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Date: 27th June 2023

Our Ref: MM

Dear Sir/Madam,

Housing, Environment and Health Overview and Scrutiny Panel – 29th June 2023

I refer to Item 11 (Work Programme Suggestion Form) on the Agenda for the Housing, Environment and Health Overview and Scrutiny Panel scheduled for Thursday 29th June, 2023 and attach a briefing note for the panel to consider.

Yours faithfully,

Brent Davis

Chief Executive

To: All Members of the Housing
Environment and Health Overview and
Scrutiny Panel

Councillors K. Evans (Chair), E. Shiers (Vice-Chair),
B. Beetham, C. Cape, T. Cooper, S. Harbison, K.
Kondakor, B. Pandher and J. Singh.

Briefing Note for OSP – Housing Health & Environment OSP 29th June

OSP work request states: - Claims of oversight of the allocation of monies for environmental offsetting and mitigation included in planning applications 106 contributions.

OSP work request states: - Clear oversight of the operation of this offsetting system and to ensure that monies are reasonably spent, particularly for on-site mitigation. There is currently no visibility of this spend to members.

The S106 financial fees information including biodiversity went to the Business, Regeneration and Planning Overview & Scrutiny Panel on the 9th of March 2023 when the Panel wished to discuss: ‘the Effectiveness of the delivery of the Council’s Borough Plan for the yearly monitoring including Section 106 monies and biodiversity net gain delivery within and external to development sites.’ The biodiversity offsetting was looked at in detail by that Scrutiny Panel.

There are two documents that the Council are required to publish on an annual basis. The first document is titled the Annual Monitoring Report (AMR) (attached as appendix 1) this identifies the extent to which the policies set out in the Borough Plan are being achieved and the second document is the Infrastructure Funding Statement (IFS) (attached as appendix 2) which summarises all developer contributions relating to S106 planning obligations. This includes biodiversity offsetting. Both documents have been completed for the period between 1st April 2021 and 31st March 2022 and are published on the Council’s web site.

Infrastructure Funding Statement

Under regulation 121A of The Community Infrastructure Levy Regulations 2010 as amended by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a contribution receiving authority must publish by no later than 31st December in each calendar year an infrastructure funding statement. The latest document published by the Council covers the financial year 2021 to 2022. The IFS sets out a summary of all developer contributions relating to Section 106 planning obligations (S106 agreements) collected and managed within the Borough.

S106 agreements are legal agreements which can be attached to a planning permission to mitigate the impact of development and can either be provided on-site or off-site. Planning obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms. The Council’s requirements for planning obligations are set out in the Council’s adopted Borough Plan and Infrastructure Delivery Plan.

Table 1 in the IFS report provides the S106 legal agreements signed within the reporting year. Table 2 gives a breakdown of the non-monetary requirements signed within the reporting year and which includes but is not exclusive to affordable housing, open space, ecological land, land to be given to WCC Highways or on-site community hall provision. Table 3 shows the total amount of monies received within the financial

year separated into contribution use types, for instance healthcare provision, and table 4 shows the monies received but not yet spent. Table 5 demonstrates what the unspent monies have been allocated to; whilst table 6 shows what and where money received within the reporting year has been spent. Table 7 sets out monies that have been received during any year, but which were spent within the financial year and finally, table 8 sets out the monies that have been received during any year and which were retained between 1st April 2021 and 31st March 2022.

Biodiversity

When determining a planning application, the Council must deliberate on a broad spectrum of information including requirements set out by national and local legislation. Consideration must be given to the social, economic, and environmental impacts. The environmental impacts include but are not exclusive to the impact on biodiversity.

The Council's current Local Plan (adopted in June 2019) includes Policy NE3. One of the key principles of this Policy is to ensure that development conserves; enhances; restores and where appropriate creates biodiversity opportunities. The requirement for protecting and providing a no net loss and potential net gain for biodiversity is also entrenched in the Council's adopted Open Space and Green Infrastructure Supplementary Planning Document.

To assess biodiversity within a site, a Metric calculation is used when assessing a planning application. This provides qualitative and quantitative scoring for a site pre and post development.

In its simplest form, the Metric calculates the area and linear amount of existing biodiversity. The Metric then provides ways to measure the amount of creation, enhancement and mitigation of biodiversity that can be provided within the site. (For the creation of new biodiversity, this is calculated over a time frame as any new biodiversity increases in ecological richness and value over time.) The results from these two parts of the calculation are then used to provide a commensurate site habitat biodiversity value comparison to determine whether development will incur a loss or gain of biodiversity. This process is called a Biodiversity Impact Assessment.

There is an 'Ecological Mitigation Hierarchy' to sequentially demonstrate how an applicant should approach biodiversity:

- a) AVOID – Developers should seek to avoid impacts to the greatest degree possible in the first place.
- b) MITIGATE – Developers should seek to address the impacts within the development site itself to the greatest extent possible.
- c) COMPENSATE – Developers should as a last resort compensate elsewhere by creating replacement habitat.

The 'Greenspaces Planning Officer' in the Council's Parks Team, (currently assisted by WCC Officers due to workloads,) review submitted Biodiversity Impact Assessments and negotiate to ensure a plausible approach to achieving a no net loss and a gain position. As a last resort where biodiversity cannot be retained or mitigated within the site resulting in a net loss, Developers are required to compensate the loss

of biodiversity value by creating and sustaining for a minimum of 30 years habitats that have equivalent biodiversity value. This process is called biodiversity offsetting. Most Developers do this by making payments to a third party 'offset provider' to provide and manage the necessary habitat but occasionally will provide their own offsetting on alternative land within their ownership, which the Council insist must be within the Borough and as close as possible to the site.

In many cases, Developers opt to use the Council as their offset provider. Appendix 3 provides the data from the IFS and AMR purely for biodiversity offsetting; whereas appendix 4 provides information of the planning applications that have biodiversity requirements or land requirements for ecological enhancement written within their S106 legal agreements since 2017.

To date, NBBC Parks have provided offsetting through the proposed conversion of areas of 'amenity' grassland into wildflower meadows.' The payment provides for a 30-year maintenance plan as well as the initial costs for habitat creation. As most of these sites have now been allocated, the Council is starting to look at other habitats to utilise habitat creation and are currently looking at enhancements in ponds, rivers, streams, and wetland habitat.

In terms of ensuring biodiversity on site mitigation is provided by the Developer within a development site, where the land in question is being adopted by NBBC as open space the Parks Team monitor this at the same time as the sites are inspected to ensure that open space and playing space requirements are completed.

Just for information, the Council's current Policy is to provide no net loss of biodiversity, however, from November this year the Environment Act means that development must provide 10% biodiversity net gain.

OSP work request states: - At a previous OSP we were advised that this offsetting process was being handled by an officer although no specific details were forthcoming. In addition, although the answer given about scheduling in line with economies of scale and when the monies were due to expire made sense as a concept there were no specifics given.

When dealing with planning applications, the Planning Development Control case Officer liaises with the Agent/Developer for requests of S106 payments. For ecology and biodiversity, this is with the expertise and guidance by either the Parks Planning Officer or WCC Ecology Department. These requests are then tied into the S106 Legal Agreement.

