicles and raises awareness of air quality issues. It identifies planning policies to be a key action in improving local air quality through influencing developments, particularly within the AQMA or for roads which affect it, to consider air quality impacts. Transport is the primary cause of air quality issues in these areas. Significant Major development proposals, or those located within the AQMAs have the potential to add significant quantities of additional road vehicles on to the transport network which, unless addressed, is likely to have a negative impact on air quality, noise and/or vibration in general</p>

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			<p>and specifically within the AQMA, either through additional traffic volumes or reduced traffic speeds. <u>Requiring development that has an impact on air quality to deliver measures to reduce air pollution on the borough's roads will help address the areas worst affected by poor air quality. This is consistent with national policy which stresses the need to ensure that policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts from individual sites in local areas.</u></p>
MM99		New paragraphs beneath 8.17	<p><u>8.17a Developments that are air quality neutral will help to minimise air pollution within the AQMA. The policy aims to ensure that air quality neutral development is supported, whilst ensuring development that has an impact on air quality within the AQMA (or major developments that can affect the AQMA) is appropriately mitigated.</u></p> <p><u>8.17b In some circumstances air quality, noise or vibration assessments will be required to quantify the effects of development and set out mitigation measures to address impacts. Mitigation may be secured by legal agreement, and will follow the mitigation hierarchy outlined in the policy. Appropriate mitigation measures and a programme of implementation (if required as part of a construction management plan) to address impacts associated with air quality, noise and/or vibration, will need to be demonstrated. This may include highway infrastructure improvements, traffic management, or support for public transport services, alterations to design or materials, and/or landscaping, together with details associated with construction management plans.</u></p>
MM100		Paragraph 8.18	<p><u>8.18 The Council will be producing an Air Quality Supplementary Planning Document (SPD) which will assist in the determination of planning applications in line with the NPPF. Development proposals will be considered with regard to the Council's Air Quality SPD, including where necessary undertaking an Air Quality Assessment and appropriate mitigation. Appropriate mitigation measures and a programme of implementation will need to be demonstrated, for example highway infrastructure improvements or support for public transport services.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM101		Policy NE1	<p>Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets</p> <p>The Council will protect designated areas and species of <u>international</u>, national and local importance for biodiversity and geodiversity as set out below</p> <p><u>Development will be expected to deliver a net gain in biodiversity and be in accordance with the mitigation hierarchy below. Planning permission will be refused if significant harm resulting from development affecting biodiversity cannot be:</u></p> <ul style="list-style-type: none"> • <u>avoided, and where this is not possible;</u> • <u>mitigated, and if it cannot be fully mitigated, as a last resort;</u> • <u>compensated for.</u> <p><u>Sites of International and European Importance</u></p> <p><u>Development that is likely to result in an significant adverse effect, on the integrity of any European site (either alone or in combination), on an International or European nature conservation designation, or a site proposed for such designation, will need to satisfy the requirements of the Habitats Regulations. will not be permitted unless:</u></p> <ul style="list-style-type: none"> • <u>there are no alternative solutions; and</u> • <u>there are imperative reasons for overriding public interest; and</u> • <u>adequate compensatory measures can be taken to ensure the overall coherence of Natura 2000 is protected.</u> <p><u>As per the requirements of the Habitat Regulations.</u></p> <p><u>Sites of International or European Importance Include: Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites.</u></p> <p><u>Sites of National Importance</u></p> <p><u>Development affecting nationally important Sites of Special Scientific Interest (SSSIs) either directly</u></p>

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			<p><u>or indirectly will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the impacts on the site or species.</u></p> <p><u>Sites of Local Importance</u></p> <p><u>Development likely to result in the loss, deterioration, degradation or harm to habitats or species of local importance to biodiversity, or geological or geomorphological conservation interests, either directly or indirectly, will not be permitted for Local Nature Reserves (LNRs); Local Wildlife Sites (LWS), Local Geological Sites (LGS), European and UK protected species, or Biodiversity Action Plan habitats unless:</u></p> <ul style="list-style-type: none"> • <u>The need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest. All Development proposals impacting on local wildlife sites will be expected to assess the site against the 'Green Book'¹ criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site;</u> • <u>It can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interest; and</u> • <u>Measures can be provided (and secured through planning conditions or legal agreements), according to the mitigation hierarchy as set out above. The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development</u> <p>The habitats and species of importance to biodiversity and sites of geological interest considered as part of this Policy comprise:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSIs); • Legally protected species; • National Nature Reserves (NNRs) and Local Nature Reserves (LNRs);

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			<ul style="list-style-type: none"> • Local Wildlife Sites (LWS) and Local Geological Sites (LGS) • Habitats and species of principal importance for the conservation of biodiversity in England (Sections 40 and 41 of the Natural Environment and Rural Communities Act 2006 • (NERC); • Priority habitats and species listed in the national and local Biodiversity Action Plans; and • Trees, woodlands, ancient woodland (including semi-natural and replanted woodland), aged and veteran trees, and hedgerows. <p>The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. Development proposals should seek to avoid adverse effects on SSSIs. Development adversely affecting a SSSI, either directly or indirectly, will only be permitted in exceptional circumstances where the benefits of development clearly outweigh the likely impacts on the site and any broader impacts on the national network of SSSIs.</p> <p>Development adversely affecting a Local Site (LNR, LWS or LGS) will only be permitted either where it can be demonstrated that the benefits of the development clearly outweigh the impacts on the site. Development proposals impacting on potential local wildlife sites will be expected to assess the site against the 'Green Book3' criteria to determine the status of the site and to ascertain whether the development clearly outweighs the impacts on the site.</p> <p><u>Ancient Woodland</u></p> <p><u>Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland, and/or the loss of aged or veteran trees found outside of ancient woodland unless the need for, and benefits of, the development in that location clearly outweighs the loss.</u></p> <p><u>All development proposals in the proximity of ancient woodland shall have regard to the 'Standing Advice for Ancient Woodland and Veteran Trees' published by Natural England. incorporate buffers having regard to Natural England's standing advice. As a starting principle, development must be</u></p>

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			<p>kept as far away as possible from ancient woodland. The necessary width of any buffer zone will depend upon local circumstances and the type of development. Buffer zones should be retained in perpetuity and allowed to develop into semi-natural habitats. Section 6 of the Standing Advice includes guidance on mitigation measures, including buffers.</p> <p><u>Ecological Assessment</u></p> <p>All proposals likely to impact on the sites noted above will <u>require</u> be subject to an Ecological Assessment. The Ecological Assessment shall should include due consideration of the importance of the natural asset, the nature of the measures proposed (including plans for long term management) and the extent to which they avoid and reduce the impact of the development.</p> <p>¹ <u>The Green Book: Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull (2015) Local Wildlife Sites Project: Habitat Biodiversity Audit for Warwickshire.</u></p>
MM102		Paragraph 9.6	<p>The Council will use planning conditions and/or agreements to secure measures, including financial contributions, to ensure that biodiversity conservation and geological interests are protected. The sympathetic management of existing wildlife sites and the restoration and enhancement of priority habitats, particularly where it would extend or link existing wildlife sites or support the targets within the local Biodiversity Action Plans, will be sought. The Council will also encourage the maintenance and/or enhancement of the connectivity and biodiversity of residential and non-designated green space, for example by using features such as permeable barriers. <u>Ecological assessments should be consistent with the British Standard 42020:2013 Biodiversity Code of Practice for Planning and Development. This British Standard promotes transparency and consistency in the quality and appropriateness of ecological information submitted with planning applications.</u></p>
MM103		Policy NE2	<p>Policy NE2: Biodiversity</p> <p>New development will be permitted provided that it protects, enhances and/or restores habitat biodiversity.</p> <p>Development proposals must:</p> <ul style="list-style-type: none"> • protect or enhance biodiversity assets and secure their long term management and

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			<p>maintenance;</p> <ul style="list-style-type: none"> • avoid negative impacts on existing biodiversity, and • lead to a net gain of biodiversity, where possible, by means of an approved ecological assessment of existing site features and development impacts; <p>Where a development would have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy. Impacts should be avoided and if this is not possible, mitigated. Where there would be a residual impact on a habitat or species and mitigation cannot be provided on site in an effective manner, developers will be required to offset the loss by contributing to appropriate biodiversity projects elsewhere in the area, Where an impact cannot be fully mitigated or, as a last resort, compensated for, then planning permission will be refused.</p> <p>Proposals which will improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly land for biodiversity value will be supported.</p>
MM104		Paragraph 9.7	<p>Helping to secure improvements to biodiversity is one of the key roles in achieving sustainable development. Government policy is aimed at halting the net loss of biodiversity and striving for gains. The Government recognises that the loss of habitats and species, whether designated sites or not, is a key issue to be addressed. In this respect the Council considers that virtually all habitats have a biodiversity value from arable to ancient woodland. <u>In the Warwickshire, Coventry and Solihull sub-region biodiversity net gain is measured through the use of locally derived Defra Metrics available from Warwickshire County Council, although other comparable measures may be considered.</u></p>
MM105		Policy NE3	<p>Policy NE32: <u>Strategic Green and Blue Infrastructure Policy</u></p> <p>The Council will work with partners towards the creation of a comprehensive Borough wide Strategic Green and Blue Infrastructure Network which is inclusive of the Princethorpe Woodland Biodiversity Opportunity Areas (also known as the Princethorpe Woodlands Living Landscape), as shown indicatively on the Green and Blue Infrastructure Proposals <u>Policies</u> Map. This will be achieved through the following:</p>

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			<ul style="list-style-type: none"> • the protection, restoration and enhancement of existing <u>and potential</u> Green <u>and Blue</u> Infrastructure assets within the network as shown on the proposals <u>Policies Map map</u>; and • the introduction of appropriate multi-functional <u>corridors</u> linkages between existing <u>and potential</u> Green <u>and Blue</u> infrastructure assets <p>Where appropriate new developments must provide suitable Green <u>and Blue</u> Infrastructure linkages <u>corridors</u> throughout the development and link into adjacent strategic and local GI networks or assets where present.</p> <p>Where such provision is made a <u>framework</u> management plan should be produced as part of the planning application demonstrating the contribution to the overall achievements of the multi-functional strategic Green/<u>Blue</u> Infrastructure network. <u>A management plan, based on delivering the framework plan and detailing how the infrastructure will be managed, may be required by condition.</u></p>
MM106		Paragraph 9.9	<p><u>9.9 Green Infrastructure includes 'Blue' elements such as rivers, streams and ponds. The surface water part of Green Infrastructure is referred to as 'Blue' Infrastructure. It is not only important to protect the existing Green <u>and Blue</u> Infrastructure (GI) network in its current role but also to enhance it, both in its function and where possible in its physical extent. Through new developments there is an opportunity for the enhancement of GI assets particularly through the introduction of appropriate multi-functional <u>corridors</u> linkages between <u>them</u>. existing GI assets.</u></p>
MM107		Paragraph 9.10	<p>9.10 Where new multi-functional linkages <u>corridors</u> between existing Green <u>and Blue</u> Infrastructure (GI) assets are made from a development site a <u>framework</u> Management Pplan will be required which addresses how to achieve the balance of public access and the protection of the existing Green/<u>Blue</u> Infrastructure site's asset. The <u>framework</u> Management Pplan should be informed by the GI Study and factor in the following:</p> <ul style="list-style-type: none"> • Indicative buffers for the important Green <u>and/or Blue</u> Infrastructure corridors which form part of the strategic networks such as watercourse corridors and disused railway lines; • Retain sites of historic environmental value; • Indicative buffers where <u>required</u> appropriate to protect important Green/<u>Blue</u> Infrastructure against adjacent developments;

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			<ul style="list-style-type: none"> • Retain valued semi natural habitats; and • Set out <u>the</u> local network of Green/<u>Blue</u> Infrastructure and how it will be managed and developed.
MM108		Paragraph 9.11	9.11 The Strategic Green <u>and Blue</u> Infrastructure Network that runs through the Borough and connects to networks beyond the administrative boundary contains many different elements, each of which contribute to its overall achievements as a Strategic Green Infrastructure Network. The principal assets of the Strategic Green <u>and Blue</u> Infrastructure Network are watercourse corridors, disused railway lines and Local Sites. It is vital that those elements of the network remain intact and are able to function in their role and Policy NE3 seeks to enable this. New Green <u>and Blue</u> Infrastructure should support the aims of the Biodiversity Action Plan and the aims of the Natural Environment and Rural Communities Act.
MM109		Paragraph 9.12	9.12 The Sub Regional Warwickshire, Solihull and Coventry Green Infrastructure Study and Rugby Borough Green Infrastructure Study set out that there is a distinct opportunity for improvement in the west of the Borough, where a cluster of ancient woodlands and unimproved or semi improved grasslands are located near to the urban edge of Coventry. This area, identified as the Princethorpe Woodland Biodiversity Opportunity Area (also known as the Princethorpe Woodlands Living Landscape project), is significant in size and is already rich in Green Infrastructure assets. Therefore its inclusion in Policy NE3, as a focus for enhancement of the overall Strategic Green/ <u>Blue</u> Infrastructure Network, is extremely important.
MM110		Paragraph 9.13	In spite of this importance to the Strategic GI Network the location of the Princethorpe Woodland Biodiversity Opportunity Area is not in a location which will see significant growth and consequently limited developer contributions will be available for its enhancement. The Council realises that opportunities for delivery against Policy NE3 through planning applications are limited, however it considers that this strategic approach to Green <u>and Blue</u> Infrastructure should be embodied in Development Plan policy for the long term. Control of the principal assets of the Strategic Green <u>and Blue</u> Infrastructure Network rest principally with the public sector and partnership working is therefore particularly key to its success.

