

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Cabinet

**Date of Committee** 26th May 2005

**Report Title** Rugby Borough Local Plan – Re-Deposit Plan

**Summary** This report updates Members on changes to Rugby Local Plan as it proceeds towards its Second Deposit Draft stage.

**For further information please contact** Suzanne Osborn  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Letter to Rugby Borough Council dated 28/4/2005.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  Cabinet – 22nd April 2004
- Local Member(s)  .....
- (With brief comments, if appropriate)
- Other Elected Members  .....
- Cabinet Member  .....
- (Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott - agreed
- Finance  .....
- Other Chief Officers  .....
- District Councils  .....

- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  .....

**FINAL DECISION**                      **YES/NO**      *(If 'No' complete Suggested Next Steps)*

**SUGGESTED NEXT STEPS :**

*Details to be specified*

- Further consideration by this Committee  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

**Cabinet - 26th May 2005**

**Rugby Borough Local Plan – Re-Deposit Plan**

**Report of the Director of Planning, Transport and  
Economic Strategy**

**Recommendation**

That Cabinet endorses the officers' view in advising Rugby Borough Council that the Rugby Local Plan Review (Re-deposit Plan) is in general conformity with the Warwickshire Structure Plan 1996 to 2011 (WASP) provided that the text of the Plan is amended to reflect the comments at paragraph 2.4.

**1. Introduction**

- 1.1 Rugby Borough Council first went on deposit with its Local Plan during May 2004. A report was brought to Cabinet detailing its conformity with the Warwickshire Structure Plan (WASP) on 22nd April 2004. Members were advised that the Rugby Local Plan First Deposit Draft was in general conformity with WASP provided that certain text was amended.
- 1.2 Rugby Borough Council proposes to place the Local Plan on deposit for the second time on 27th May 2005 and requires a statement from Warwickshire County Council as to whether the plan is in general conformity with the Structure Plan.
- 1.3 Under the provisions of the Planning and Compulsory Purchase Act (2004) Rugby Borough Council is obliged to re-deposit the Local Plan in its entirety. This means that consultees may make comments on any part of the plan – not just those parts that have been amended since First Deposit stage.
- 1.4 Once the Re-deposit Plan is on deposit there will be a further 6-week period in which we can submit more detailed comments on the Plan.

**2. Re-deposit Plan: Amendments to Existing Policies**

- 2.1 The Borough Council has made provision for 33 hectares of employment land (compared to 26 hectares in the First Deposit Draft), which would result in an overprovision of 18 hectares. This overprovision in itself is not unacceptable to the County Council.

- 2.2 Rugby Borough Council was advised, however, by the County Council prior to First Deposit stage to tighten up its Economic Development policies, as they provided scope to further exceed the WASP provision of employment land. Particular concerns were raised about policies ED.4, ED.5, ED.7 and ED.8 in the First Deposit Draft. Rugby Borough Council has removed policy ED.5 and ED.8 has been suitably amended, but ED.4 (now ED.5) and ED.7 remain.
- 2.3 There is also some concern that a new policy (ED.9) may further increase the potential overprovision of employment land, by allowing the redevelopment of existing employment sites in the countryside.
- 2.4 With this in mind your officers have asked Rugby Borough Council to insert an additional sentence, clarifying that any development arising from policies ED.5, ED.7, ED.8 or ED.9 will not exceed the 7 hectares allocated to windfall employment development in Table 6, Policy ED.1.
- 2.5 Rugby Borough Council was previously advised by the County Council to increase its housing windfall allowance as it only made provision for 19 dwellings a year. Your Officers accept the amended windfall allowance on previously developed land of 70 dwellings per year.

### **3. Re-deposit Plan: New Policies**

- 3.1 Policies S1 and S2 set out a hierarchy of urban development priorities that accords with the strategic locational steer provided in the Structure Plan. It gives greatest priority to previously developed land within Rugby urban area; then greenfield land within the urban area; followed by previously developed land and then greenfield at Long Lawford and Dunchurch and the final consideration would be for extensions to Rugby urban area.
- 3.2 The Plan still considers that there will be no need for large scale developments outside Rugby urban area, but has allocated reserve housing and employment sites that will only be released if there are insurmountable difficulties with developing allocated previously developed sites.
- 3.3 Eight Main Rural settlements have been identified for limited infill development and the remaining settlements will have to demonstrate a local need.
- 3.4 This is in line with the locational strategy in the Structure Plan.

### **4. Conclusion**

- 4.1 It is considered that the Rugby Borough Local Plan is in general conformity with the WASP provided that the amendment in paragraph 2.4 is made to the Economic Development policies.

4.2 The letter at **Appendix A** has been forwarded to Rugby Borough Council giving your Officers' view. Members are requested to endorse this view and recommend that the Borough Council be advised accordingly.

JOHN DEEGAN  
Director of Planning, Transport and Economic Strategy  
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11th May 2005

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Mr S Bambrick  
Rugby Borough Council  
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## Appendix A of Agenda No

**Department of Planning, Transport  
and Economic Strategy**

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Dear Mr Bambrick

### **RUGBY BOROUGH LOCAL PLAN REVIEW - RE-DEPOSIT PLAN**

Thank you for your letter dated 25<sup>th</sup> April 2005 and the enclosed copy of the Rugby Local Plan – Re-deposit Plan. In your letter you require us to provide a statement as to whether the Plan is in general conformity with the Warwickshire Structure Plan (1996-2011). This letter contains Officer views, which will be reported to the County Council's Cabinet on 26<sup>th</sup> May 2005 for Member endorsement. I will therefore write to you again after Cabinet.

The Re-deposit Plan is in general conformity with the Structure Plan.

However, the wording of the Economic Development policies still cause us concern. We appreciate that policy ED.5 has been removed and ED.8 has been suitably amended. It has been noted that any development arising from policies ED.4 (now ED.5), ED.7, ED.8 or ED.9 will not exceed the 7 hectares allocated to windfall employment development in Table 6, Policy ED.1. We would request that a sentence be included under the Economic Development policies to make this clear. The overprovision of 18 hectares in ED.1 in itself is not unacceptable to the County Council, but we do seek reassurance that the additional development permitted in the above policies will not exceed 7 hectares.

We recognize that you have increased the annual housing windfall figure and thereby addressed our concerns.

I hope this letter clarifies our position, but if you would like to discuss any of the above comments further please do not hesitate to contact me.

Yours sincerely

Suzanne Osborn  
Senior Planner