A Monitoring Officer in Planning Development Control is responsible for collecting the payments, which are held by Finance for later use by the Council's Parks Team. The Parks Team will arrange for works to utilise the offset sums to provide wildlife habitats and habitat improvements that will deliver the required number of offset units and will arrange management and maintenance works to then sustain these habitats for a minimum of a 30-year period.

Staff capacity issues had previously delayed the utilisation of such sums in the Parks Team, but utilisation of some of the sums began in Spring 2023 and expenditure on such works can now be anticipated happening each year for several years ahead.

The Parks Team will be working to ensure all sums are used within the time frames for use set out within the relevant 106 agreements and expenditure will be largely prioritised based on the dates of receipt and remaining time for utilisation of the sums.

OSP work request states: - Members queries on specific issues in small scale developments on Windmill Nature Reserve (Owl Housing) received no reply as to what money had been collected, when and where it would be spent. (Although this is understandable on a major build, there seems to be no justification on minor builds, particularly when specific mitigation has been put in place.)

The planning application for Mancetter Road Nuneaton was approved at Outline in 2016 under reference number 033280. The description was for residential development for up to 40 dwellings and associated areas of open space and landscaping (outline to include access).

In terms of ecology and biodiversity, this application was atypical as there was an area of modified acid grassland (which is a UK habitat priority) above the underground tanks needing to be demolished and a buffer was required to lessen the impact to the Windmill Hill Nature Reserve (WHCNA) and to the Great Crested Newts (GCN) which were present within the Nature Reserve. The development site was also a potential Local Wildlife Site which also had to be considered against the wider gains of the development.

It was acknowledged at the time that the GCN population within the Reserve were struggling so the development needed to be sympathetic in order not to exacerbate their decline. Due to the presence of the GCN, a Natural England licence was also required by the Developer to work on the site and the Council had to ensure that this could be obtained when considering the outcome for the site.

Various mitigation methods were agreed either via conditions or via the Legal Agreement (the specific parts of the Legal Agreement are provided in appendix 5) to address: biodiversity/ecology; to protect WHCNA; GCN and other wildlife priorities. The scheme required on and off-site mitigation both at WHCNA and at a local farm and included:

- To minimise disturbance to the GCN and to the WHCNA, the site area immediately adjacent to the reserve (totalling 0.53 hectares) would be retained and enhanced for wildlife.
- The SUDS were to be provided in the wildlife area and include the use of swales to promote wildlife use for species such as GCN and Grass snakes.
- The proposal also included both on and off-site provision of grassland, basking banks, compost heaps, hibernacula's and refugia to provide areas for GCN, reptiles and invertebrates.
- It was proposed that the mitigation would include improvement of hedgerows both on and off site as a green corridor for all wildlife but intentionally to give the GCN's an opportunity to extend their area.

- The proposal also included new fencing and two new ponds off site to enhance the biodiversity for GCN and other wildlife.
- The acid grassland turf from the top of the reservoir to be demolished was to be relayed within WHCNA.
- Provision of bird and bat boxes and bricks.
- Specialist lighting and lighting plans to ensure no increased light to the WHCNA.
- Construction Environmental Management Plan.
- Biodiversity Monitoring Strategy.
- Ecological Design Strategy.
- Ecological clearance conditions.
- Mitigation risk to controlled waters.
- Tree and hedgerow protection scheme.
- Ecological watching brief for habitat creation.
- Natural grassland seeding.

Ecology and Biodiversity for the Mancetter Road development site.

It was agreed that offsite mitigation and commuted sums of £22,222.95 (index linked) was required for ecology and to enhance biodiversity and protected species in the area. The Council's Parks Team at the time were reconciled to the need for some loss of biodiversity due to the gains for protected species and some benefits to WHCNA.

Biodiversity loss had to be closely considered on the site but be balanced against the likely excessive building costs for demolition and removal of the significant concrete reservoir; likely contamination issues; archaeological investigation; ecological costs to deal with protected species during development such as capturing the GCN and other reptiles and enhancement of land for ecology. The S106 contribution was therefore described as for ecological work rather than biodiversity gain.

The money for the ecology offsetting for the Mancetter Road planning application was received by the Council within the financial year between 1st April 2019 and 31st March 2020 for £25,612.00. The payment is held by Finance until it will be utilised by the Parks Team to undertake the work required. The Parks Team have confirmed that they have not yet spent the offsite ecology/biodiversity sum linked to WHCNA.

Borough Plan

1st April 2021 – 31st March 2022
Authority Monitoring Report



CONTENTS

1.	INTRODUCTION	4
2.	STRATEGIC PLANNING MATTERS.....	5
	Local Development Scheme.....	5
2.1	Nuneaton and Bedworth Borough Plan	5
2.3	Gypsy and Traveller Site Allocations Development Plan Document (DPD)	6
2.4	Supplementary Planning Documents.....	6
2.9	Neighbourhood plans	6
2.11	Duty to Co-operate	7
3.	EMPLOYMENT LAND	8
3.2	Employment land summary.....	8
3.4	Employment land completed during the Plan period 1 st April 2011 to 31 st March 2022	8
3.6	Floor space losses and gains.....	9
3.11	Employment land completed during monitoring period 1 st April 2020 to 31 st March 2022.....	11
3.13	Employment land available with planning permission	13
3.15	Employment land targets	14
3.17	Employment trajectory	14
4.	HOUSING.....	16
4.3	Completions	16
4.6	Permitted development - change of use to residential (prior approval)	16
4.11	Summary of the housing completions per year April 2011 to March 2022	17
4.13	Completions by ward and settlement.....	18
4.16	Housing mix.....	20
4.19	Land supply	21
4.22	Affordable housing	22
4.28	Density of housing development.....	24
4.31	Housing development on previously developed land	25
4.33	Self-build and custom house build register	26
4.35	Housing trajectory 2011 to 2031	26
4.42	C2 Housing.....	27
4.45	Gypsy and Traveller pitches.....	29
5.	RETAIL, LEISURE, AND TOWN CENTRE DEVELOPMENTS	30
6.	PLANNING APPEALS SUMMARY	31
	APPENDIX 1: MONITORING INDICATORS.....	32
	APPENDIX 2: PLANNING USE CLASS DEFINITIONS	54
	APPENDIX 3: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31 ST MARCH 2022 (SITES >0.2 HECTARES WHEN ROUNDED).....	56
	APPENDIX 4: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1 ST APRIL 2020 AND 31 ST MARCH 2022	58

APPENDIX 5: EMPLOYMENT LAND COMMITMENTS..... 62

APPENDIX 6: HOUSING COMPLETIONS FOR THE 2020/21 MONITORING
PERIOD 65

APPENDIX 7: COMMERCIAL FLOOR SPACE TABLES..... 95

GLOSSARY 105

ACRONYMS 107

1. INTRODUCTION

- 1.1 The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the eighteenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
- 1.2 This AMR covers the period 1st April 2021 to 31st March 2022. The content of the report is broadly consistent with that from previous years to allow easy comparison and to ensure that monitoring remains relevant and in accordance with the requirements of the Localism Act and national planning guidance. However, as the Nuneaton and Bedworth Borough Plan was adopted on 11th June 2019, a key focus of this AMR is to ensure that:
- progress of the aspirations of the adopted Borough Plan are monitored and reported effectively; and
 - it examines the extent to which policies are being achieved using updated monitoring indicators.
- 1.3 The report provides an assessment of the most significant changes experienced within the borough, during the defined monitoring period. It is not intended to be an exhaustive study of all developments that have taken place.