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MM111		Policy NE4	<p>Policy NE43: Landscape Protection and Enhancement</p> <p>New development which positively contributes to landscape character will be permitted.</p> <p>Development proposals will be required to demonstrate that they:</p> <ul style="list-style-type: none"> • integrate landscape planning into the design of development at an early stage; • consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity; • relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance; • identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts; • aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance; • avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement or area; • address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing and expanding these features through means such as buffering and reconnecting fragmented areas; and • are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements.
MM112		Paragraph 9.15	<p>The purpose of Policy NE4 is to ensure that significant landscape features are protected from harm <u>and enhanced</u> and that landscape design is a key component in the design of new development. Planning applications will be required to submit a landscape analysis and management plan in appropriate cases. This should take into account evidence on landscape including the <u>Warwickshire Landscape Guidelines and Assessment of Rugby (2006)</u>, <u>Landscape Sensitivity Study – Main Rural Settlements (2016)</u>, <u>Rainsbrook Valley Landscape Sensitivity Study (2017)</u>, Warwickshire Historic Landscape Characterisation Study, the Warwickshire, Coventry and Solihull Green Infrastructure Strategy and data obtained from the Warwickshire Historic Environment Record.</p>

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MM113		Policy SDC1	<p>Policy SDC1: Sustainable Design</p> <p>All development will demonstrate high quality, inclusive and sustainable design and new development will only be allowed <u>supported</u> where the proposals are of a scale, density and design that would not cause any material harm <u>responds</u> to the qualities, character and amenity of the areas in which they are situated. <u>All developments should aim to add to the overall quality of the areas in which they are situated.</u></p> <p>Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications.</p> <p>The Council will consider appropriate housing density on a site by site basis with decisions informed by local context of the area in terms of design considerations, historic or environmental integration, local character, identified local need and, where relevant, a Neighbourhood Development Plan.</p> <p>Proposals for new development will ensure that the amenities <u>living conditions</u> of existing and future neighbouring occupiers are safeguarded.</p> <p>Proposals for housing and other potentially sensitive uses will not be permitted near to or adjacent sites where there is potential for conflict between the uses, for example, an existing waste management site. Such proposals must be accompanied by supporting information demonstrating that the existing and proposed uses would be compatible and that the proposal has addressed any potential effects of the existing use on the amenity of the occupiers of the proposed development.</p> <p>Developers should provide adequate off-street storage space for wheeled bins, including storing recycling, to serve all new residential properties, including conversions. This requirement is particularly important in designated Conservation Areas where the visual importance of the street scene has been acknowledged and there is a duty for the area's character and appearance to be protected <u>preserved and or</u> enhanced. Provision can be in the form of storage space integral to the design of the property, dedicated space externally, in a communal storage area, or in underground waste storage systems.</p> <p>Proposals relating to the enhanced energy efficiency of existing buildings will be supported in accordance with the most up to date national regulations.</p>

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MM114		Paragraph 10.9	National policy requires that local planning authorities set their own approach to housing densities which reflect local character, and this Policy SDC1 does not prescribe densities which developments must adhere to. The purpose of Policy SDC1 is to ensure, through the consideration of residential development proposals, that the Council can influence what is appropriate on a site by site basis according to the contents of Policy SDC1. Bringing forward new development at the right density is important and new development will be expected to harmonise with or enhance the surrounding area. Where development sites are located in or close to Rugby town centre, densities are expected to be significantly higher than the minimum <u>other parts of the borough</u> .
MM115		Policy SDC2	<p>Policy SDC2: Landscaping</p> <p>The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:</p> <ul style="list-style-type: none"> • Important site features have been identified for retention through a detailed site survey; • The landscape character of the area is retained and, where possible, enhanced; • Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised (<u>consideration will also be given to the requirements of policies NE1 and SDC3 where relevant</u>); • Opportunities for utilising sustainable drainage methods are incorporated; • New planting comprises native species which are of ecological value appropriate to the area; • In appropriate cases; there is sufficient provision for planting within and around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and • Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.
MM116		Policy SDC3	<p>Policy SDC3: Protecting and enhancing the Historic Environment</p> <p>Development will be supported that sustains and enhances the <u>significance of the Borough's</u> heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.</p>

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			<p>Development affecting <u>the significance</u> of a designated or non-designated heritage asset and its setting will be expected to <u>preserve or enhance</u> its character, appearance and significance.</p> <p>a) Understand the Asset</p> <p>Applications affecting with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting. to demonstrate how that proposal would contribute to the asset's conservation.</p> <p>The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Appraisal <u>Study</u> and Historic Landscape Characterisation are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.</p> <p>Applicants should take account of the heritage assets communal, aesthetic, evidential and historical values.</p> <p>b) Conserve the Asset</p> <p>Great weight will be given to the conservation of the Borough's <u>designated</u> heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified, and Proposals causing substantial harm to designated heritage assets will be weighed against the public benefits of the proposal. It must be demonstrated need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively it must be demonstrated that all of the following apply:</p> <ul style="list-style-type: none"> • <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u> • <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u> • <u>conservation by grant funding or some form of charitable or public ownership is demonstrably</u>

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			<p><u>not possible; and</u></p> <ul style="list-style-type: none"> <u>the harm or loss is outweighed by the benefit of bringing the site back into use</u> <p>reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and whether the works proposed are the minimum required to secure the long term use of the asset.</p> <p><u>Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this will be weighed against the public benefits of the proposal.</u></p> <p><u>In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.</u></p> <p><u>Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.</u></p> <p>Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.</p>
MM117		Paragraph 10.23	<p>Details of Conservation Area, Appraisals and Management Plans, Historic Environment Records, Local Lists, Historic Landscape Characterisation, Heritage at Risk Register and Village Design Statements may be obtained via the Council's website or contacting the Planning department for further details.</p> <p><u>The Warwickshire Historic Environment Record includes Landscape Characterisation and the Warwickshire Historic Towns Project data, and can be obtained via Warwickshire County Council.</u> The Borough Council and where appropriate Warwickshire County Council will continue to maintain, update and make available these documents to help inform change and the conservation of the Borough's heritage assets.</p>
MM118		Policy SDC4	<p><u>Residential buildings</u></p> <p>All new dwellings shall meet the Building Regulations requirement of 110 litres of water/person/day unless it can be demonstrated that it is financially unviable.</p>

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			<p><u>Non-residential buildings</u></p> <p>All non-residential development over 1000 sqm is required <u>should aim</u> to achieve as a minimum BREEAM standard 'very good' (or any future national equivalent) unless it can be demonstrated that it is financially unviable.</p> <p>In meeting the carbon reduction targets set out in the Building Regulations and BREEAM standards the Council will expect development to be designed in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> • Reduce energy demand through energy efficiency measures • Supply energy through efficient means (i.e. low carbon technologies) • Utilise renewable energy generation <p>Applicants must submit a Sustainable Buildings Statement to demonstrate how the requirements of Climate Change policies in this Local Plan have been met.</p> <p>Actual provision will be determined through negotiation, taking account of individual site characteristics and issues relating to the viability of development.</p> <p><u>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</u></p>
MM119		Paragraph 10.24	<p>National targets for achieving zero carbon for residential development by 2016 and for non-residential development by 2019 will be taken forward through the progressive tightening of the Building Regulations.</p>
MM120		Paragraph 10.26	<p>The Council will require new development to meet mandatory building regulations, <u>including in relation to energy efficiency</u> and the new national technical standards for energy and water efficiency.</p>

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MM121		Paragraph 10.27	<p>The Water Cycle Study 2010 recommended that for water efficiency all new development should meet a minimum efficiency the equivalent of 105 litres per day (as per the Code for Sustainable Homes level 4). This measure was included in the Core Strategy 2011. Given the growth of households and population in Rugby since the study, the expected water demand and that Rugby falls within an area of 'serious water stress' as defined by Severn Trent, it is considered appropriate to adopt the requirement of 110 litres per person per day, in line with the national standards. The Council <u>has undertaken</u> is undertaking a Water Cycle Study to update its evidence base <u>and this has confirmed the</u> Once complete this is expected to help confirm the approach taken in Policy SDC4. in advance of the Local Plan being published for consultation.</p>
MM122		Policy SDC5	<p>Policy SDC5: Flood Risk Management</p> <p>A sequential approach to the location of sustainable development will be undertaken by the Council based on the Environment Agency's flood zones as shown on the latest Flood Map for Planning and Strategic Flood Risk Assessment. (SFRA). This will steer new development to areas with the lowest probability of flooding, in order to minimise the flood risk to people and property and manage any residual risk.</p> <p>If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the following criteria are met:</p> <ul style="list-style-type: none"> • the vulnerability classification of the development is appropriate to the level of flood risk associated with its location with reference to the Environment Agency's Flood Map, Rugby Borough Council's Strategic Flood Risk Assessment (SFRA) flood zone maps and Table 3 of the NPPF Planning Practice Guide: Flood Risk and Climate Change; • it is provided with the appropriate flood risk mitigation measures (including suitable flood warning and evacuation procedures) which can be maintained for the lifetime of the development; • it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a loss of floodplain storage capacity; • all opportunities offered by the development to reduce flood risk elsewhere must be taken, including creating additional flood storage and reducing risk of flooding from the sewer network;

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			<ul style="list-style-type: none"> • in the case of dwellings it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk; and • in the case of essential civil infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events. <p>If, following application of the sequential test, it is not possible or consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, then the Exception Test can be applied as set out in the NPPF. Where in the wider overall interest development is supported as an exception, applicants will need to demonstrate that it strictly complies with criteria b, c, d, e, and f of this Policy.</p> <p><u>Following the Sequential Test, and if required the Exception Test, development will only be permitted where the following criteria are met:</u></p> <ul style="list-style-type: none"> • <u>that the development does not increase flood risk elsewhere</u> • <u>Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and</u> • <u>Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.</u> <p><u>Land that is required for current and future flood management will be safeguarded from development. Opportunities to reduce the causes and impacts of flooding should be taken where possible.</u></p> <p>Applicants will be required to demonstrate how they comply with this Policy by way of a site-specific Flood Risk Assessment (FRA) which is appropriate to the scale and nature of the development proposed, where the development is:</p> <ul style="list-style-type: none"> • in Flood Zone 2 or 3 as defined by the Environment Agency's Flood Map or Rugby Borough SFRA; • minor development and change of use more than 1ha and in Flood Zone 1;

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			<ul style="list-style-type: none"> • within 20m of a watercourse; • adjacent to, or including, any flood bank or other flood control structure; or • within an area with critical drainage problems. <p>The FRA must assess the flood risk from all sources and identify options to mitigate the flood risk to the development, site users and surrounding area.</p>
MM123		Paragraph 10.35	<p>At a national level the aim is to direct development away from areas of high flood risk and avoid inappropriate development in areas at risk of flooding. Where development cannot take place in areas of low flood risk, a sequential test should be applied in which it is acknowledged that extensive areas of built development may fall into the high risk areas and that the re-use of previously developed land may be needed to avoid economic stagnation.</p>
MM124		Paragraph 10.36	<p><u>Rugby Borough Council (together with other authorities) has produced a Strategic Flood Risk Assessment (SFRA), which provides the basis for applying the sequential test. The SFRA includes mapping of Flood Zones and should be used as a reference and basis for consultation. Additional information may be obtained by contacting the Borough Council's drainage engineers. Further information is also available via the Environment Agency, who have maps of the Flood Zones and also a Flood Map for Surface Water. The Environment Agency has produced a Flood Map for Planning (rivers and sea), which identifies flood zones, and also a Flood Map for Surface Water. These maps should be used for reference and as a basis for consultation. Additional information may be obtained by contacting the Borough Council's drainage engineers. The SFRA maps also show flood zones in the Borough.</u></p>
MM125		Policy SDC6	<p>Policy SDC6: Sustainable Urban Drainage</p> <p>Sustainable Urban Drainage Systems (SuDS) are required in all <u>major developments and all development in flood zones 2 and 3</u>. Such facilities should preferably be provided on-site or, where this is not possible, close to the site, and:</p> <ul style="list-style-type: none"> • be designed and located <u>outside the floodplain and to</u> integrate with Green/Blue Infrastructure functions; • be appropriate for the needs of the site; • promote enhanced biodiversity;

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			<ul style="list-style-type: none"> • improve water quality; • increase landscape value; and • provide good quality open spaces. <p>Infiltration SuUDs is the preferred way of managing surface water. The developer will carry out infiltration tests where possible and a groundwater risk assessment to ensure that this is possible and that groundwater would not be polluted. Where it is proven that infiltration is not possible, surface water should be discharged into a watercourse (in agreement with the Lead Local Flood Authority (LLFA) at pre-development greenfield run off rates or into a surface water sewer if there is no nearby surface water body.</p> <p>In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that:</p> <ul style="list-style-type: none"> • an acceptable means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation; and • contributions will be made to off-site SUDS schemes if located in an area known to suffer surface water flooding the development should seek to offer a strategic solution. <p>The re-use and recycling of surface water and domestic waste water within new development will be encouraged.</p>
MM126		Policy SDC7	<p>Policy SDC7: Protection of the Water Environment and Water Supply</p> <p>Developers will be expected to ensure that there is adequate water supply to serve existing and proposed developments by:</p> <ul style="list-style-type: none"> • minimising the need for new infrastructure by directing development to areas where there is a guaranteed and adequate supply of water having due regard to Severn Trent's Water Resource Management Plan and Strategic Business Plan as well as the findings of the Water Cycle Study; and • ensuring development is in accordance with the Water Framework Directive Objectives and