2. STRATEGIC PLANNING MATTERS

Local Development Scheme

- 2.1 There were two Local Development Schemes (LDS) in effect for 2021/22. The first was adopted in October 2020 and this was superseded by the LDS adopted in December 2021.

The LDS has two main functions:

- i. to identify the current planning policy documents that are being applied in Nuneaton and Bedworth; and
- ii. to provide a three-year project plan that outlines the key planning policy documents that are to be produced over that period.

The documents referenced in the LDS will be reviewed on an annual basis through the AMR.

Nuneaton and Bedworth Borough Plan

- 2.2 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy, and core policies for the borough. The plan includes monitoring indicators and these along with the monitoring results are provided in Appendix 1. The Plan covers the period 2011 – 2031 and the review of the Plan is underway Table 1 below sets out the current timetable for the review of the Borough Plan and although the Issues and Options consultation is outside of the period covered by this AMR it is reported in Table 1 below.

Table 1: Borough Plan Timetable (October 2021 LDS)

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement/ scoping	June 2019 – May 2021	No	Complete
Issues and Options Consultation	May 2021	Yes	Complete
Consultation on Preferred Options	June 2022	Yes	Complete
Publication (Regulation 19) consultation	October 2022	Yes	In development
Submit to Secretary of State	Feb 2023	No	
Examination in Public	July 2023 – September 2023	Yes	
Receipt of Inspector's Report	Jan 2024	No	
Adoption	Feb 2024	No	

- 2.3 At the time of writing the Council is proposing to take a report to Cabinet in November 2022 to amend the LDS timescales, with the Publication consultation scheduled for April 2023.

Gypsy and Traveller Site Allocations Development Plan Document (DPD)

- 2.4 The Borough Plan includes Policy H3 – Gypsies and Travellers. The policy sets out an overall pitch requirement for at least 39 residential pitches and 5 transit pitches for the period up to 2031/32. To help meet that provision, the Council is preparing a Gypsy and Traveller Site Allocations DPD. The document will set out where the pitches will be located. Table 2 outlines the timetable in the LDS from October 2021 for the progression of this DPD. An Issues and Options version of the DPD was consulted upon between 11th June 2021 and 6th August 2021 and the Publication version was consulted upon between 28th January 2022 and 25th March 2022.

Table 2: Gypsy and Traveller Site Allocations Timetable (October 2021 LDS)

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2014	No	Complete
Initial Consultation	October – December 2015	Yes	Complete
Consultation on Issues and Options	May 2021	Yes	Complete
Consultation on Publication version	Jan 2022	Yes	Complete
Submit to Secretary of State	July 2022	Yes	Complete
Examination	July 2022 – Dec 2022	Yes	
Receipt of Inspector's Report	Jan 2023	No	

Supplementary Planning Documents

- 2.5 The Council is also preparing a number of SPDs that provide more detailed advice and guidance in relation to the implementation and interpretation of planning policies set out in the Borough Plan / DPDs. SPDs are not subject to examination but are subject to public consultation. The following SPD's have either been adopted in the last monitoring year or are in progress:

- Health Impact Assessment SPD adopted 2021
- Open Space and Green Infrastructure adopted 2021
- Transport Demand Management Matters SPD adopted 2022
- Conservation Area Appraisals and Management Plans SPD adopted 2022
- Heritage SPD – in progress
- Arbury Design Code SPD - in progress adopted 2022

Neighbourhood plans

- 2.6 There are currently no adopted Neighbourhood Plans in place in the borough. Several community groups initially identified an interest in developing a Neighbourhood Plan, however at present there are no formally designated Neighbourhood Planning Areas or Neighbourhood Forums.

Duty to Co-operate

- 2.7 The Council produced a Duty to Cooperate Statement (examination document reference OTH/01) to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031¹.
- 2.8 On 14th July 2021, the leading party brought a motion to full council to inform all Warwickshire district and borough councils of Nuneaton and Bedworth Borough Council's intention to step away from the current memorandum of understanding on housing provision under the duty to cooperate, with a view to negotiating a different arrangement between the partners.
- 2.9 During the monitoring year, the Council has continued to work with the wider sub-region on a range of strategic planning matters. The Council is continuing to work with other local authorities through the Coventry and Warwickshire Planning Officers Group, Coventry & Warwickshire Joint Committee for Economic Growth and Prosperity, Cross Border Delivery Partnership (with North Warwickshire and Hinckley and Bosworth Borough Councils), Coventry and Warwickshire Joint Monitoring Group and the A5 Transport Group.
- 2.10 The Council continues to work with service delivery partners to inform work on the Infrastructure Delivery Plan (IDP) to ensure that the infrastructure required to support new development is identified and planned for.

¹ https://www.nuneatonandbedworth.gov.uk/downloads/21050/examination_documents

3. EMPLOYMENT LAND

3.1 This chapter provides an overview of employment land development in the borough, and the progress being made towards delivering the Council’s corporate objectives for employment land. Based on evidence gathered to inform the Borough Plan, the borough can accommodate 107.8ha of employment land during the Plan period. Table 3 details the target for employment land that is identified in Policy DS6 of the adopted Borough Plan.

Table 3: 20 Year Plan Period and Employment Land Target

Start of plan period	End of plan period	Total employment land requirement
01/04/2011	31/03/2031	107.8 hectares

Employment land summary

3.2 Employment activity is reported in the AMR, where it falls within use classes² B1(a-c) now incorporated into Use Class E), B2 or B8 (see [Appendix 2](#) for descriptions) and meets a threshold of 0.2 hectares in size. Gains, losses and change of use of employment land are all monitored. An employment site is monitored through the planning process from either the point it is allocated, or once it has been granted outline planning permission.

Employment land completed during the Plan period 1st April 2011 to 31st March 2022

3.3 Figure 1 overleaf, shows the net employment activity across the borough throughout the duration of the Plan period. [Appendix 3](#) provides more detail of the distribution of employment land available, completed, and losses throughout the borough as of 31st March 2022.

3.4 Table 4 then provides a summary of the status of employment land monitoring. There has been 23.1 ha gross of employment land completed during 2021/22 and there was an additional 26.3 ha of employment land under construction as of April 2022.