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			<p>does not <u>adversely</u> affect the waterbodies' ability to reach good status or potential as set out in the River Severn 'River Basin Management Plan' (RBMP).</p> <p>Development will not be permitted where proposals have a negative impact on water quality, either directly through pollution of surface or ground water, or indirectly through the overloading of Wastewater Treatment Works. Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time.</p> <p>Development will not be permitted where the sensitivity of the groundwater environment, or the risk posed by the type of development is deemed to pose an unacceptable risk of pollution of the underlying aquifer.</p>
MM127		Policy SDC8	<p>Policy SDC 8: Supporting the provision of renewable energy and low carbon technology</p> <p>Proposals for new low carbon and renewable energy technologies (including associated infrastructure) will be supported in principle subject to all of the following criteria being demonstrated:</p> <ul style="list-style-type: none"> • the proposal has been designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity; • the proposal has been designed to minimise the <u>adverse</u> impacts (including any cumulative impacts) on the natural environment in terms of landscape, and ecology and visual impact; • there is no unacceptable impact on heritage assets and their setting; • the scheme maximises appropriate opportunities to address the energy needs of neighbouring uses (for example linking to existing or emerging District Heating Systems); • for biomass, it must be demonstrated that fuel can be obtained from a sustainable source and the need for transportation will be minimised; • for proposals for hydropower the application must be supported by a Flood Risk Assessment and Water Framework Directive assessment; • for wind turbines, the proposed development site is identified as suitable for wind energy development in a Local or Neighbourhood Plan; and • <u>for solar farms proposed on the best and most versatile agricultural land a sequential test has to be undertaken as outlined in the supporting text to this policy. Where it is proven that the</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>use of the best and most versatile agricultural land is necessary, conditions may be applied to an approval to require the land to be restored to its previous greenfield use when the operation ceases; and</u></p> <ul style="list-style-type: none"> • following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
MM128		Paragraph 10.55	<p>Large scale solar farms should be focused on previously developed and non-agricultural land. Where green field sites are proposed it should be demonstrated that the use of any agricultural land is necessary and where applicable the proposal allows for continued agricultural use. <u>The economic and other benefits of the</u> Where possible <u>best and most versatile agricultural land will be taken into account. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer agricultural land should be sought in preference to that of a higher quality.</u> should be protected. Given that solar farms are temporary structures, the Council may apply planning conditions to ensure that the land is restored to its previous green field use in the event that the operation ceases. Specific consideration will be given to the effect of glint and glare on neighbouring uses and aircraft safety including additional impacts if the array follows the movement of the sun. Applicants should demonstrate that opportunities to mitigate landscape and visual impacts have been maximised for example through screening with native hedges.</p>
MM129		Paragraph 10.58	<p>10.58 All weirs and dams associated with hydropower schemes will require the <u>an Environmental Permit from prior written Flood Defence Consent</u> of the Environment Agency if on a Main River and consent from <u>Warwickshire County Council as the Lead Local Flood Authority</u> if affecting an Ordinary Watercourse.</p>
MM130		Policy SDC9	<p>Policy SDC 9: Broadband and mobile internet</p> <p>Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Rugby Borough to ensure that the appropriate service is available to those who need it.</p> <p>Developers must make sure that broadband services that meet the ambitions of the Digital Communications Infrastructure Strategy and the European Digital Agenda are available, wherever</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>practicable, to all residents of the development at market prices and with a full choice of all available UK service providers.</p> <p>Developers are required to work with a recognised network carrier to design a bespoke duct network, wherever practicable, for the development.</p> <p>Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable.</p>
MM131		Paragraph 10.65	<p>This approach should be clearly identified within the Planning Statement that supports a relevant planning application which should outline who the intended network provider(s) will be and how the connection will be secured to each property. Every opportunity to future proof broadband provision and infrastructure should also be taken. This should ensure that ducting can be utilised to support ever increasing broadband speeds and cabling with minimum disruption to the highway network.</p>
MM132		Policy D1	<p>Policy D1: Transport</p> <p>Development will be permitted where sustainable modes of transport are prioritised and measures designed to mitigate transport impacts arising from either individual development proposals or cumulative impacts caused by a number of proposals are provided. <u>Proposals should have regard to the Sustainable Transport Strategy.</u></p> <p>All large scale developments which result in the generation of significant traffic movements, should be supported by a Transport Assessment and where necessary a Travel Plan, to demonstrate practical and effective measures to be taken to avoid <u>mitigate</u> the adverse impacts of traffic. It must consider:</p> <ul style="list-style-type: none"> • the impact of the proposal upon existing infrastructure; • how the site will connect safely to public transport; • safe and convenient access to pedestrians and cyclists; • potential impact of heavy goods vehicles accessing the site, including during construction; <u>and</u> • the entering into of bus and/or freight partnerships with the County Council and/or third parties.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>• smaller scale development must be accompanied by a Transport Statement.</p> <p><u>Smaller scale development must also be accompanied by a Transport Statement which should address:</u></p> <ul style="list-style-type: none"> • <u>opportunities for sustainable transport to serve the proposed development;</u> • <u>whether safe and suitable access to the site can be achieved; and</u> • <u>whether improvements can be undertaken that cost effectively mitigate the impacts of the development.</u> <p><u>Proposals should be considered in the light of the transport mitigation measures identified in the Infrastructure Delivery Plan, and other localised impacts as identified in the transport assessments and statements.</u></p>
MM133		Policy D2	<p>Policy D2: Parking facilities</p> <p>Planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motor cycles, cycles and for people with disabilities, (or impaired mobility), based on the Borough Council's Standards included at Appendix 5 of this Local Plan.</p> <p><u>Electric and/or hybrid vehicle charging points are required to be provided as part of development as outlined in Appendix 5 unless it can be demonstrated that it is financially unviable.</u></p>
MM134		Policy D3	<p>Policy D3: Infrastructure and Implementation</p> <p>The scale and pace of <u>The delivery of</u> new development will be dependent on sufficient capacity being available in existing infrastructure <u>and/or measures being proposed to mitigate its impact to meet the demands of new development.</u> Where this cannot be demonstrated permission for new development will only be granted where additional capacity can be released through <u>new infrastructure, or better management of existing infrastructure,</u> or through the provision of new infrastructure.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Developer contributions may be sought to fund new infrastructure <u>when required to mitigate development impacts</u> and a programme of delivery will be agreed before development can take place.</p> <p><u>Proposals should be considered in the light of the mitigation measures identified in the Infrastructure Delivery Plan.</u></p>
MM135		Paragraph 11.12	<p>It is essential that new development is supported by the essential infrastructure it needs to function, and that new development does not increase pressure on existing infrastructure. Where new development will requires it new infrastructure the Council can require <u>infrastructure provision as detailed in the IDP (subject to the tests in the NPPF)</u>, that the developer and/or landowner contributes <u>to</u>, as long as such requirements do not render the scheme unviable.</p>
MM136		Beneath paragraph 11.14	<p><u>11.14a It is anticipated that capacity will be provided off-site within existing secondary schools in Rugby to meet the need arising from the allocation at Coton Park East (DS3.1 as shown on the Policies Map). However as a safeguard an area of 8.5ha land is being reserved on the Coton Park East allocation site for a combined primary and secondary school. The reserved land will be held for a period of 12-24 months as outlined in Policy DS7.</u></p>
MM137		Policy D4	<p>Policy D4: Planning Obligations</p> <p>Where it is necessary to mitigate against the impact of a development proposal, planning permission will only be granted when <u>Where it is not possible to address the unacceptable impacts of development through planning conditions, a legal agreement or planning obligation is entered into with the Council may be required</u> in line with the Community Infrastructure Levy (CIL) Regulations 2010 <u>(as amended)</u>.</p> <p>In the first instance infrastructure contributions will be sought "on site". However where this is not possible an off-site (commuted) contribution will be negotiated.</p> <p>The type, amount and phasing of contributions sought from developers will be <u>necessary to make related to the form and scale of the development acceptable, directly related, and fairly and</u></p>

Ref	Page	Policy/ Paragraph	Main Modification																											
			reasonably related in scale and kind to the development proposed.its potential impact on the site and surrounding area and the levels. The capacity of existing infrastructure and community facilities and .The effect of obligations on the financial viability of the development may will also be relevant a considerations.																											
MM138		Beneath paragraph 11.18	<u>11.18a. Planning obligations should only be used where it is not possible to address the unacceptable impacts of development through a planning condition. Planning obligations should only be sought where they meet the tests set out in the NPPF: to ensure that the obligation is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development, as well as being CIL compliant. Examples of obligations that could be appropriate as mitigation include education, affordable housing, transport, biodiversity, health, and community facilities.</u>																											
MM139		Monitoring Framework Table	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">GENERAL PRINCIPLES</td> </tr> <tr> <td>GP1</td> <td>Monitor number of applications determined and decision outcome.</td> <td><u>To be monitored through annual trends.</u></td> </tr> <tr> <td>GP2</td> <td>No indicator identified</td> <td></td> </tr> <tr> <td>GP3</td> <td>Monitor number of dwellings completed on Previously Developed Land.</td> <td><u>To be monitored through annual trends.</u></td> </tr> <tr> <td>GP4</td> <td>No indicator identified</td> <td></td> </tr> <tr> <td>GP5</td> <td>No indicator identified</td> <td></td> </tr> <tr> <td colspan="3" style="text-align: center;">DEVELOPMENT STRATEGY</td> </tr> <tr> <td>DS1</td> <td>To monitor the completion of new homes and new employment land and report annually through the AMR.</td> <td>12,400 (minimum) homes completed by 2031. 540 completed annually between 2011/12 and 2017/18. 663 completed annually between 2018/19 and 2030/2031. 110ha of employment land by 2031. 7.3 ha of employment land per annum until 2031.</td> </tr> </tbody> </table>	Policy	Indicator	Target	GENERAL PRINCIPLES			GP1	Monitor number of applications determined and decision outcome.	<u>To be monitored through annual trends.</u>	GP2	No indicator identified		GP3	Monitor number of dwellings completed on Previously Developed Land.	<u>To be monitored through annual trends.</u>	GP4	No indicator identified		GP5	No indicator identified		DEVELOPMENT STRATEGY			DS1	To monitor the completion of new homes and new employment land and report annually through the AMR.	12,400 (minimum) homes completed by 2031. 540 completed annually between 2011/12 and 2017/18. 663 completed annually between 2018/19 and 2030/2031. 110ha of employment land by 2031. 7.3 ha of employment land per annum until 2031.
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Ref	Page	Policy/ Paragraph	Main Modification		
			DS2	Monitor the supply, delivery and type of Gypsy and Traveller Pitches and report annually through the AMR.	The completion of 65 pitches (5 transit) between 2014 and 2034.
			DS3	Monitor the supply and delivery of allocated sites and report annually through the AMR.	
			DS4	Monitor the supply and delivery of allocated sites and report annually through the AMR.	
			DS5	No indicator identified	
			DS6	No indicator identified	
			DS7	Monitor the supply and delivery of allocated sites and report annually through the AMR.	
			DS8	Monitor the supply and delivery of allocated sites and report annually through the AMR. To adopt Supplementary Planning Guidance for the South West Rugby Masterplan	Year? Adopt in <u>2019</u>
			DS9	No indicator identified.	
			DS10	Monitor the supply and delivery of allocated sites and report annually through the AMR.	
			HOUSING		
			H1	No indicator identified	
			H2	Monitor the supply, delivery and type of new affordable homes and report annually through the AMR.	×% <u>20% affordable homes on Previously Developed Land</u> <u>30% affordable homes on Greenfield sites</u>

Ref	Page	Policy/ Paragraph	Main Modification		
				Monitor the number of relevant applications each year that contribute the full X% affordable housing contribution.	100%
			H3	No indicator identified	
			H4	Monitor sites brought forward as Rural Exception sites	<u>To be noted when development comes forward.</u>
			H5	No indicator identified	
			H6	Monitor the supply, delivery and type of new Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation and report annually through the AMR	To be monitored through annual trends.
ECONOMIC DEVELOPMENT					
			ED1	Monitor the loss of employment land to alternative uses and report annually through the AMR.	To be monitored through annual trends
			ED2	Monitor the supply and delivery of employment uses and report annually through the AMR.	7ha of employment land per annum until 2031.
			ED3	No indicator identified	
			ED4	No indicator identified	
RETAIL AND THE TOWN CENTRE					
			TC1	No indicator identified	
			TC2	Monitor the supply and delivery of new retail premises, the mix of retail premises and the levels of vacancy and report annually through the AMR	Completion of 12,010sqm of comparison floorspace and 1513sqm of convenience floorspace by 2030/31
			TC3	No indicator identified	
			TC34	Monitor the number and distribution of uses in the Town Centre	<u>No more than 40% non-A1 uses within the Primary Shopping Frontage.</u>

Ref	Page	Policy/ Paragraph	Main Modification	
				<u>To identify concentrations of uses where present and to establish the vitality and viability of the Town Centre.</u>
HEALTHY, SAFE AND INCLUSIVE COMMUNITIES				
			HS1	No indicator identified
			HS2	Monitor the number of relevant applications each that submit a HIA 100% of relevant applications
			HS3	Monitor the change of use of any local community facility, shop or service and report annually in the AMR To be monitored through annual trends
			HS4	Monitor the delivery of new open spaces against the open space standards To be monitored through annual trends Monitor the loss of open spaces To be monitored through annual trends
			HS5	To adopt Supplementary Planning Document relating to Air Quality Management Year? <u>Adopt in 2019</u>
NATURAL ENVIRONMENT				
			NE1	Monitor the number of designated biodiversity and geodiversity assets ? No loss? <u>To be monitored through annual trends</u>
			NE2	No indicator identified
			NE 2 3	Monitor the delivery of new green infrastructure ? Relate to GI strategies? <u>Where Management Plans are required for a site, relate to Green Infrastructure strategies.</u>
			NE 3 4	No indicator identified
SUSTAINABLE DESIGN AND CONSTRUCTION				
			SDC1	Monitor the density of new development and report annually To be monitored through annual trends.

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			through the AMR. Number of buildings built each year above required building standards for energy efficiency.	To be monitored through annual trends.
			SDC2 No indicator required.	
			SDC3 Monitor the number of listed and locally listed buildings that appear on the at risk register nationally and locally	To establish a declining -trend <u>and status of buildings.</u>
			SDC4 Monitor the number of dwellings that meet the required water efficiency target Monitor the number of non-residential buildings that achieve the required standard.	100% of dwellings to meet the building regulations requirement of 110litres of water/person/day BREEAM very good, as a minimum.
			SDC5 Monitor the amount of homes and employment land delivered within Flood Zones 2 and 3	<u>θ Check locations of annual completions</u>
			SDC6 Monitor the number of SUD schemes brought forward as part of new development	To be monitored through annual trends
			SDC7 No indicator identified	
			SDC8 Monitor the delivery of renewable and low carbon energy sources in the Borough	To be monitored through annual trends
			SDC9 Monitor the number of homes with superfast and ultrafast broadband access	To be monitored through annual trends
DELIVERY				

Ref	Page	Policy/ Paragraph	Main Modification		
			D1	No indicator identified. <u>Monitor details of Transport Assessments submitted as part of development proposals.</u>	<u>Identify trends in transport data.</u>
			D2	Monitor the number of applications approved that meet the parking standards	100% <u>Majority of applications approved will be in accordance with parking standards policy, although there may occasionally be an exception to be noted.</u>
			D3	No indicator identified	
			D4	Monitor the number of applications each year that secure planning obligations To monitor the amount of secured financial contribution to infrastructure each year To monitor the amount of money spend on new infrastructure schemes each year	To be monitored through annual trends
			D5	No indicator identified	
MM140		Housing Trajectory	See appended schedule of individual changes to the Housing Trajectory		
MM141		IDP Introduction <i>[Second paragraph]</i>	The Infrastructure Delivery Plan – hereinafter referred to as the IDP - will seek to establish what additional infrastructure and service needs are required to support and accommodate the level of development and growth proposed in the Local Plan. Rugby Borough Council is planning to provide land for the delivery of a minimum of 12,400 new homes between 2011 and 2031, together with approximately 110 Ha of employment land over the same period of time. The Local Plan identifies strategic allocations of at <u>at</u> Coton Park East, <u>and</u> South West Rugby and a new settlement at Lodge Farm, which allocated together with the Core Strategy allocations of Gateway Rugby (now called Eden Park) and Rugby Radio Station (now called Houlton), <u>will</u> accommodate the majority of the planned new growth.		

Ref	Page	Policy/ Paragraph	Main Modification
MM142		Transport [<i>Fourth paragraph</i>]	As each scheme is advanced in partnership with WCC Highways, the HE and site promoters, the detail of the necessary mitigation, including costs and funding, will be progressed. <u>This will include confirmation of the proportion of strategic scheme costs to be met by each development as set out in the IDP schedule.</u> This will also include the smaller scale highway mitigation. <u>Beyond the transport mitigations identified in this IDP to support the delivery of the Local Plan, the Council are working with WCC highways to identify additional measures that could have wider benefits to the network particularly surrounding the Town Centre.</u>
MM143		Transport [<i>After final paragraph</i>]	<u>Warwickshire County Council has indicated the need for and the benefits of an additional railway station serving Rugby. Network Rail has forecast that rail demand in Rugby will double by 2043. Although Rugby Station itself is well equipped to support such growth, the stations surroundings are considered to be a constraint on supporting growth. Rugby Parkway Railway Station- proposed for land to the south of the A428 Crick Road, opposite the former Rugby Radio Station- is required to ensure Rugby has the connectivity necessary to secure the long term economic and residential development of the area, served by sustainable modes of transport. The proposal will have considerable benefits in reducing car dependence and addressing improving air quality in the borough. The project will be funded by Warwickshire County Council and the Department for Transport.</u>
MM144		Education [<i>First paragraph</i>]	Education provision within Rugby town is extremely pressured and evidence produced by Warwickshire County Council demonstrates there is no additional capacity within the town. Consequently the strategic allocations to Rugby town include onsite education provision to be phased against the growth of development. The largest of the allocations, South West Rugby will have onsite provision of an 8-9 form entry secondary school, which will be co-located with a primary school that will be a 2 form entry. In addition there will be a further two primary schools that will also be two form entry. A fourth primary school will be two form entry, with the potential to rise to a three form entry.

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MM145		Education <i>[Second paragraph]</i>	The new settlement at Lodge Farm will have an onsite primary school that will be two form entry rising to three form entry, if identified as necessary, and a financial contribution towards secondary school provision. Finally, the extension to the north of Rugby town, at Coton Park East, will also have an onsite primary school of two form entry, and a financial contribution towards secondary provision. A site of 8.5ha will be reserved within the Coton Park East allocation for a period of 12-24 months for a new combined primary and secondary school. This will be defined within the Coton Park East SPD and is supported by the Statement of Common Ground (SoCG) between Warwickshire County Council and AC Lloyd.
MM146		Education <i>[Third paragraph]</i>	In addition to onsite education provision, the smaller allocations, including at Coton House and those to the Main Rural Settlements will also generate a need for additional education provision. For the Main Rural Settlements the short term/immediate impact of a development on primary provision in these settlements is likely to be the need for the Education Authority to transport pupils to the next nearest school with places in the required year group. In the longer term there may need to be some changes in transport arrangements/routes for those on the periphery of priority areas. Temporary or permanent accommodation may need to be an option in some areas such as Brinklow, Wolvey and Long Lawford. Long Lawford needs additional accommodation to meet current demand and therefore without the currently proposed expansion of the school, further development will add to this requirement to provide additional pupil places in Long Lawford or elsewhere.
MM147		Education, <i>[Fourth paragraph]</i>	For Coton House this will be an offsite contribution towards the primary school at Coton Park East. There will also be a need for an additional off site contributions towards secondary school provision to support this combined growth.
MM148		Education <i>[Fifth paragraph]</i>	The off-site secondary school contributions sought from the Local Plan allocations will reimburse the Education Funding Authority (EFA,) who are funding the cost of a new build secondary school in the south of Rugby Town. This is as a result of Ashlawn School securing permission from the Department for Education to open a new school. The EFA are currently in the process of identifying and securing the site for the school. Alongside this, a financial contribution, where appropriate, will be required to support the required pupil transportation for those sites which will not deliver an onsite secondary school provision.

Ref	Page	Policy/ Paragraph	Main Modification
MM149		Health <i>[Introduction Paragraph]</i>	Primary and Acute & Community Health Care Infrastructure This section is informed by evidence provided by the Coventry and Warwickshire CCG, NHS England and University Hospital Coventry and Warwickshire, through ongoing and positive dialogue.
MM150		Health <i>[First paragraph]</i>	CCG response highlighted that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of the main rural settlements identified for growth (based on Local Plan Preferred Option proposal of 100 dwellings each) will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. It was identified that the GP practices in Brinklow , Stretton-on-Dunsmore and Wolston can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. Therefore no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements has been identified.
MM151		Health <i>[Third paragraph]</i>	For the Coton Park East and Coton House development a new healthcare facility is planned to be developed at Brownsover which means that there is no need for further GP premises development to provide services for the new residents. Contributions should be sought from the site towards the new provision at Brownsover.
MM152		Health <i>[Final paragraph]</i>	In relation to Lodge Farm discussions are currently taking place as to the requirements for the site therefore the Publication Draft identifies land for the provision of a GP surgery, if required.
MM153		Police <i>[Third paragraph]</i>	The police premises within the Borough already operate at capacity. Therefore additional premises will be required to accommodate the additional officers and staff needed to police the South West Rugby <u>and Coton Park East</u> allocations. In addition to this offsite financial contributions have also been requested for other site allocations through the Local Plan. The Council will continue to work closely with Warwickshire Police to identify the financial contributions requested and the sites which will make the contributions.
MM154		Fire and Rescue <i>[First paragraph]</i>	The below is based upon the ongoing discussions with Warwickshire County Council Fire and Rescue <u>following their responses</u> to the Preferred Options consultation, December 2016 and subsequent September 2016 update.

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MM155		Fire and Rescue [Second paragraph]	Warwickshire County Council is the fire and rescue authority for the area. They have requested a new fire and rescue station to be located on the South West Rugby allocated site. This request is based on their statutory requirement to be able to maintain their response times. In addition they have also requested a presence on the Coton Park East development site to the north of Rugby, for the same reason. By maintaining a presence in these locations, Warwickshire County Council Fire and Rescue will be able to meet their statutory response times. With a new facility on the South West allocation, Lodge Farm would also be reached. The Council will continue to work closely with Warwickshire County Council Fire and Rescue to confirm the details of the contribution requests.					
MM156		Waste Water and Drainage [Final paragraph]	<p><u>The planned future development in the Borough has been assessed with regards to water supply capacity, wastewater capacity and environmental capacity. Any water quality issues, associated water infrastructure upgrades that may be required and potential constraints have subsequently been identified and reported in the study.</u></p> <p><u>The Water Cycle Study identifies the relevant catchment of all the proposed allocations within this Local Plan. With regard the strategic allocations The Water Cycle Study identifies that both the proposed South West Rugby and Coton Park East allocations are within the catchment for the WwTW (Wastewater Treatment Works) at Rugby Newbold.</u></p> <p><u>Within the Borough there is generally capacity in the waste water treatment works to deal with the proposed level and distribution of growth. However, some works will require investment. No constraints to delivery have been identified. Severn Trent Water will generally fund and deliver upgrades to water supply and foul drainage networks and waste water treatment facilities, with additional funding provided by relevant site developers.</u></p> <p><u>The Water Cycle Study demonstrates that there are workable solutions to key constraints to deliver future development for all development sites (committed and allocations).</u></p>					
MM157		Infrastructure Delivery Schedule- South West Rugby	Item	Lead Delivery	Other Partners	Local Plan Phase	Cost and % of total cost*	Funding

Ref	Page	Policy/ Paragraph	Main Modification					
			South West Rugby Sustainable Urban Extension					
			Transport					
			Link A: B4642--A426 link	SW Rugby Developers	WCC	Phase 2-3	TBC	Developer
			Link A: B4642--A426 link	SW Rugby Developers	WCC	Phase 2-3	TBC	Developer
			Link C: A4071(Potsford Dam)/B4642-Link B	SW Rugby Developers	WCC	Phase 4	TBC	Developer
			Improvements to Dunchurch Crossroads	South West Rugby Developers <u>Secured through the Ashlawn Road permission gained at appeal (Ref: APP/E3715/ W/16/3147 448)</u>	WCC	<u>2021 (Phase 2)</u>	<u>TBC Funding already obtained</u>	Developer
			Potential mitigation for A45/M45 corridor	South West Rugby Developers	WCC/Highways England	TBC	TBC	Developer
			<u>A45/M45/B4429 Roundabout- partial signalisation of A45/B4429 roundabout</u>	SW Rugby Developers	WCC/Highways England	<u>2031 (Phase 4)</u>	<u>A proportion of £259,200 (total cost).</u>	

Ref	Page	Policy/ Paragraph	Main Modification					
			Provision of high quality cycling network	SW Rugby Developers	WCC Highways/Sustrans	Ongoing	TBC£1.2m (indicative)	Developer
			High quality public transport	SW Rugby Developers	WCC/Private Sector/Bus Operators	TBC	TBC	Developer
			Other off site work	TBC	TBC	TBC	TBC	Developer
			<u>A426/Bawnmore Road/Sainsbury's roundabout</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £774,174 (total cost)</u>	
			<u>A426 Rugby Road between Ashlawn Road and Sainsbury's roundabout</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £778,217 (total cost).</u>	
			<u>A426 approach to Ashlawn Road roundabout</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £706,362 (total cost).</u>	
			<u>South West Link Road (SWLR)- Homestead Link</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £19,764,864 (total cost)</u>	
			<u>SWLR- Cawston Lane re-routing</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>See notes</u>	<u>A proportion of £5,784,264 (total cost).</u>	

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>SWLR- Potsford Dam Link (including Cawston Bends and Potford Dam Roundabout improvements)</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £12,691,624 (total cost)</u>		
			<u>A426/Evreux Way</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>A proportion of £5000 (total cost)</u>		
			<u>Rugby Gyratory Improvements</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £500,000 (total cost)</u>		
			<u>A428 Hillmorton Road/Percival Road</u>	<u>SW Rugby, and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £411,454 (total cost).</u>		
			<u>B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)</u>	<u>SW Rugby, and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £361,327 (total cost).</u>		
			<u>B5414 (North street/Church Street) (traffic calming and downgrading of the route)</u>	<u>SW Rugby, and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £500,000 (total cost).</u>		

Ref	Page	Policy/ Paragraph	Main Modification					
			<u>Hillmorton Road/Whitehall Road Roundabout (widen 2 arms to provide roundabout and 2 puffin crossings)</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £457,178 (total cost).</u>	
			<u>Avon Mill/Hunters Lane Improvements</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>TBC</u>	<u>£1,574,662</u>	
Education								
			<u>2 FE primary school Contribution toward new primary school as part of Ashlawn Road development</u>	<u>SW Rugby Developers</u>	<u>WCC, Academy, Foundation and other schools</u>	<u>Phase 2 TBC</u>	<u>TBC</u>	<u>Developer</u>
			<u>2 FE primary school with the potential to rise to 3FE</u>	<u>SW Rugby Developers</u>	<u>WCC, Academy, Foundation and other schools</u>	<u>Phase 23</u>	<u>TBC £6,000,000</u>	<u>Developer</u>
			<u>2 FE primary school</u>	<u>SW Rugby Developers</u>	<u>WCC, Academy, Foundation and other schools</u>	<u>Phase-3</u>	<u>TBC £6,000,000</u>	<u>Developer</u>
			<u>2 FE primary school with potential to rise to 3 FE</u>	<u>SW Rugby Developers</u>	<u>WCC, Academy, Foundation and other schools</u>	<u>Phase 4</u>	<u>TBC</u>	<u>Developer</u>

Ref	Page	Policy/ Paragraph	Main Modification					
			6-8 8-9 FE secondary school, co-located with one of the primary schools	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 2 <u>TBC</u>	TBC <u>£24,000,000</u>	Developer
Community								
			Financial contribution to library services	WCC	N/A	Phases 2-4	£109,440.00	Developer
Emergency services								
			<p>Safer Neighbourhood Team provision for 9 posts and accommodation. The employment and deployment of 49 additional Police staff requiring- a) additional staff start-up cost and personal equipment b) additional vehicles c) on site premises to cater for the additional staff</p>	SW Rugby Developers <u>Warwickshire and Mercia Police</u>	Warwickshire Police <u>N/A</u>	Phase 3-4	TBC <u>£1,558,708</u>	Developer
			Land for onsite fire and rescue presence	SW Rugby Developers	WCC Fire and Rescue Service	Phase 2	<u>£1.3 million</u> <u>£3,000,000</u>	Developer
Health facilities								

Ref	Page	Policy/ Paragraph	Main Modification						
			Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site.	C&R CCG	Developers	Commence in phase 2, completion post plan period	£1,452,735 (3 GP) - £3,008,495 (full GP provision)	Developer	
St Cross Hospital									
			<u>UHCW – The Hospital of St Cross, Rugby. 2 additional cubicles at the Walk in Centre</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£54,600. Costs not yet apportioned</u>		
			<u>UHCW – The Hospital of St Cross, Rugby. One theatre</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£167,500 Costs not yet apportioned</u>		
			<u>UHCW – The Hospital of St Cross - 55 additional car parking spaces for each location</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£200,000 Costs not yet apportioned</u>		
			<u>UHCW – The Hospital of St Cross & University</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£533,052 Costs not yet</u>		

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>Hospital Coventry - 1 CT scanner, 1 MRI scanner, 1 endoscopy room</u>					<u>apportioned</u>	
			<u>Expansion A & E footprint to increase number of bays</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>		<u>£1,024,800 Costs not yet apportioned</u>	
<u>Utilities</u>									
			<u>Western Power connections where necessary</u>	<u>Western Power All</u>	<u>Local Plan Allocations</u>	<u>Ongoing</u>		<u>TBC</u>	
			<u>Improving telecommunications - connections to the strategic network to be made by developers of all new premises</u>	<u>Developers</u>	<u>Broadband provider. All Local Plan Allocations</u>	<u>Ongoing</u>		<u>TBC</u>	
			<u>Rugby Newbold Waste water Treatment Works- conventional treatment progress upgrades and flow upgrades, including any water supply or efficiency improvements required.</u>	<u>Severn Trent</u>	<u>Developers, Environment Agency</u>	<u>Ongoing</u>		<u>TBC</u>	

Ref	Page	Policy/ Paragraph	Main Modification					
MM158		Infrastructure Delivery Schedule- Rugby Town North	Rugby Town – North (Coton House and Coton Park East)					
			Transport					
			Localised mitigation to A426/Central Park Drive/Gateway northern access	Developers	WCC	Phase 2-3	TBC	Developer
			Localised mitigation to A426/Newton Manor Lane/Gateway Southern access	Developers	WCC	Phase 2-3	TBC	Developer
			Localised mitigation to A426/Brownsover Lane/Boughton Road	Developers	WCC	Phase 2-3	TBC	Developer
			Mitigation to M6 J1	Developers	WCC	Phase 2-3	TBC	Developer
			<u>Avon Mill/Hunters Lane Improvements</u>	<u>Coton Park East</u>	<u>WCC</u>	<u>TBC</u>	<u>£1,574,662 in total.</u>	
			<u>A426 Leicester Road/Brownsover Road/Boughton Road Roundabout</u>	<u>Coton Park East</u>	<u>WCC</u>	<u>2026 (Phase 3)</u>	<u>£1,700,000 - in total.</u>	
			<u>A426/Central Park Drive</u>	<u>Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>£551,634 in total.</u>	
			<u>Provision of high quality cycling network</u>	<u>Coton Park East</u>	<u>WCC/Sustrans</u>	<u>Ongoing</u>	<u>TBC</u>	
			<u>High quality public transport network</u>	<u>Coton Park East</u>	<u>Bus operators/WCC</u>	<u>TBC</u>	<u>TBC</u>	
<u>Rugby Gyratory</u>	<u>SW Rugby</u>	<u>WCC</u>	<u>2031</u>	<u>A</u>				