² Use classes were amended in August and therefore part way through this monitoring period. For instance A1, A2, A3 and B1 use classes becoming a new class E (commercial, business and service). Further information is available at https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Figure 1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2022

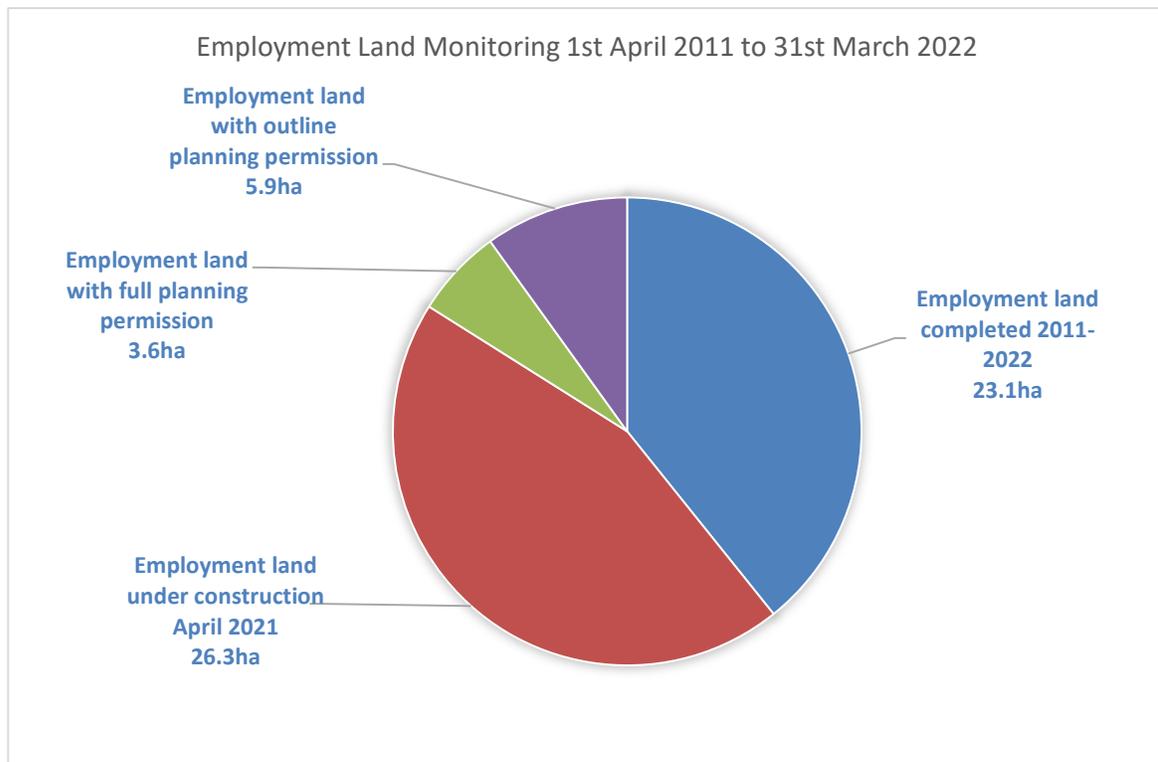


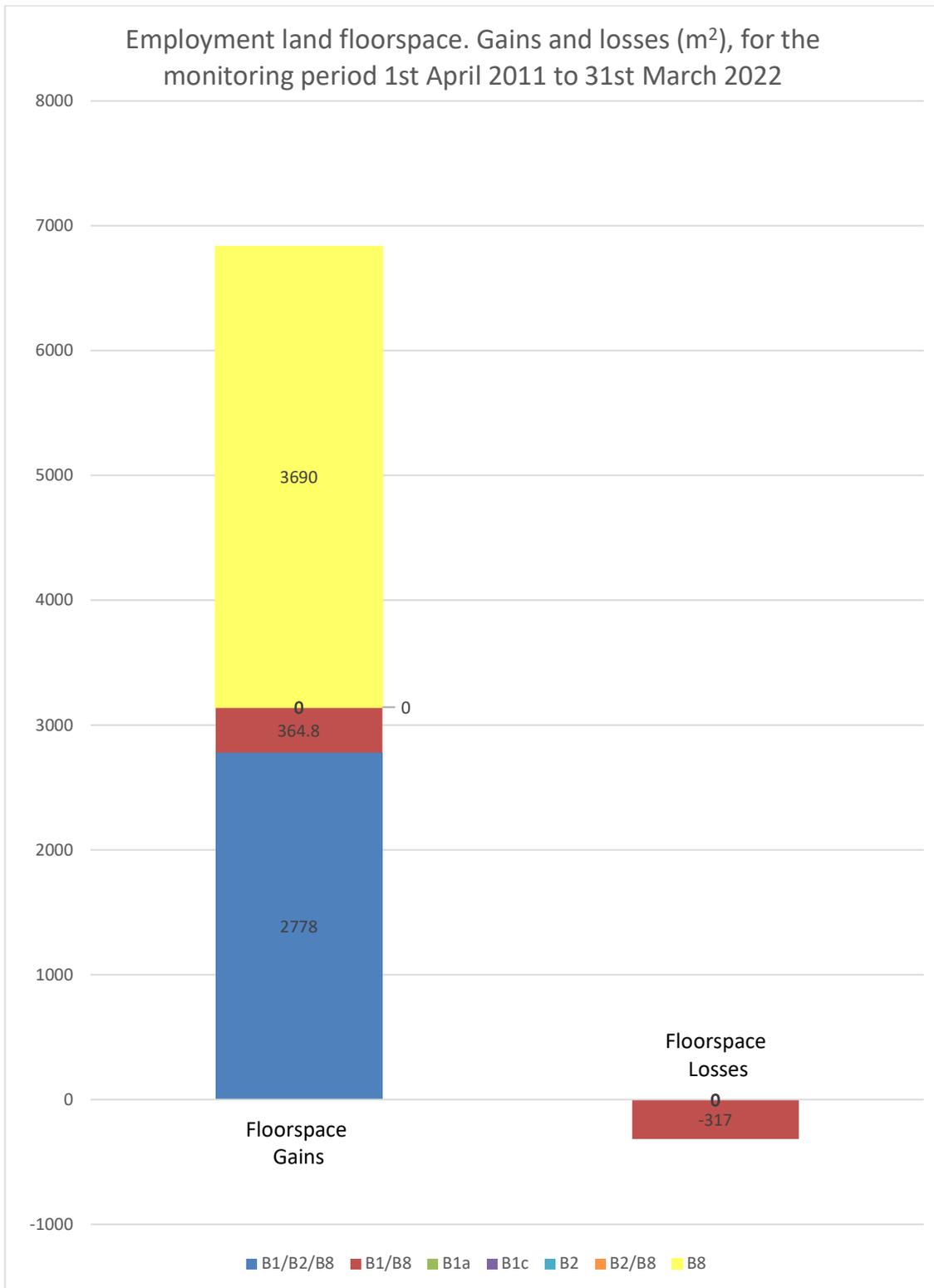
Table 4: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2022

Status	Area
Net total of employment land developed since 1 st April 2011	23.1 ha
Employment Land Under Construction	26.3 ha
Area of land with Planning Permission	9.5 ha

Floor space losses and gains

3.5 During the ten years, there has been 102,234m² of extra floor space which falls within the use classes B1 (now incorporated into Use Class E), B2 or B8, compared to a loss of 21,165m², giving a net gain over the monitoring period of 81,069m². Figure 2 highlights the floor space gains and losses by Use Class.

Figure 2: Employment Land Floorspace – Gains and losses



- 3.6 Permitted Development rights (as detailed in Paragraph 4.5 of this report) which allow office floor space (Use Class B1a) (now part of Use Class E) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space. The 2014/15 AMR reported no losses in B1a, compared to a loss of 1074m² in 2015/16, 925m² in 2016/17 and 1420m² in 2017/18. The initial influx of applications and the proceeding completions has declined, with only 100.4m² loss of B1a to C3 in 2018/19, none in 2019/20 and 478m² in 2020/21. No losses have been recorded for 2021/22.
- 3.7 The AMR only reports employment land where it is greater than 0.2ha. However, with the introduction of permitted development from B1a to C3 use, there was a noticeable increase in applications for Change of Use (COU) from B1a to C3, many of which are below the threshold of 0.2ha. Although the number of applications and completions have declined, this COU will continue to be monitored.
- 3.8 The trend of employment development within the B1/B2/B8 Use Class continues to dominate. This may be a reflection that developers are looking to maximise take up options by offering a wider choice of employment opportunities. This should also minimise the number of Change of Use Class applications.