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>Improvements</u>	<u>and Coton Park East</u>		<u>(Phase 4)</u>	<u>proportion of £500,000 (total cost).</u>		
			<u>A428 Hillmorton Road/Percival Road</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £411,454 (total cost).</u>		
			<u>B4429 Ashlawn Road/Percival Road (widening to provide a right turn lane)</u>	<u>SW Rugby and Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>A proportion of £361,327 (total cost).</u>		
			<u>B5414 (North street/Church Street)</u>	<u>Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>£500,000 in total.</u>		
			<u>Hillmorton Road/Whitehall Road Roundabout</u>	<u>Coton Park East</u>	<u>WCC</u>	<u>2031 (Phase 4)</u>	<u>£457,178 in total.</u>		
			Education						
			<u>2FE primary school (to be located on Coton Park East)</u>	<u>Developers</u>	<u>WCC, Academy, Foundation and other schools WCC or ESFA- In conjunction with an Academy Trust (TBC)</u>	<u>2021 (Phase 2)</u>	<u>TBC 1.2ha £6,000,000</u>	<u>Developer</u>	

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>12-24 month reservation of land for Secondary School within the Coton Park East allocation (land defined on allocations map).</u>	<u>AC Lloyd</u>	<u>WCC</u>	<u>TBC</u>	<u>TBC</u>		
			Pupil transportation and contributions towards new secondary school provision: <u>school places for all phases</u>	WCC	<u>WCC, Academy, Foundation and other schools</u> <u>TBC</u>	TBC	<u>TBC</u> <u>Estimated costs subject to formula</u> <u>Early Year</u> <u>£502,541</u> <u>Primary</u> <u>£3,517,787</u> <u>Secondary</u> <u>£3,140,935</u> <u>Post 16</u> <u>£600,172</u> <u>Primary SEN</u> <u>£117,711</u> <u>Secondary SEN</u> <u>£239,668</u> <u>Transport</u> <u>TBC</u>	Developer	

Ref	Page	Policy/ Paragraph	Main Modification					
			Coton House					
			Financial contribution to support library services	WCC Library Service	None	Phase 2-3	£2,188.80	Developer
			Off-site GP provision contributions	C&R CCG	Developers	Phase 2-4	TBC	Developer
			Coton Park East Community					
			Financial contribution to support library services	WCC Library Service	None	Phase 2-4 <u>2031</u> (Phase 4)	£17,510.40	Developer
			Off-site GP provision contributions	C&R CCG	Developers	Phase 2-4	TBC	Developer
			Emergency Services					
			Item	Lead Delivery	Other Partners	Local Plan Phase	Cost and % of total cost*	Funding
			Offsite contribution for police <u>Premises expenditure to cater for 3 staff</u>	Warwicks hire Police <u>TBC</u>	N/A <u>TBC</u>	Phase 2-3 <u>50% of total contribution to be paid upon completion of the 400th dwelling (2025-26 according to housing trajectory appended to housing background paper) and the remaining</u>	TBC <u>£72,106</u>	Developer

Ref	Page	Policy/ Paragraph	Main Modification						
						contribution to the paid on completion of the 720 th dwelling (2028-29 according to housing trajectory appended to housing background paper).			
			<u>Start up and personal equipment for 3 additional police staff</u>	<u>TBC</u>	<u>TBC</u>	50% of total contribution to be paid upon completion of the 400 th dwelling (2025-26 according to housing trajectory appended to housing background paper) and the remaining contribution to the paid on completion of the 720 th dwelling (2028-29 according to housing trajectory appended to housing background paper).	<u>£16,758</u>		
			<u>Additional police vehicles</u>	<u>TBC</u>	<u>TBC</u>	50% of total contribution to be paid upon completion of the 400 th dwelling (2025-26 according to housing trajectory appended to housing background paper) and the remaining contribution to the	<u>£20,528</u>		

Ref	Page	Policy/ Paragraph	Main Modification							
						paid on completion of the 720 th dwelling (2028-29 according to housing trajectory appended to housing background paper).				
			Land for on-site fire and rescue presence	Developer s/WCC Fire and Rescue Service TBC	N/A TBC	TBC	TBC	0.4ha	Developer	
Health Care Facilities										
Item				Lead Delivery	Other Partners	Local Plan Phase	Cost and % of total cost*	Funding		
Off - site GP provision contributions				C&R CCG	Developers	TBC	£214,943			
St Cross Hospital										
UHCW – The Hospital of St Cross, Rugby. 2 additional cubicles at the Walk in Centre				UHCW	All Local Plan Allocations	Ongoing	£54,600. Costs not yet apportioned			
UHCW – The Hospital of St Cross, Rugby. One theatre				UHCW	All Local Plan Allocations	Ongoing	£167,500 Costs not yet apportioned			
UHCW – The Hospital of St Cross - 55 additional car parking spaces for each location				UHCW	All Local Plan Allocations	Ongoing	£200,000 Costs not yet apportioned			

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>UHCW – The Hospital of St Cross & University Hospital Coventry - 1 CT scanner, 1 MRI scanner, 1 endoscopy room</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£533,052</u> <u>Costs not yet apportioned</u>		
			<u>Expansion A & E footprint to increase number of bays</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£1,024,800</u> <u>Costs not yet apportioned</u>		
			Utilities						
			<u>Western Power connections where necessary</u>	<u>Western Power All</u>	<u>Local Plan Allocations</u>	<u>Ongoing</u>	<u>TBC</u>		
			<u>Improving telecommunications - connections to the strategic network to be made by developers of all new premises</u>	<u>Developers</u>	<u>Broadband provider. All Local Plan Allocations</u>	<u>Ongoing</u>	<u>TBC</u>		
			<u>Rugby Newbold Waste water Treatment Works- conventional treatment progress upgrades and flow upgrades, including any water supply or efficiency improvements required.</u>	<u>Severn Trent</u>	<u>Developers, Environment Agency</u>	<u>Ongoing</u>	<u>TBC</u>		
MM159		Infrastructure Delivery Schedule- Rural Area MRS	Rural Area - MRS allocation						
			Education						
			<u>Primary and Secondary pupil transportation cost</u>	<u>WCC</u>	<u>Private sector</u>	<u>Phase 2-3</u>	<u>TBC</u> <u>In line with</u>	<u>Developer</u>	

Ref	Page	Policy/ Paragraph	Main Modification					
		allocation					the WCC Education funding formula	
			Potential for longer term temporary or permanent accommodation may need to be an option in some areas such as Brinklow, Wolvey and Long Lawford	WCC	Academy, Foundation and other schools	Phases 2-3	TBC	Developer
			Financial contribution to secondary school provision	WCC	TBC	Ongoing Phases 2-3	TBC In line with the WCC Education funding formula	Developer
Community								
			Financial contribution to support library services	WCC Library Service	TBC	Phase 2-3	£15,321.60.	Developer
St Cross Hospital								
			<u>UHCW – The Hospital of St Cross, Rugby. 2 additional cubicles at the Walk in Centre</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£54,600. Costs not yet apportioned</u>	
			<u>UHCW – The Hospital of St Cross, Rugby. One theatre</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£167,500 Costs not yet apportioned</u>	
			<u>UHCW – The Hospital of St Cross - 55 additional car parking spaces for each location</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£200,000 Costs not yet apportioned</u>	

Ref	Page	Policy/ Paragraph	Main Modification						
			<u>UHCW – The Hospital of St Cross & University Hospital Coventry - 1 CT scanner, 1 MRI scanner, 1 endoscopy room</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£533,052</u> <u>Costs not yet apportioned</u>		
			<u>Expansion A & E footprint to increase number of bays</u>	<u>UHCW</u>	<u>All Local Plan Allocations</u>	<u>Ongoing</u>	<u>£1,024,800</u> <u>Costs not yet apportioned</u>		
Utilities									
			<u>Western Power connections where necessary</u>	<u>Western Power All</u>	<u>Local Plan Allocations</u>	<u>Ongoing</u>	<u>TBC</u>		
			<u>Improving telecommunications - connections to the strategic network to be made by developers of all new premises</u>	<u>Developers</u>	<u>Broadband provider. All Local Plan Allocations</u>	<u>Ongoing</u>	<u>TBC</u>		
			<u>Waste water Treatment Works- where specific schemes identify a requirement for conventional treatment progress upgrades and flow upgrades, including any water supply or efficiency improvements required.</u>	<u>Severn Trent</u>	<u>Developers, Environment Agency</u>	<u>Ongoing</u>	<u>TBC</u>		

Ref	Page	Policy/ Paragraph	Main Modification					
MM160		Infrastructure Delivery Structure- Lodge Farm	Lodge Farm					
			Transport					
			Improvements to the A45, including new roundabouts to provide access to the site.	Developer	WCC	TBC	TBC	Developer
			Offsite contribution to the South West Rugby Spine Road	Developer	WCC	TBC	TBC	Developer
			Education					
			Pupil transportation and contributions towards new secondary school provision	WCC	Academy, Foundation and other schools	TBC	TBC	Developer
			New 2FE primary school provision rising to 3FE if necessary	WCC	Academy, Foundation and other schools	Phase 2	£6-8,000,000	Developer
			Health facilities					
			Land for GP surgery within local centre	Developer	C&R CCG/RBC	TBC	TBC	Developer
			Community					
			Financial contribution to support library services	WCC Library Service	N/A	TBC	£15,321.60	Developer
			Emergency services					
Offsite contribution for police	Warwick shire Police	N/A	TBC	TBC	Developer			

Ref	Page	Policy/ Paragraph	Main Modification					
MM161		Infrastructure Delivery Schedule- Local Plan Infrastructure	Local Plan Infrastructure					
			All Allocations					
			Rugby Parkway Railway Station is required to ensure Rugby has the connectivity necessary to secure the long term economic and residential development of the area, served by sustainable modes of transport.	WCC	DfT	2021 (Phase 2)	£11million total. Funding not yet confirmed.	
			UHCW – The Hospital of St Cross, Rugby. 2 additional cubicles at the Walk in Centre	UHCW	TBC	Ongoing	£54,600	Developer
			UHCW – The Hospital of St Cross, Rugby. One theatre	UHCW	TBC	Ongoing	£167,500	Developer
			UHCW – The Hospital of St Cross – 55 additional car parking spaces for each location	UHCW	TBC	Ongoing	£200,000	Developer
UHCW – The Hospital of St Cross & University Hospital Coventry – 1 CT scanner, 1 MRI scanner, 1 endoscopy room	UHCW	TBC	Ongoing	£533,052	Developer			

Ref	Page	Policy/ Paragraph	Main Modification								
			Expansion A & E footprint to increase number of bays	UHCW	TBC	Ongoing	£1024800	Developer			
			Utilities								
			Western Power connections where necessary	Developers	Western Power	Ongoing	TBC	Developer			
			Improving telecommunications – connections to the strategic network to be made by developers of all new premises	Developers	Broadband provider	Ongoing	TBC	Developer			
MM162			<u>URBAN AREA</u>								
			Ref	Parish /Ward	Population	Provision (ha)	Children's Play 0.2ha per 1,000 pop	Nat and semi natural 2.5a per 1,000 pop	Amenity Green Space 1.1ha per 1,000 pop	Allotments 0.65 ha per 1,000 pop	Parks and Gardens 1.5ha per 1,000 pop
			1	Admirals and Cawst	7846	Current Provision	1.36	4.53	29.37	0	0.59

Ref	Page	Policy/ Paragraph	Main Modification								
				on Ward							
						Surplus /Deficit	-0.21	-15.09	20.74	-5.10	-11.18
			2	Benn Ward	8203	Current Provision	0.38	1.11	1.01	0	5.07
						Surplus /Deficit	-1.26	-19.40	-8.01	-5.33	-7.23
			3	Bilton Ward	6196	Current Provision	0.12	6.85	3.79	5.95	5.08
						Surplus /Deficit	-1.12	-8.64	-3.03	1.92	-4.21
			4	Coton and Boug hton Ward	6503	Current Provision	0.4	31.39	16.6	0.00	0
						Surplus /Deficit	-1.08	15.13	9.45	-4.23	-9.75
			5	Eastla nds Ward	7982	Current Provision	0.34	21.02	4.69	5.78	14.05

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	-1.26	1.07	-4.09	0.59	2.08
			6	Hillmo rton Ward	5289	Current Provision	0.51	1.77	4.82	0	4.28
						Surplus /Deficit	-0.55	-11.45	-1.00	-3.44	-3.65
			7	New Bilton Ward	8298	Current Provision	0.54	4.19	4.63	3.58	7.82
						Surplus /Deficit	-1.12	-16.56	-4.50	-1.81	-4.63
			8	Newb old and Brown sover Ward	7594	Current Provision	0.44	49.02	20.39	1.82	2.82
						Surplus /Deficit	-1.08	30.04	12.04	-3.12	-8.57
			9	Paddo x Ward	6892	Current Provision	0.57	60.67	1.1	3.53	13.91

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	-0.81	43.44	-6.48	-0.95	3.57
10			Rokeby and Overslade Ward	7831	Current Provision	0.54	0	19.92	0	0	
						Surplus /Deficit	-1.03	-19.58	11.31	-5.09	-11.75
<u>RURAL AREA</u>											
Ref	Parish	Populati on	Provision	Children's Play 0.2ha per 1,000 pop	Nat and semi natural 2.5ha per 1,000 pop	Amenity Green Space 0.5ha per 1,000 pop	Allotments 0.8ha per 1,000 pop	Parks and Gardens (1ha per 1000 pop)			
11	Ansty CP	328	Current Provision	0.02	0	0.94	0.41	0			

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit					
						Surplus /Deficit	-0.05	-0.82	0.78	0.2 <u>0.15</u>	-0.33
			12	Binley Wood s CP	2,665	Current Provision	0.026	53.78	2.74	0.91	0
						Surplus /Deficit	-0.51	47.12	1.41	-0.82 - <u>2.04</u>	-2.67
			13	Birdin gbury CP	324	Current Provision	0.307	<u>0</u>	0.43	0.40	0
						Surplus /Deficit	0.24	-0.81	0.27	0.19 <u>0.14</u>	-0.32
			14	Bourt on and Drayc ote CP	267	Current Provision	0	0	0	0	0
						Surplus /Deficit	-0.05	-0.67	-0.13	-0.17 -	-0.27

Ref	Page	Policy/ Paragraph	Main Modification								
									0.38		
			15	Brand on and Bretfo rd CP	630	Current Provision	0.04	0	1.55	0	0
						Surplus /Deficit	-0.09	-1.58	1.24	-0.41	-0.63
										-	
										0.91	
			16	Brinkl ow CP	1144	Current Provision	0.08	3.74	0.48	1.18	1.96
						Surplus /Deficit	-0.15	0.88	-0.09	0.44 <u>0.26</u>	0.82
			17	Burto n Hastin gs CP	241	Current Provision	0	0	0	0	0
						Surplus /Deficit	-0.05	-0.6	-0.12	-0.16	-0.24
										-	
										-0.35	

Ref	Page	Policy/ Paragraph	Main Modification									
			18	Church Lawford CP	335	Current Provision	0	<u>0</u>	0.31	0.08	0	
						Surplus /Deficit	-0.07	-0.84	0.14	-0.14 -	-0.34	-0.33
			19	Churchover CP	339	Current Provision	0	0	0	0.08	0	
						Surplus /Deficit	-0.07	-0.85	0.17	-0.14 -	-0.34	0.33
			20	Clifton upon Dunsmore CP	1374	Current Provision	0.12	0.75	11.96	1.59	2.64	
						Surplus /Deficit	-0.15	-2.69	11.27	0.7 <u>0.49</u> -	1.3	

Ref	Page	Policy/ Paragraph	Main Modification								
			21	Comb e Fields CP	115	Current Provision	0	0	0	0	0
						Surplus /Deficit	-0.02	-0.29	-0.06	-0.07 - <u>0.16</u>	-0.12
			22	Copst on Magn a CP	24	Current Provision	0	0	0	0	0
						Surplus /Deficit	<u>0.0048</u>	-0.06	-0.01	-0.02	-0.02
			23	Dunc hurch CP	3069	Current Provision	0.13	18.03	1.54	1.51	2.73
						Surplus /Deficit	-0.48	10.36	0	-0.48 - <u>- 1.43</u>	-0.34
24	Easen hall CP	377	Current Provision	0	0	0.08	0	0			

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	-0.08	-0.94	-0.11	-0.25 - <u>0.55</u>	0.38
			25	Frank ton CP	327	Current Provision	0	0	0.08	0	0
						Surplus /Deficit	-0.07	-0.82	-0.08	-0.21 - <u>0.47</u>	-0.33
			26	Grand borou gh CP	420	Current Provision	0	0	0	0	0
						Surplus /Deficit	-0.08	-1.05	-0.21	-0.27 <u>0.61</u>	-0.42
			27	Harbo rough Magn a CP	452	Current Provision	0.2	0	0	0	0

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	0.11	-1.13	-0.23	-0.29 - <u>0.65</u>	-0.45
28	King's Newn ham CP	48	Current Provision	0	0	0	0	0	0	0	
			Surplus /Deficit	-0.01	-1.12	-0.02	-0.03 - <u>0.07</u>	-0.05			
29	Leami ngton Hastin gs CP	439	Current Provision	0	0	0.78	0	0			
			Surplus /Deficit	-0.09	-1.1	0.56	-0.29 - <u>0.64</u>	-0.44			
30	Little Lawfo rd CP	42	Current Provision	0	0	0	0	0			

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	-0.01	-0.11	-0.02	-0.03 - <u>0.06</u>	-0.04
			31	Long Lawfo rd CP	3173	Current Provision	0.47	2.66	3.77	2.81	2.13
						Surplus /Deficit	-0.16	-5.27	2.33	0.75 <u>0.27</u>	-1.04
			32	Marto n CP	490	Current Provision	0.05	0	2.33	0	0
						Surplus /Deficit	-0.05	-1.23	2.09	-0.32 <u>0.71</u>	-0.49
			33	Monk s Kirby CP	437	Current Provision	0.13	0	0.57	0	0
						Surplus /Deficit	0.04	-1.09	0.35	-0.28 <u>0.63</u>	-0.44
			34	Newto n and Biggin CP	415	Current Provision	0	0	0	0.91	0

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	-0.08	-1.04	-0.21	0.64 <u>0.58</u>	-0.42
			35	Pailton CP	512	Current Provision	0.02	0	0.2	0.56	0
						Surplus /Deficit	-0.08	-1.28	-0.06	0.23 <u>0.15</u>	-0.51
			36	Princethorpe CP	401	Current Provision	0.13	0	0	0.48	0
						Surplus /Deficit	0.05	-1	-0.2	0.22 <u>0.16</u>	-0.4
			37	Ryton-on-Dunsmore CP	1813	Current Provision	0.24	32.07	0.62	0.34	24.34
						Surplus /Deficit	0	29.12	0.03	-0.43 <u>-0.61</u>	22.53
			38	Shilton and Barnacle CP	887	Current Provision	0.08	27.54	0	0	0
						Surplus /Deficit	-0.1	25.32	-0.44	-0.58 -	-0.02

Ref	Page	Policy/ Paragraph	Main Modification								
			39	Strett on Baske rville CP	24	Current Provision	0	0	0	0	0
						Surplus /Deficit	0.00	-0.06	-0.01	-0.02	-0.02
			40	Strett on under Fosse CP	213	Current Provision	0	0	0	0	0
						Surplus /Deficit	-0.04	-0.53	-0.11	-0.14 - -0.31	-0.21
			41	Strett on- on- Duns more CP	1159	Current Provision	0.23	0.00	1.83	1	1.35
						Surplus /Deficit	0	-2.90	1.25	0.25 - 0.25	0.19

Ref	Page	Policy/ Paragraph	Main Modification									
			42	Thurlaston CP	331	Current Provision	0.47	0	0	0	0	
						Surplus /Deficit	0.4	-0.83	-0.17	0.22	-0.33	
										-		
										0.48		
			43	Wibtoft CP	53	Current Provision	0	0	0	0	0	
						Surplus /Deficit	-0.01	-0.13	-0.03	0.03	-0.05	
										-		
										0.07		
			44	Willey CP	85	Current Provision	0	0	0	0.11	0	
						Surplus /Deficit	-0.02	-0.21	-0.04	0.05	-0.09	
										-		
										0.07		
45	Willoughby CP	458	Current Provision	0.09	0	0.3	0	0				

Ref	Page	Policy/ Paragraph	Main Modification								
						Surplus /Deficit	0	-1.15	0.07	-0.3 - <u>0.07</u>	-0.46
			46	Withy brook CP	289	Current Provision	0.02	0	0.17	0.02	0
						Surplus /Deficit	-0.04	-0.72	0.03	-0.17 - <u>0.38</u>	-0.29
			47	Wolfh ampc ote CP	267	Current Provision	0	0	0.38	0.56	0
						Surplus /Deficit	-0.05	-0.67	0.25	0.39 <u>0.35</u>	-0.27
			48	Wolst on CP	2577	Current Provision	0.29	5.76	2.48	4.69	5.98
						Surplus /Deficit	-0.23	-0.68	1.19	3.01 <u>2.63</u>	3.4
			49	Wolve y CP	1832	Current Provision	0.13	1.38	2.50	0.24	0

Ref	Page	Policy/ Paragraph	Main Modification							
						Surplus /Deficit	-0.24	-3.20	1.58	-0.95 - <u>2.18</u>
			<p>Notes:</p> <p>1: Population Source: 2012 Projections from Open Space, Playing Pitch and Sports Facilities Study 2015</p> <p>2: Current provision is total area in ha.</p> <p>3: Amenity Green Space provision based on sites larger than 0.2 ha which has a recreational function (excludes incidental open space within housing developments and roadside verges)</p> <p>4: Surplus/deficit is total area figure.</p>							
MM163		Retail Development Table	Retail Development							
			Type	Car Parking Standard (maximum)		Cycle Standard (minimum)				
				Low Access	High Access	Long Stay - Staff	Short Stay - Visitors			
			A1 Non-Food Retail and General Retail	1 space/ 20 sq. m.	1 space/ 50 sq. m	Greater of 1 space per 6 staff or 1 per 300 sq. m.	1 stand per 200 sq. m.			
A1 Food Retail	1 space/ 14 sq. m.	1 space/ 50 sq. m.								
A2 Financial and	1 space/ 30 sq. m.	1 space/ 50 sq. m.								

Ref	Page	Policy/ Paragraph	Main Modification							
			Professional Services							
			A3 Food & Drink - Restaurants and Cafés, Snack Bars and Fast Food Take Away And A5 Hot Food Takeaways	1 space/ 5 sq. m.	1 space/ 10 sq. m.	Greater of 1 space per 6 staff or 1 per 40 sq. m.	1 stand per 20 sq. m.			
			A34 Food & Drink - Wine Bars and Public Houses Drinking Establishments	1 space/ 3 sq. m.	1 space/ 10 sq. m.					
			A3 Transport Cafés and Roadside Restaurants (see notes 1 and 2)	See note 3						
			Notes:	<ol style="list-style-type: none"> 1. Where these serve Heavy Goods Vehicle's (HGV) some provision for HGV parking will be required. 2. Motorway service areas will be included in transport cafés with additional consideration for associated facilities, parking for buses/coaches and HGV's. 3. It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their 						

Ref	Page	Policy/ Paragraph	Main Modification																																							
			General notes:	<p>own merits and according to the suitability of the location of this type of use.</p> <ul style="list-style-type: none"> • Long Stay provision is generally considered as stays of six hours or more, particularly associated with residential overnight use, or employment locations. Short stay may be from a few minutes to a few hours. • A Transport Assessment or Green Travel Plan may be required. • Petrol Stations with a shop will be considered under the appropriate retail category, but with each pump parking space counting as one space each. 																																						
MM164		Commercial Development Table	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="674 660 1868 695">Commercial Development</th> </tr> <tr> <th data-bbox="674 695 907 762">Type</th> <th colspan="2" data-bbox="907 695 1359 762">Car Parking Standard (maximum)</th> <th colspan="2" data-bbox="1359 695 1868 730">Cycle Standard (minimum)</th> </tr> <tr> <td data-bbox="674 762 907 826"></td> <th data-bbox="907 762 1133 826">Low Access</th> <th data-bbox="1133 762 1359 826">High Access</th> <th data-bbox="1359 762 1606 826">Long Stay - Staff</th> <th data-bbox="1606 762 1868 826">Short Stay - Visitors</th> </tr> </thead> <tbody> <tr> <td data-bbox="674 826 907 895">B1(a) Office</td> <td data-bbox="907 826 1133 895">1 space/ 30 sq. m.</td> <td data-bbox="1133 826 1359 895">1 space/ 60 sq. m.</td> <td data-bbox="1359 826 1606 895">1 stand per 150 sq. m.</td> <td data-bbox="1606 826 1868 895">1 stand per 500 sq. m.</td> </tr> <tr> <td data-bbox="674 895 907 1027">B1 (b) (c) High Tech/Light Industry</td> <td data-bbox="907 895 1133 1027">1 space/ 40 sq. m.</td> <td data-bbox="1133 895 1359 1027">1 space/ 80 sq. m.</td> <td data-bbox="1359 895 1606 1027">1 stand per 250 sq. m.</td> <td data-bbox="1606 895 1868 1027">1 stand per 500 sq. m.</td> </tr> <tr> <td data-bbox="674 1027 907 1096">B2 General Industrial</td> <td data-bbox="907 1027 1133 1096">1 space/ 45 sq. m.</td> <td data-bbox="1133 1027 1359 1096">1 space/ 90 sq. m.</td> <td data-bbox="1359 1027 1606 1096">1 stand per 350 sq. m.</td> <td data-bbox="1606 1027 1868 1096">1 stand per 500 sq. m.</td> </tr> <tr> <td data-bbox="674 1096 907 1193">B8 Storage and Distribution</td> <td data-bbox="907 1096 1133 1193">1 space/ 60 sq. m.</td> <td data-bbox="1133 1096 1359 1193">1 space/ 120 sq. m.</td> <td data-bbox="1359 1096 1606 1193">1 stand per 500 sq. m.</td> <td data-bbox="1606 1096 1868 1193">1 stand per 1000 sq. m.</td> </tr> </tbody> </table>					Commercial Development					Type	Car Parking Standard (maximum)		Cycle Standard (minimum)			Low Access	High Access	Long Stay - Staff	Short Stay - Visitors	B1(a) Office	1 space/ 30 sq. m.	1 space/ 60 sq. m.	1 stand per 150 sq. m.	1 stand per 500 sq. m.	B1 (b) (c) High Tech/Light Industry	1 space/ 40 sq. m.	1 space/ 80 sq. m.	1 stand per 250 sq. m.	1 stand per 500 sq. m.	B2 General Industrial	1 space/ 45 sq. m.	1 space/ 90 sq. m.	1 stand per 350 sq. m.	1 stand per 500 sq. m.	B8 Storage and Distribution	1 space/ 60 sq. m.	1 space/ 120 sq. m.	1 stand per 500 sq. m.	1 stand per 1000 sq. m.
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Ref	Page	Policy/ Paragraph	Main Modification			
			General notes:	<ul style="list-style-type: none"> • A Transport Assessment and/or company Green Travel Plan may be required. • Long-stay cycle parking is to be at least the greater of the spaces per GFA identified, or 1 space per 8 staff. • Proposed standards will take into account commercial development in predominantly residential areas – where demonstrable harm to local residents occurs, the provision of on-street parking controls will be considered. • These standards do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications. 		
MM165		Hotels and Hostels Table	Hotels and Hostels (C1)			
			Type	Car Parking Standard (maximum)		Cycle Standard (minimum)
				Low Access	High Access	Long Stay - Staff
			Hotels/ Motels/ Guest Houses and Boarding Houses	1 space/ bedroom	0.5 space/ bedroom	1 stand/ 6 full- time staff
			Hostels for the Homeless and other Special Needs Groups	Each case considered on its own merits		Each case considered on its own merits

Ref	Page	Policy/ Paragraph	Main Modification				
			General notes:	<ul style="list-style-type: none"> • Other facilities, i.e. eating/drinking, entertainment and conference facilities are to be treated separately where they are (or could be) available to non-residents. • The above standards take into account staff parking. • All new hotels and hostels or major expansions may require a Transport Assessment and Green Travel Plan to determine provision of facilities. 			
MM166		Residential Institutions Table	Residential Institutions (C2)				
			Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
				Low Access	High Access	Long Stay - Staff	Short Stay - Visitors
			Nursing and Rest Homes	1 space/ 4 residents	0.5 space/ 4 residents		
			Homes for Children and Adults with Learning or Physical Disabilities (see note 1)	1 space/ resident staff 0.5 space/ non-res. staff Visitor: 0.5 space/client (see note 2)		1 stand/ 6 full-time staff	Minimum of 2 stands per establishment
			Residential Schools, Colleges or Training Centres	1 space/ 4 residents	0.5 space/ 4 residents	Each case considered on its own merits	Each case considered on its own merits
			Hospitals (see note 3)	Each case considered on its own merits		Each case considered on its own merits	Each case considered on its own merits