Employment land completed during monitoring period 1st April 2021 to 31st March 2022

- 3.9 During the monitoring period 1st April 2021 to 31st March 2022, 1.2 hectares of employment land was completed. The net loss of 0.33 hectares was subtracted from this resulting in a net gain figure of 0.87 ha of employment land and 6,832.8 m² of floor space was recorded as complete. See [Appendix 4](#) for more detail. Figure 3 shows the net completions in hectares for each monitoring year of the plan period and Figure 4 shows the cumulative completions of employment land throughout the plan period to date..

Figure 3: Net area (ha) of employment land completed for each monitoring year.

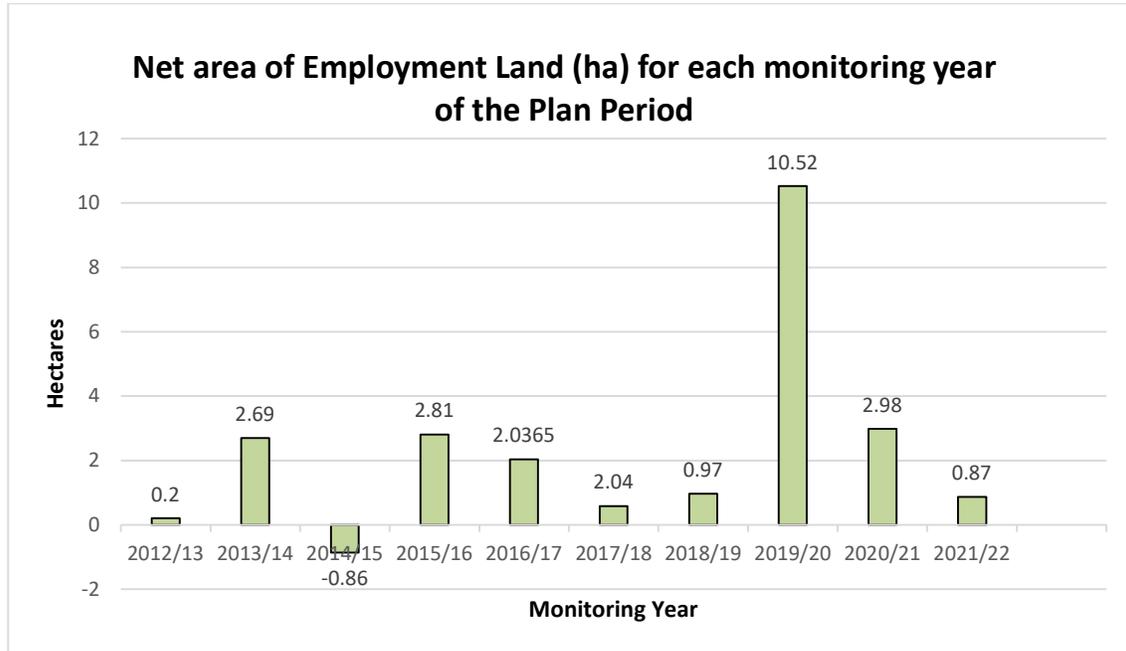
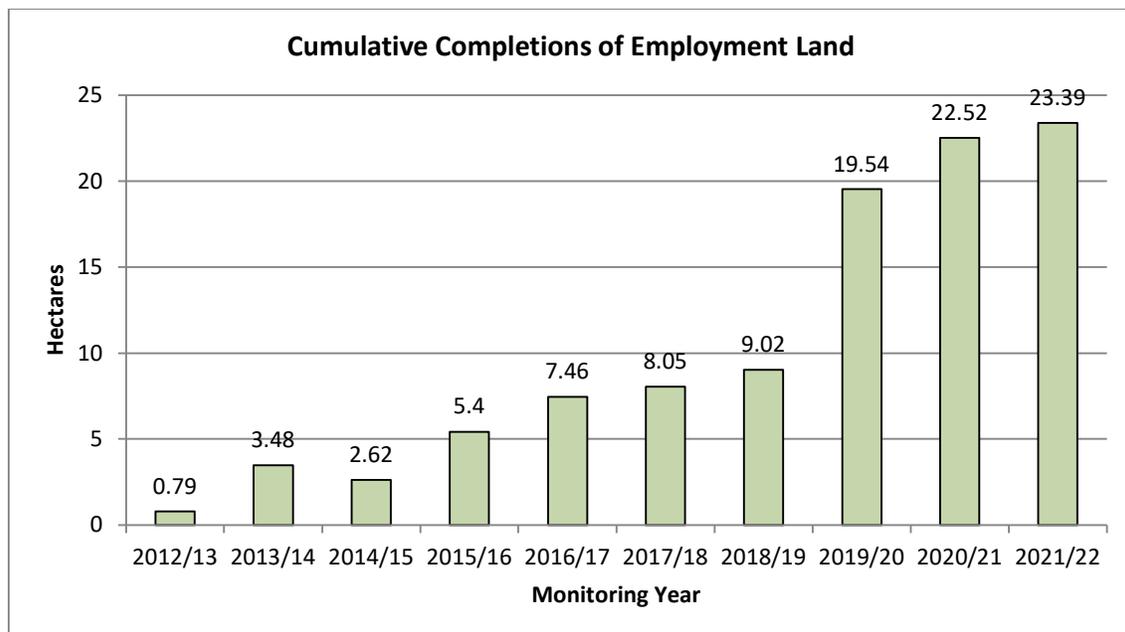


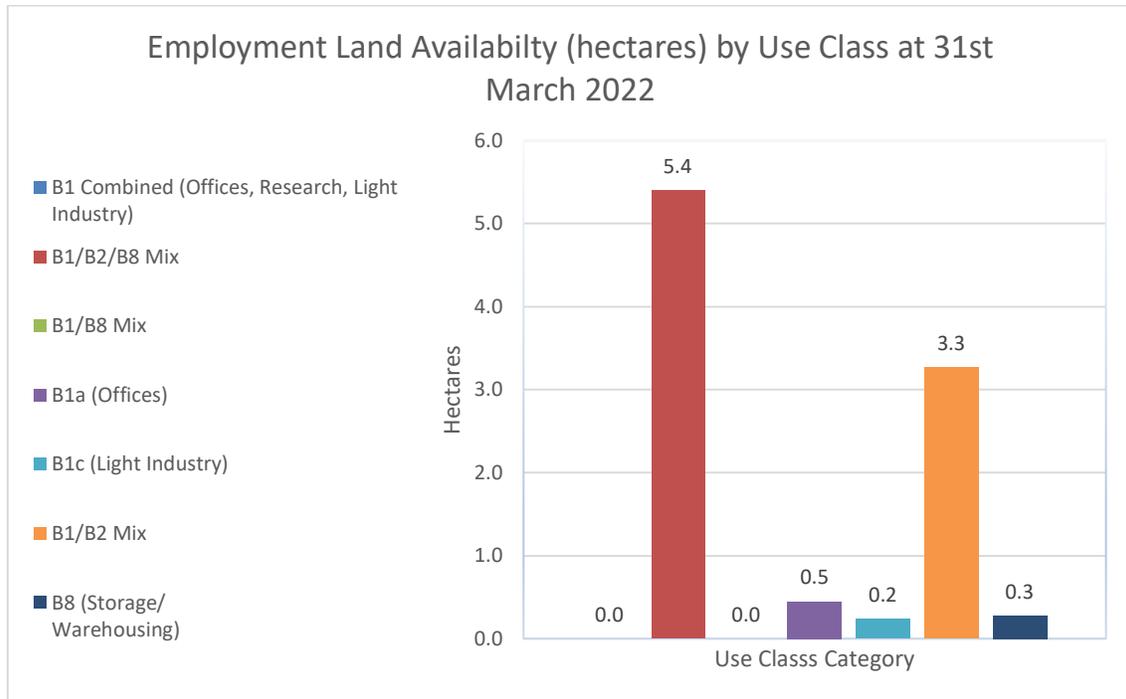
Figure 4: Cumulative completions between 2012 and 2021/22.



Employment land available with planning permission

3.10 There was 9.6 ha of land (sites of over 0.2 hectares) which had planning permission for employment use at the end of the monitoring period. This is land that has been granted either outline or full planning permission, but development is yet to start. Figure 5, shows the split of these permissions by Use Class, further detail on how the permissions are distributed across the borough can be seen in [Appendix 5](#).

Figure 5: Employment land availability in hectares by Use Class as of 31st March 2022



3.11 Uses classes are split between the permitted sites, with 31.4ha allocated for B1/B2/B8, 0.5ha for B1a, 0.2ha for B1c, 1.2ha for B1/B2, and 0.5ha for B8.

Employment land targets

3.12 Table 5 below provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8 ha target by 2031.

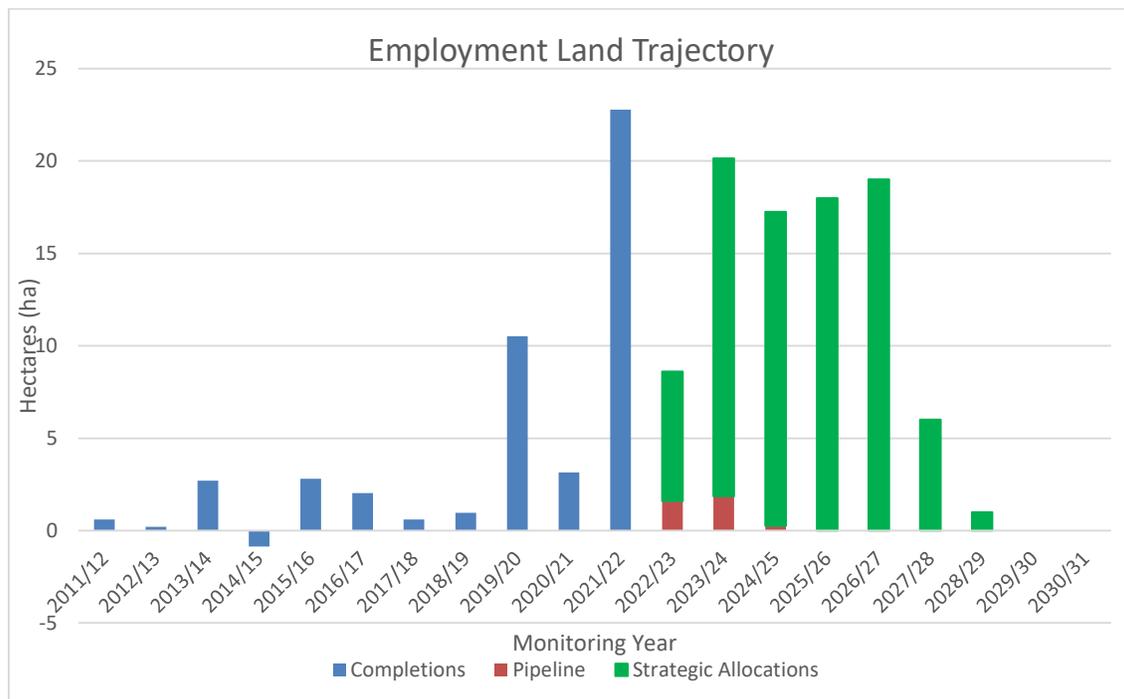
Table 5 Employment Land Target and Completions

Target and completions	Area
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	107.8 hectares
Net employment land completed by 31 st March 2020	23.1 hectares
Employment land still needed to deliver the hectares of employment land	85.1 hectares
Average annual employment land completions needed for the rest of the plan period (10 years), to achieve the 107.8 ha target by 2031	8.51 hectares

Employment trajectory

3.13 The trajectory shows the projected timeline for the delivery of employment land across the plan period.

Figure 6: Employment Land Trajectory, updated for 2021/22



- 3.14 Policy DS4 of the adopted Borough Plan states that at least 107.8ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031. The updated employment land trajectory indicates that around 110.7 ha of employment land is available between 2011 and 2031. Table 6 details how the 110.7 ha has been calculated.

Table 6: Updated Employment Land supply for the plan period

Supply	Area Ha
Actual completions between 2011/12 and 2020/22	22.80
Pipeline	1.6
Strategic Allocations	86.30
Total Supply	110.7

4. HOUSING

- 4.1 This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Council’s strategic housing target. As noted in paragraphs 6.17 to 6.25 of the Borough Plan, Coventry City Council were unable to meet the objectively assessed need for housing within their boundaries. In line with the Duty to Co-operate, each council in the Housing Market Area (HMA) was therefore required to co-operate to establish a revised distribution of housing to meet the identified need.
- 4.2 A Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and committed NBBC to plan for the delivery of a total of 14,060 dwellings to align with the Plan period. The target of 14,060 dwellings is equivalent to a build rate of 703 completions a year over the 20-year plan period 2011 to 2031. The stepped trajectory for housing delivery over the plan period is provided in Section 4.11.

Table 7: Plan period and housing target

Start of plan period	End of plan period	Total housing requirement
01/04/2011	31/03/2031	14,060

Completions

- 4.3 Between 1st April 2011 and 31st March 2022, 5,052 dwellings (net) have been completed. A further 9,008 dwellings need to be built in the borough over the next 10 years in order to achieve the housing target of 14,060 dwellings.
- 4.4 The net number of dwellings completed in the borough during 2021/22 was 809. This represents an increase on previous year but slightly below the 812 dwellings set out in the housing trajectory, with potential delivery completions likely to have been impacted by the Covid-19 pandemic. [Appendix 6](#) provides detail on all the completions for the monitoring year 2021/22. It is anticipated that with further planning applications being approved for the strategic sites, there could be an increase in completions during 2022/23 and beyond.

Permitted development - change of use to residential (prior approval)

- 4.5 Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a full planning application. Some permitted development rights are subject to a ‘prior notification/prior approval’ process where certain information is required for the Council to determine the potential impacts, based on certain considerations.
- 4.6 Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. In some circumstances, permitted development rights allow changes of use from offices, light industry, storage uses or

agricultural buildings to residential use. To date, the most prevalent changes of use to residential uses under a prior notification/prior approval process have been from office uses, followed by agricultural conversion.