Ref	Page	Policy/ Paragraph	Main Modification																																																
			Notes: General Notes:	<ol style="list-style-type: none"> 1. The parking standard for non-residential staff applies to non-residential staff on duty at the busiest time. 2. Due to the nature of this land use, a reduction according to accessibility is not appropriate. 3. All new establishments or major expansions require a Transport Assessment and a Green Travel Plan. The maximum car and minimum cycle parking limit for staff and visitors will be based on their outcome. <ul style="list-style-type: none"> • Figures are based on the maximum client capacity of the centre. • The above standards take into account visitor parking, unless otherwise stated. 																																															
MM167		Residential Dwellings Table	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="680 873 1865 900">Residential Dwellings (C3)</th> </tr> <tr> <th data-bbox="680 900 909 927" rowspan="2">Type</th> <th colspan="2" data-bbox="909 900 1361 927">Car Parking Standard</th> <th colspan="2" data-bbox="1361 900 1865 927">Cycle Standard (minimum)</th> </tr> <tr> <th data-bbox="909 927 1133 999">Low Access</th> <th data-bbox="1133 927 1361 999">High Access</th> <th data-bbox="1361 927 1608 999">Long Stay - Residents/ Staff</th> <th data-bbox="1608 927 1865 999">Short Stay - Visitors</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="680 999 1865 1026">Dwelling Houses</td> </tr> <tr> <td data-bbox="680 1026 909 1098">1-2 bed units</td> <td data-bbox="909 1026 1133 1098">1.5 spaces/unit</td> <td data-bbox="1133 1026 1361 1098">0.75 spaces/unit</td> <td data-bbox="1361 1026 1608 1098">1/unit secure & undercover</td> <td data-bbox="1608 1026 1865 1098">See note 1</td> </tr> <tr> <td data-bbox="680 1098 909 1169">3 bed units</td> <td data-bbox="909 1098 1133 1169">2 spaces/unit</td> <td data-bbox="1133 1098 1361 1169">1 space/unit</td> <td data-bbox="1361 1098 1608 1169">1/unit secure & undercover</td> <td data-bbox="1608 1098 1865 1169">See note 1</td> </tr> <tr> <td data-bbox="680 1169 909 1241">4 bed units</td> <td data-bbox="909 1169 1133 1241">3 spaces/unit</td> <td data-bbox="1133 1169 1361 1241">1.5 spaces/unit</td> <td data-bbox="1361 1169 1608 1241">1/unit secure & undercover</td> <td data-bbox="1608 1169 1865 1241">See note 1</td> </tr> <tr> <td colspan="5" data-bbox="680 1241 1865 1268">Dwelling Apartments</td> </tr> <tr> <td data-bbox="680 1268 909 1329">Studio units</td> <td data-bbox="909 1268 1133 1329">1 space/unit</td> <td data-bbox="1133 1268 1361 1329">0.5 space/unit</td> <td data-bbox="1361 1268 1608 1329">1/unit secure & undercover</td> <td data-bbox="1608 1268 1865 1329">1 loop/hoop per unit</td> </tr> </tbody> </table>					Residential Dwellings (C3)					Type	Car Parking Standard		Cycle Standard (minimum)		Low Access	High Access	Long Stay - Residents/ Staff	Short Stay - Visitors	Dwelling Houses					1-2 bed units	1.5 spaces/unit	0.75 spaces/unit	1/unit secure & undercover	See note 1	3 bed units	2 spaces/unit	1 space/unit	1/unit secure & undercover	See note 1	4 bed units	3 spaces/unit	1.5 spaces/unit	1/unit secure & undercover	See note 1	Dwelling Apartments					Studio units	1 space/unit	0.5 space/unit	1/unit secure & undercover	1 loop/hoop per unit
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Ref	Page	Policy/ Paragraph	Main Modification				
			1-2 bed units	1.5 spaces/ unit	0.75 spaces/unit	1/unit secure & undercover	1 loop/hoop per unit
			3 + bed units	2 spaces/ unit	1 space/ unit	2/unit secure & undercover	1 loop/hoop per unit
			Dwellings for Elderly Persons				
			Category 1 Active Elderly: Without resident warden	1 space/ unit	0.5 space/unit	1/unit secure & undercover	1 loop/hoop per 2 units
			Category 2 Full Care: With resident warden	0.5 space/unit	0.25 space/unit	1 space per 6 staff	1 loop/hoop per 2 units
			Notes: General notes:	<p>1 It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their own merits and according to the suitability of the location of this type of use.</p> <ul style="list-style-type: none"> The above standards are guidance figures <u>and car parking standards in this category are not expressed as a maximum.</u> It is acknowledged that residential parking is different in nature to non-residential parking, being the trip origin. . Small scale developments will not be assessed against the standards in the table above, but will be encouraged to conform to them. The standards do not preclude zero or minimal parking close to major transport interchanges, or for conversions of existing buildings. Where appropriate Developers can submit transport assessments or statements to justify an alternative package of parking measures to mitigate against unacceptable impacts, decisions on 			

Ref	Page	Policy/ Paragraph	Main Modification				
			<p>alternative parking proposals will be made in consultation with the Highways Authority.</p> <ul style="list-style-type: none"> • Where a garage is provided, each garage will be designated as one car space plus one cycle space. • On street parking in association with residential development should generally be discouraged through good design. • Where warden or staff spaces are identified, these apply to full-time staff. • The above standards take into account visitors parking. • For nursing and care home see Care Establishments – Public and Private. • At least 1 long-term (secure/undercover) cycle space per development. 				
MM168		Non Residential Institutions Table	Non-Residential Institutions (D1)				
			Type	Car Parking Standard (maximum)		Cycle Standard (minimum)	
				Low Access	High Access	Long Stay - Staff	Short Stay - Visitors
			Doctors Surgery, Dentists Surgery, or Veterinary Surgery	4 spaces/ consulting room	2 spaces/ consulting room	Greater of 1 space/ 2 consulting rooms Or 1 space/ 6 staff	1 stand per consulting room
			Health Centres	6 spaces/ consulting room	3 spaces/ consulting room		
			Places of Worship/ Church Halls	1 space/ 5 fixed seats or 1 space/ 10 sq. m.	0.5 space/ 5 fixed seats or 0.5 space/ 10 sq. m.	Greater of 1 space/ 6 staff or 1 space/ 40 sq. m.	1 stand/ 20 sq. m.
Schools (see note 1)							

Ref	Page	Policy/ Paragraph	Main Modification						
			Staff and Visitors (see notes 2 and 3)	2 spaces/ Classroom for staff and visitors plus facilities for picking up and setting down children or as determined by Travel Plan	1 space/ Classroom for staff and visitors plus facilities for picking up and setting down children or as determined by Travel Plan			Each case considered on its own merits	Each case considered on its own merits
			Parents (delivery and collection of children)	Zero					
16+ Colleges & Further Education Colleges (see note 1)									
			Staff and Visitors (see notes 2 and 3)	2 spaces/ classroom for staff and visitors plus facilities for picking up and setting down children or as determined by Travel Plan	1 space/ classroom for staff and visitors plus facilities for picking up and setting down children or as determined by Travel Plan			Each case considered on its own merits	Each case considered on its own merits
			Students and Parents	Each case considered on its own merits					

Ref	Page	Policy/ Paragraph	Main Modification			
			Day Nurseries (including Day Care)/Playgroups &Crèches			
			Staff, Visitors and Parents (see note 2)	1 space/ full-time staff member	0.5 space/ full-time staff member	1 stand/ 6 full-time staff Minimum of 2 stands per establishment
			Day Centres for <u>Handicapped People with Disabilities</u> (see note 4)	0.5 space per full-time staff member Visitor: 0.5 space/client	0.25 space per full-time staff member Visitor: 0.25 space/client	1 stand/ 6 full-time staff Minimum of 2 stands per establishment
			Any other use within Class D1 e.g. libraries, art galleries and museums.	To be considered on its own merits		

Ref	Page	Policy/ Paragraph	Main Modification				
			Notes:	<ol style="list-style-type: none"> 1. New or major expansions of educational establishments may require a Transport Assessment and School or College Green Travel Plan. 2. Visitor parking included in staff allocation. 3. The proposed standard for schools of 2 spaces/classroom for staff (including visitors) is based on the average of 2 staff per classroom. 4. Day centre services for older people, adults with learning or physical disabilities, must provide space for dropping off and picking up people. 			
MM169		Assembly and Leisure Facilities Table	General Notes:	<ul style="list-style-type: none"> • For colleges and FE establishments any student spaces must be justified by a travel plan. • There will be a requirement for a bus/coach loading area whether provided on or off-site, for primary education and above, unless otherwise justified. • Catchment areas will be taken into account for schools. 			
Assembly and Leisure Facilities (D2)							
Type			Car Parking Standard (maximum)		Cycle Standard (minimum)		
			Low Access	High Access	Long Stay - Staff		
Cinemas, Conference Facilities, Theatres, Concert Halls, Bingo Halls and other similar spectator facilities			1 space/ 5 seats	1 space/ 10 seats	Greater of 1 space per 6 staff or 1 space/ 40 sq. m.		
					1 stand per 20 sq. m.		

Ref	Page	Policy/ Paragraph	Main Modification				
			Dance Halls and Discotheques	1 space/ 22 sq. m.	1 space/ 44 sq. m.		
			Bowling Centres, Bowling Greens (see note 2)	3 spaces/ lane	1.5 spaces/ lane		
			Swimming Pools, Health Clubs and Gymnasias	1 space/ 3 staff and 1 space/ 10 sq. m. hall/pool area	0.5 space/ 3 staff and 0.5 space/ 10 sq. m. hall/pool area		
			Golf Courses (see note 2)	4 spaces/ hole	See note 1		
			Golf Driving Ranges	2 spaces/ tee	See note 1		
			Marinas, Sailing and Water Based Uses (see note 2)	1 space/ 1 staff 1 space/ 2 participants	See note 1		
			Stadia	To be considered on its own merits (see note 3)		To be considered on its own merits	To be considered on its own merits
			Ice Rinks				
			Tennis Courts/Squash Courts (see note 2)	3 spaces/ court	1.5 spaces/court	Greater of 1 space per 6 staff or 1 space/ 5 courts	1 stand per court

Ref	Page	Policy/ Paragraph	Main Modification				
			Playing Fields (see note 2)	12 spaces per ha of pitch area	6 spaces per ha of pitch area	Greater of 1 space per 6 staff or 1 space/ 5 ha of pitch area	1 stand per ha of pitch area
			Leisure Centres and Other Sports Facilities (see note 2)	1 space/ 3 staff and 1 space/ 30 sq. m. playing area	0.5 space/ 3 staff and 0.5 space/ 30 sq. m. playing area	Greater of 1 space per 6 staff or 1 space/ 40 sq. m.	1 stand per 20 sq. m.
			Notes:	<ol style="list-style-type: none"> 1. It is considered inappropriate to apply a standard to this form of development. 2. Other facilities i.e. club house/bar treated separately. 3. No standards are set for stadia or ice rinks due to the small number of applications. Each application will be considered individually. 			
			General Notes:	<ul style="list-style-type: none"> • All new assembly and leisure establishments or major expansions may require a Transport Assessment or Green Travel Plan to determine provision and facilities. • The above standards, unless otherwise stated, take into account full-time staff, visitor and participant parking. • Other facilities on-site, i.e. eating/drinking establishments are to be treated separately. 			
MM170		Miscellaneous Commercial (Motor Trade Related) Table	Miscellaneous Commercial Development (Motor Trade Related)				
			Type	Car Parking Standard		Cycle Standard (minimum)	
				(maximum)			
				Low Access	High Access	Long Stay - Staff	Short Stay - Visitors
			Car Sales and Garage Forecourts				

Ref	Page	Policy/ Paragraph	Main Modification			
			Workshops - staff	1 space/ 45 sq. m. (see note 1)	Greater of 1 space/ 8 full-time staff or 1 space/ 250 sq. m.	1 stand/ 500 sq. m.
			Workshops - customers	3 spaces/ service bay (see note 1)	See note 2	
			Car Sales - staff	1 space/ full-time staff (see note 1)	Greater of 1 space/ 8 staff or 1 space/ 250 sq. m.	1 stand/ 500 sq. m.
			Car Sales - customers	1 space/ 10 cars on display (see notes 1, 2 and 3)	See note 2	
			Car Hire	See note 2		
			Notes:	<ol style="list-style-type: none"> 1. Due to the nature of this use class, a reduction according to accessibility is not appropriate. 2. It is considered inappropriate to apply a standard to this form of development. Therefore, applications will be considered on their own merits and according to the suitability of the location of this type of use. 3. This applies to the number of cars on sale in the open. 		
			General notes:	<ul style="list-style-type: none"> • A Transport Assessment and/or company Green Travel Plan may be required. • These standards do not take into account commercial vehicle parking standards, which will be considered on the basis of individual planning applications. 		