- 4.7 The AMR will monitor the contribution that permitted development rights have on the provision of new housing throughout the borough. Table 8 outlines the current position regarding permitted developments.

Table 8: The number of dwellings granted permitted development rights for each monitoring year

Monitoring Year	Number of dwellings granted prior approval
2014/15	30
2015/16	34
2016/17	25
2017/18	18*
2018/19	6
2019/20	5
2020/21	21
2021/2022	5

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)

- 4.8 At the time of onsite monitoring, there were 5 dwellings in the pipeline with prior approval.

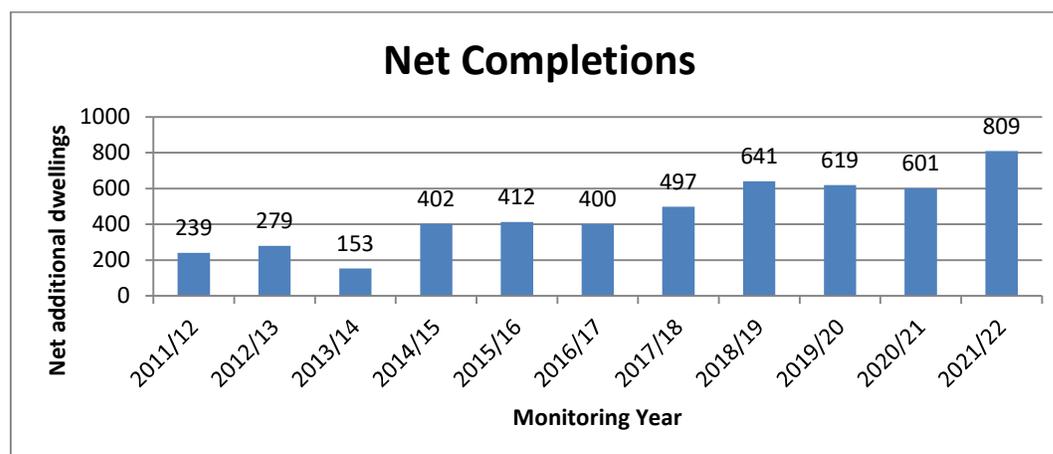
Summary of the housing completions per year April 2011 to March 2022

- 4.9 Table 9 shows the gross and net additional dwellings that have been completed within the borough since 1st April 2011. The net completions are also set out in Figure 7. The losses are made up of dwellings lost through demolitions, changes of use and conversions.

Table 9: Gross and net completions per year 2011 – 2022 (includes prior approvals)

Year	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22
Gross Completions	278	291	171	411	404	394	440	645	624	601	825
Permitted Development Completions	0	0	0	0	22	16	63	2	1	13	13
Losses	39	12	18	9	14	10	6	6	6	13	29
Net Completions	239	279	153	402	412	400	497	641	619	601	809

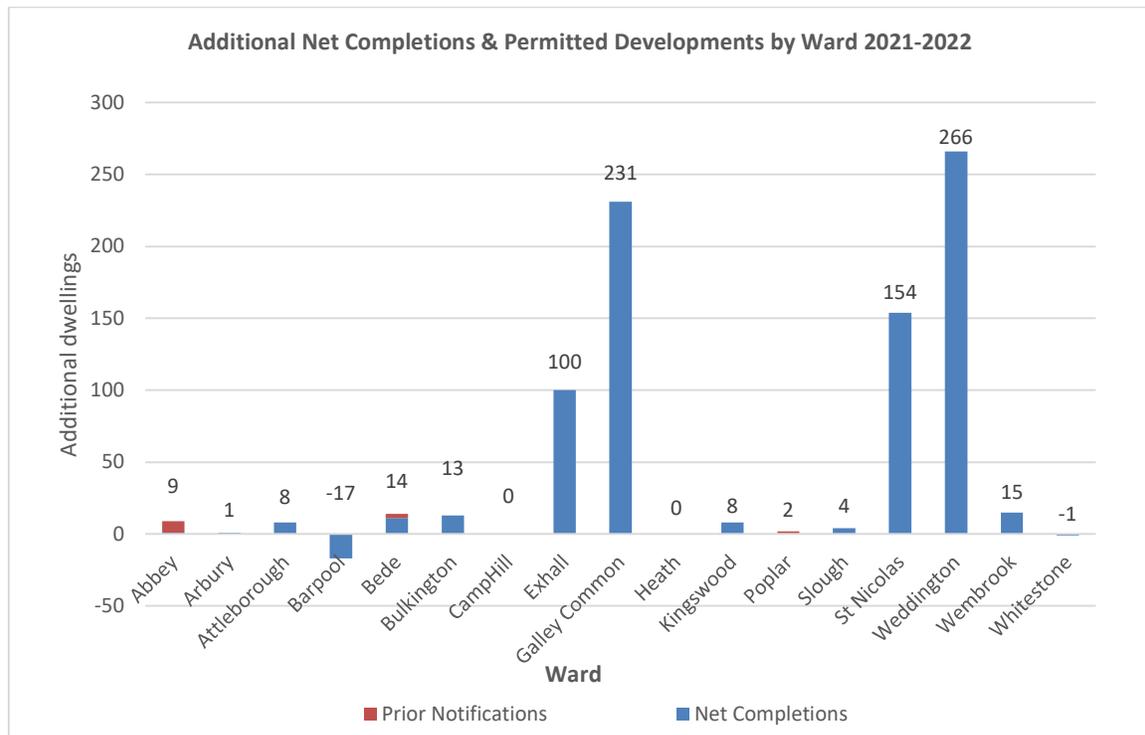
Figure: 7: Net additional annual dwelling completions per year 2011 – 2022 (includes prior approvals)