Ref	Page	Policy/ Paragraph	Main Modification															
MM171		At the end of Appendix 5	<p><u>Electric Charging Points</u></p> <p><u>Electric and hybrid vehicle charging points are required to be provided as part of development as outlined in the table below unless it can be demonstrated that it is financially unviable.</u></p> <table border="1" data-bbox="676 491 1868 1118"> <thead> <tr> <th data-bbox="676 491 907 560"><u>Development Type</u></th> <th data-bbox="907 491 1153 560"><u>Development Scale</u></th> <th data-bbox="1153 491 1417 560"><u>Quantity Required</u></th> <th data-bbox="1417 491 1868 560"><u>Type of Charging Point</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="676 560 907 887"><u>Residential</u></td> <td data-bbox="907 560 1153 887"><u>10 or more dwellings</u></td> <td data-bbox="1153 560 1417 887"><u>1 charging point per dwelling; and 1 charging point per 10 unallocated parking spaces</u></td> <td data-bbox="1417 560 1868 887"> <u>Passive charging points are to be provided for dwellings. These ensure cabling is provided for owners to install the correct socket for their vehicle.</u> <u>Active charging points are required for unallocated spaces.</u> </td> </tr> <tr> <td data-bbox="676 887 907 1118"><u>Commercial, Industrial and Retail</u></td> <td data-bbox="907 887 1153 1118"><u>Major Development</u></td> <td data-bbox="1153 887 1417 1118"><u>1 charging point per 10 spaces to include 1 charging point for every 10 disabled car parking spaces</u></td> <td data-bbox="1417 887 1868 1118"></td> </tr> </tbody> </table>				<u>Development Type</u>	<u>Development Scale</u>	<u>Quantity Required</u>	<u>Type of Charging Point</u>	<u>Residential</u>	<u>10 or more dwellings</u>	<u>1 charging point per dwelling; and 1 charging point per 10 unallocated parking spaces</u>	<u>Passive charging points are to be provided for dwellings. These ensure cabling is provided for owners to install the correct socket for their vehicle.</u> <u>Active charging points are required for unallocated spaces.</u>	<u>Commercial, Industrial and Retail</u>	<u>Major Development</u>	<u>1 charging point per 10 spaces to include 1 charging point for every 10 disabled car parking spaces</u>	
<u>Development Type</u>	<u>Development Scale</u>	<u>Quantity Required</u>	<u>Type of Charging Point</u>															
<u>Residential</u>	<u>10 or more dwellings</u>	<u>1 charging point per dwelling; and 1 charging point per 10 unallocated parking spaces</u>	<u>Passive charging points are to be provided for dwellings. These ensure cabling is provided for owners to install the correct socket for their vehicle.</u> <u>Active charging points are required for unallocated spaces.</u>															
<u>Commercial, Industrial and Retail</u>	<u>Major Development</u>	<u>1 charging point per 10 spaces to include 1 charging point for every 10 disabled car parking spaces</u>																

MM171			<u>Access for People with Disabilities: Car Parking Provision</u>	
			<u>Under 50 spaces</u>	<u>1 space. Remaining provision on its merits</u>
			<u>Over 50 spaces</u>	<u>4%</u>
<p><u>Reserved spaces should be clearly designated for use by people with disabilities and they should be clearly signposted. The pedestrian route from the parking spaces to the point of entry should be clearly defined and well lit.</u></p> <p><u>Pathways should be a minimum width of 1.2 metres and if possible 1.8 metres to allow wheelchairs to pass. A greater width may be required if large pedestrian flows are anticipated. Path edges should be clearly defined and slip resistant surfaces should be used. All pathways should be well lit. The use of colour contrasts can assist partially sighted people.</u></p> <p><u>The pathway system should where possible be designed to avoid crossing vehicular routes within the site. Where this is not practicable use should be made of "dropped kerbs" and textured surfaces so that so that the crossing point is suitable for both wheelchair users and people with visual impairments.</u></p> <p><u>Ramps where used should have a gradient of approximately 1:20 (maximum 1:12). Where ramps are steep (greater than 1:20) steps should also be made available. Long ramps require a level landing at 10 metre intervals. A level platform of adequate size should be provided at the entrance to the building and at the top and bottom of all ramps. Steps should have a maximum riser of 0.15 metres and a minimum tread of 0.28 metres. Handrails should extend beyond the top and bottom of the steps or ramp and should be provided with a positive safe end.</u></p> <p><u>Street furniture should be located so that it does not obstruct pedestrian pathways. Where possible such furniture should be at least one metre in height (0.8 metres minimum), with good colour contrast.</u></p>				

MM172		Glossary of Terms: Appendix 7 Affordable Housing	<p>Housing, for sale or rent, including social rented and intermediate housing, for those people whose needs are not met by the housing market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of planning preparation or decision-making. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, either low cost home for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
MM173		<u>Air Quality Neutral</u>	<u>Emissions from the development proposal being no worse, if not better, than those associated with the previous use.</u>
MM174		<u>Development Plan Documents</u>	<u>Planning policy documents which make up the Local Plan.</u>

MM175		<u>Duty to Cooperate</u>	A legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness.
MM176		<u>Green and Blue Infrastructure</u>	The terms Green and Blue Infrastructure refers to a strategic network of green and blue spaces, such as woodlands, parks, amenity landscaping, ponds, canals and rivers, and the links between them.
MM177		National Planning Policy Framework	This is the amalgamation of the Planning Policy Guidance (PPG), Planning Policy Statements (PPS), and various Ministerial Statements into a single, streamlined volume. A document setting out the Government's planning policies for England and how these are expected to be applied.
MM178		Mitigation measures	These are measures requested/ carried out in order to limit the damage <u>impact</u> by a particular development/ activity.
MM179		Public Realm	The parts of a village, town and city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks (<i>Source of definition: By Design</i>).
MM180		Rural Exception Site	Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.
MM181		Settlement Boundary	A planning tool, which defines the built-up area of a settlement and prevents <u>restricts</u> development within the countryside beyond those defined boundaries.
MM182		Supplementary Planning Document (SPD)	Formally known as Supplementary Planning Guidance (SPG) These contain policy guidance to supplement the policies and proposals in Development Plan Documents.
MM183	New Appendix 8		Insert Air Quality Management Area (<i>see attached map at end of schedule</i>)

HOUSING TRAJECTORY	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31			
Completions	338	456	448	425	534	376															TOTAL		
Land at Leicester Road (R13/1609 87 dwellings)						25	6															<u>25</u> 6	
Technology Drive Zone C Phase 3 (R14/1400)						15																15	
Priority Road, Wolston (R12/1194)						1																1	
Land at Leicester Road (R15/2074) Land south of Technology Drive (R15/2074)						5					40 81	40 49	40 49	40 49	40 3	40	40	-	-	-	-	-	<u>231</u>
Cawston Grange (R04/1118/2137/B)						20	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20 8	
Former Warwickshire College Site (R14/2229)						36	40	<u>23</u> 36	-	-	-	-	-	-	-	-	-	-	-	-	-	63	
Coton House (R12/1353)						20	<u>34</u> 25	20	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>65</u> 34	
Upper Floors, 9 North Street, Rugby (Prior Approval)						35																35	
Roof Top, 9-10 North Street, Rugby (R16/1226)						9																9	
Former New Bilton Conservative Club (R13/1380)						8																8	
Former Bilton Social Club (R15/2047)						11	<u>5</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	
Ivy Grange (R15/0651)						7																7	
Land at Draycote Water entrance, SOUTHAM ROAD (R14/1910)						4																4	
41 King Edward Road, CV21 2TA (R13/2073)						10																<u>10</u>	
7 Market Place, CV21 3DY (R15/0878)						10																<u>10</u>	
61 Clifton Road, MANOR HOUSE, CV21 3QG (R15/0643)						5																<u>5</u>	
1 Regent Street (Newnham Estate Agents) CV21 2PE (R15/1559)						8																8	
Ridgeway Farm, Ashlawn Road (R15/2239)						4	<u>40</u> 35	52 50	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>96</u> 85	
Williams Field - Cawston Extension (R15/0540)						5	<u>36</u>	<u>36</u>	<u>34</u> 36	-	-	-	-	-	-	-	-	-	-	-	-	<u>106</u>	
Land at Homefields, Dunchurch (R15/0507)						<u>10</u>	<u>25</u> 26	<u>15</u> 22	-	-	-	-	-	-	-	-	-	-	-	-	-	50 48	

Rugby Radio Station (R11/0699)	20	75 71	115 166	190 228	190 239	190 240	3104										
Back Lane South (R12/1188)		35 37	40 45	25 30	-12	-	-	-	-	-	-	-	-	-	-	112	
Former Ballast Pits (R14/1641)		16 30	30 46	30	-	-	-	-	-	-	-	-	-	-	-	76	
Newbold Farm (R14/2369)		9	4	-	-	-	-	-	-	-	-	-	-	-	-	13	
Tithe Farm, Montilo Drive (R13/1081)		3														250 3	
Cawston Lane		40	70	70	70											240	
Cawston Lane Bellway (R11/1521)		13	41	62	27	-	-	-	-	-	-	-	-	-	-	143	
Cawston Lane Ashberry (R11/1521)		31	35	41	-	-	-	-	-	-	-	-	-	-	-	107	
Cawston Extension (R11/0114)		20	87	87	87	87	87	63								431	
Cawston Extension William Davis (R11/0114/R16/1721)		13	58	86	27											184	
Cawston Extension Linden Homes (R11/0114/R16/1780)		20	52	52	52	52	18									246	
Former Bilton By-pass land west of Ivy Grange (R16/0658)		14	-	-	-	-	-	-	-	-	-	-	-	-	-	14	
Grange Farm Cottage Coventry Road (R12/1947)		10	-	-	-	-	-	-	-	-	-	-	-	-	-	10	
263- 273B HILLMORTON ROAD		2	-	-	-	-	-	-	-	-	-	-	-	-	-	6 2	
8 Hall Road, Wolvey Hall, Wolvey, LE10 3LG (R14/1897)	6	6	-	-	-	-	-	-	-	-	-	-	-	-	-	6	
Land rear of 22 The Green, Bilton (R16/1722)		5	-	-	-	-	-	-	-	-	-	-	-	-	-	5	
Rear of 44-50 Hilmorton Road, CV22 5AD (R15/1190)	5	-	5	-	-	-	-	-	-	-	-	-	-	-	-	5	
Land rear of 87Hillmorton Road (R16/0661)	12															12	
Webb Ellis Industrial Estate Woodside Park (R16/0659)		-	44	-	-	-	-	-	-	-	-	-	-	-	-	44	
Webb Ellis Business Park (Prior Approval)	67	-	15	-	-	-	-	-	-	-	-	-	-	-	-	67 15	
Coton Park East Phase B1 & B2 (R15/0814 and R15/0803)	30	50	50	15												145	
Church Farm, Ryton (R15/0974)	6															6	
95 Clifton Road, CV21 3QQ (R14/2219)	6															6	
41 Wood Street (R15/1911)	5	-	6	-	-	-	-	-	-	-	-	-	-	-	-	5 6	
Eden Park (Gateway SUE		30	70	70	70	70	70	70	70	70	70	70	70	70	70	37	907

R10/1272)			<u>30</u>	<u>75</u>	<u>80</u>	<u>2</u>														
7 Market Place, CV21 3DY (R15/0787)		-	<u>10</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>10</u>			
Gateway Phase R4 (R15/2329)		20 <u>10</u>	<u>40</u>	<u>40</u>	<u>32</u>	-	-	-	-	-	-	-	-	-	-	-	<u>122</u>			
Dipbar fields, Dunchurch (R13/0690)		-	26 <u>26</u>	<u>30</u>	<u>30</u>	-	-	-	-	-	-	-	-	-	-	-	<u>86</u>			
Back Lane South, Long Lawford (R12/0114)		<u>35</u>	<u>40</u>	<u>25</u>	<u>12</u>												<u>112</u>			
Land adjacent to 4 Princes Street (R13/0984 R14/0423)		-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>			
9 Railway Terrace (R13/0340)		-	-	<u>14</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>14</u>			
69 TEMPLE STREET (R15/0091)		-	<u>7</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>7</u>			
Clifton Road Car Sales (R15/2528)		-	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>			
Former Imperial Hotel, 165 Oxford St (R15/2257)		-	-	<u>14</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>14</u>			
The Stables, Green Lane, Brinklow, Rugby (R16/0960)		-	-	<u>7</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>7</u>			
The former Vault Nightclub and rear of 61, 64/65, 66 and 68 Church Street Rugby(R16/2423)		-	<u>5</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>5</u>			
83-85 Claremont Road, Rugby (R16/2312)		-	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>			
Newton Lane, Newton (R14/1658)		-	<u>20</u>	<u>20</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>40</u>			
26 Lawford Lane (R15/1448)		<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>			
61 Lower Hillmorton Road (R15/1412)		-	-	<u>6</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>6</u>			
Colehurst Farm, Colehurst Lane (R17/0088)		-	-	<u>8</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>8</u>			
Land adjacent 15 Parkfield Road, Newbold (R14/2338)		-	-	<u>15</u>	-	-	-	-	-	-	-	-	-	-	-	-	<u>15</u>			
50 - 52 Regent Street (R17/0513)		-	<u>12</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>12</u>			
Land South of Coventry Road and North of Lime Tree Avenue (R15/1816)		-	-	<u>30</u>	<u>60</u>	<u>60</u>	-	-	-	-	-	-	-	-	-	-	<u>150</u>			
Land at Lower Hillmorton Road (part of the former college site)		-	<u>17</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	<u>17</u>			
Wharf Farm (R15/1702)		-	-	<u>30</u>	<u>40</u>	<u>30</u>	-	-	<u>380</u>											
Windfalls		<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>	<u>630</u>			
TOTAL TRAJECTORY	338	456	448	425	534	376	596	889	924	681	550	423	405	405	405	405	395	365	287	9712

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31			
	PHASE 1						PHASE 2					PHASE 3				PHASE 4							
	Pre-adoption							1st Five Years of adopted plan															
Past Completions at time of adoption(Net)	338	456	448	425	534	376																	
Anticipated Completions pre adoption							596																
Shortfall/Surplus against 540 dwellings per annum	-202	-84	-92	-115	-6	-164	56																
Total Shortfall/Surplus	<u>-607</u>																						
Annualised Requirement	540	540	540	540	540	540	540	663	663	663	663	663	663	663	663	663	663	663	663	663	663	663	
																					TOTAL		
Current Housing Trajectory	338	456	448	425	534	376	596	889	924	681	550	423	405	405	405	405	405	395	365	287	9712		
Proposed Rugby Urban-Edge Allocations																							
Coton Park East Expansion									30	50	100	100	100	100	100	100	100	100	20		800		
Coton House Expansion										25	40	35									100		
Coventry Road, Bilton								30	60	60											150		
Land South of Alwyn Road									30	80	80	80	80	80	80	80	80	80	80	80		910	
South West																							
Bilton Fields, Ashlawn Road (MP)								50	80	80	80	80	80	80	80	80	80	80	10		860		
Homestead Farm (WCC)										30	40	40	40	40	40	40	40	40			350		
Land South Of Dunkleys Farm (WCC) (CTF, CTF E, CTF W)										30	40	40	40	40	40	40	40	40	40	40	40	430	
Land South of Montague Rd (TW)										10	30	-	-	-	-	-	-	-			40		
Land South of Montague Rd (RE & Sworders)										30	40	40	40	40	40	30	-	-			260		
Coventry Road (G)										30	40	40	40	25	-	-	-	-			175		
Land West of Cawston Lane (G)										-	-	-	-	30	40	-	-	-			70		
Land South of Alwyn Road (TW)										-	10	40	40	40	40	40	40	40	40	40	40	370	
Land North of Dunkleys Farm (WCC)										-	-	30	40	40	40	40	40	5			235		
Deeley Land (DBS)										-	-	-	30	40	40	40	40	40	40	40	40	310	
Land West of Cawston Lane (WCC)										-	-	-	30	40	40	40	5	-			155		
Cawston Spinney (DBS)									30	80	80	80	30	80	80	80	80	80	80	80	80	910	
Land south of Brownsover Road									10	40	50											100	
Main Rural Settlements																							

Allocations																					
Wolvey											50	50								100	
Stretton on Dunsmore											30	45								75	
Ryton on Dunsmore											25	50								75	
Brinklow											50	50								100	
Binley Woods											30	32 45								62 75	
Wolston											15									15	
Long Lawford											40 75	10 75								100 150	
Garden Village Allocation																					
Lodge Farm, A45											25	80	80	80	80	80	80	80	80	825	
TOTAL TRAJECTORY	338	456	448	425	534	448	558	860	971	1314	1122	852	763	763	763	763	643	593	543	510	13667
						376	596	939	1004	1146	1145	833	915	960	945	895	830	780	555	447	14567

Air Quality Management Area Map