Completions by ward and settlement

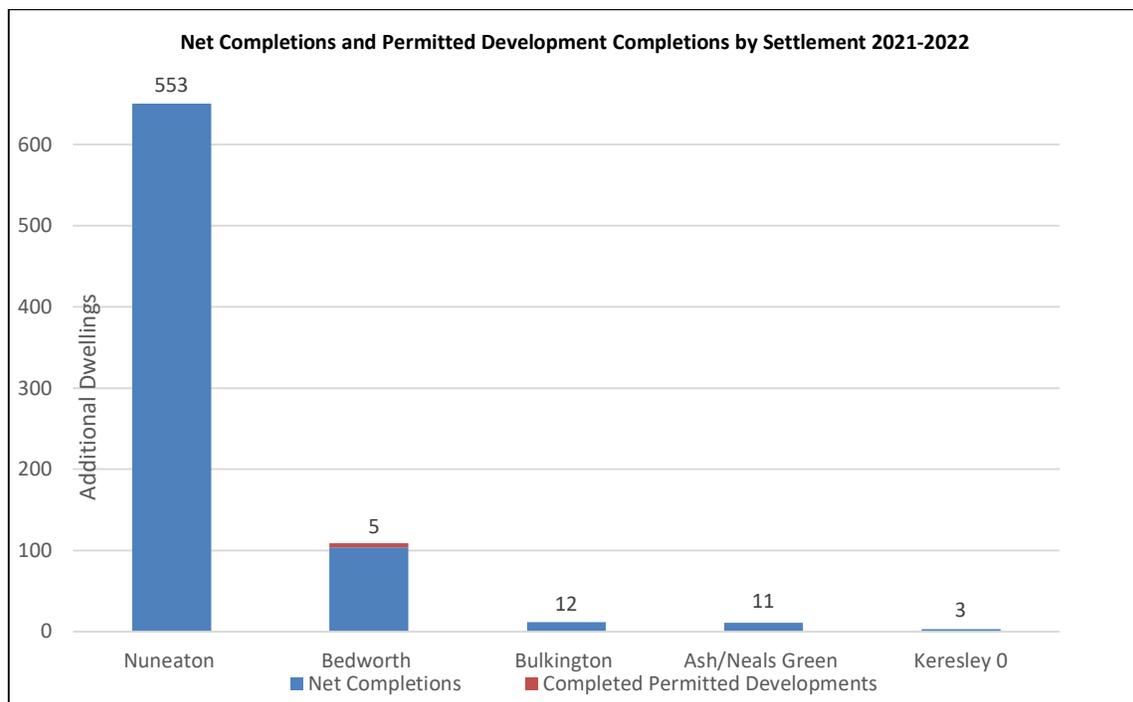
4.10 The following graphs provide an indication of how the 809 net completions are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2021/22 monitoring year. Figure 8 shows completions by ward. Weddington Ward had the most completions at 266 dwellings, which is 33% of all net completions throughout the borough. This is because the Persimmon Homes and Redrow Homes developments are progressing and continuing to deliver completions. Galley Common Ward, also in the north of the borough, has seen a rise in completions and had 231 completions, 28% of the total. Again, this is because several housing developers, including Countryside, Taylor Wimpey are progressing sites and delivering significant completions. The contribution of permitted development to the overall completions has remains at 13 during 2021/22, with 8 delivered in Abbey, 3 in Bede and 2 in Poplar wards, respectively.

Figure 8: Net completions by ward from 1st April 2021 to 31st March 2022



4.11 Figure 9 below shows the net completions and permitted development completions by settlement. Most of the completions have been in Nuneaton, with a total of 535 net completions (91%) and 13 permitted development completion being counted.

Figure 9 Net Completions by settlement from 1st April 2021 to 31st March 2022



Housing mix

4.12 Table 10 sets out the completions across the borough by dwelling type and bedroom size (it does not include permitted developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses (41.6%), 4 bed houses (25.3%), followed by 2 bed houses (21.51%).

Table 10: Gross completions by dwelling type & bedroom size from 1st April 2021 to 31st March 2022

Dwelling Type	Number of bedrooms											
	1		2		3		4		5		6	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
House	19	2.3	177	21.5	343	41.6	209	25.3	12	1.5	0	
Bungalow	0	0.0	0	0.0	1	0.1	0	0	0	0	0	
Flats	58	7.0	6	0.7	0	0.0	0	0	0	0	0	

4.13 The dwelling type and bedroom size of the permitted development completions are detailed in Table 11 below. The majority delivered 1-bedroom flats.

Table 11: Permitted development completions by dwelling type and bedroom size from 1st April 2021 to 31st March 2022

Dwelling Type	Number of bedrooms				
	1	2	3	4	5
House	0	0	0	0	0
Bungalow	0	0	0	0	0
Flats	9	4	0	0	0

Land supply

- 4.14 Available housing in the pipeline can be determined by the number of sites which have full planning permission (including sites which are under construction), outline planning permission or permitted development rights. Table 12 and Table 13 below show how these planning permissions are spread across the borough.

Table 12: Gross number of dwellings in the pipeline by settlement, as of 31st March 2022

Extant Planning Permission	Settlement					Totals
	Nuneaton	Bedworth	Bulkington	Ash/Neals Green	Keresley	
Full	2776	742	251	88	5	3862
Outline	1635	194	43	0	0	1872
Prior notification	2	3	4	0	0	9
TOTAL	4413	939	298	88	5	5743

Table 13: Gross number of dwellings in the pipeline by ward, as of 31st March 2022

Extant Planning Permission	Ward																Totals	
	Abbey	Arbury	Attleborough	Barpool	Bede	Bulkington	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar	Slough	St Nicolas	Weddington	Wembrook		Whitstone
Full	232	26	19	38	29	203	149	258	190	37	7	322	188	208	871	47	989	3813
Outline	2	1	575	0	0	43	2	5	9	0	0	0	189	195	850	0	1	1872
Prior notification	0	0	0	2	1	4	0	2	0	0	0	0	0	0	0	0	0	9
TOTAL	234	27	594	40	30	246	151	265	199	37	7	322	377	403	1721	47	990	5694

- 4.15 Across the borough, 3,813 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that the majority of the 1,872 dwellings with outline planning permission will progress to the reserved matters stage in the coming monitoring years.

Affordable housing

- 4.16 As part of measures to create mixed, balanced communities, the NPPF requires the Council to secure affordable housing on new developments. Policy H2 of the adopted Borough Plan seeks 25% affordable housing where residential development proposals consist of 15 dwellings or more, or for two units where residential development proposals consist of 11 to 14 dwellings, irrespective of any demolitions.
- 4.17 Table 14 details the sites which have been wholly completed for this monitoring period which have an affordable housing component. Four sites have completed which have an affordable housing component. Two sites delivered 100% affordable housing and two sites achieved the target of 25% affordable housing.

Table 14: Sites which have been 100% completed during 2021/22 and have a percentage of affordable housing

Planning Application	Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to 31 st March 2022	Affh Rented Comps this year	Total capacity shared ownership p/ low cost for the site	Total shared ownership p/ low cost to 31 st March 2022	Affh Shared ownership p/low cost comps this year	Total no. of affordable dwellings on completed sites	% Affordable housing
034360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	120	30	30	0	10	10	4	30	25%
034361	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	35	7	7	0	2	2	0	9	25%
036338	Site 63C002 - land between 10 and 12", Roxburgh Road, Nuneaton	8	8	8	0	0	0	8	0	100%
036306	"Site 73B005 - land opp 87-81 Raveloe Drive", Raveloe Drive, Nuneaton (NBBC)	8	8	8	0	0	0	8	0	100%

- 4.18 Table 15 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 6](#) for further detail. The completions have been divided by tenure type (affordable or market housing), total completions (gross), and as a percentage. During the monitoring year 2021/22, 20.5% (124 dwellings) of all the housing completions were affordable housing, i.e., 'affordable rented' plus 'affordable shared ownership / low cost' housing. This represents a drop from the 24% seen for 2020/2021. However, over the last five years there has generally been an increasing trend in delivery of affordable houses. This is attributed to the larger housing sites continuing to deliver significant completions and the Borough Plan requirement that 25% of the housing is affordable.

Table 15: Gross number of dwellings delivered by tenure type 2021/22

Tenure Type	Number of completions	% of Total
Affordable Rented	116	14%
Affordable Shared Ownership/Low Cost	59	7%
Market Housing	650	79%
TOTAL	825	100

- 4.19 There are a further 1,253 affordable housing units in the pipeline, with either full or outline planning permission. Of these, 885 are anticipated to be affordable rent and 368 as shared ownership/low cost.

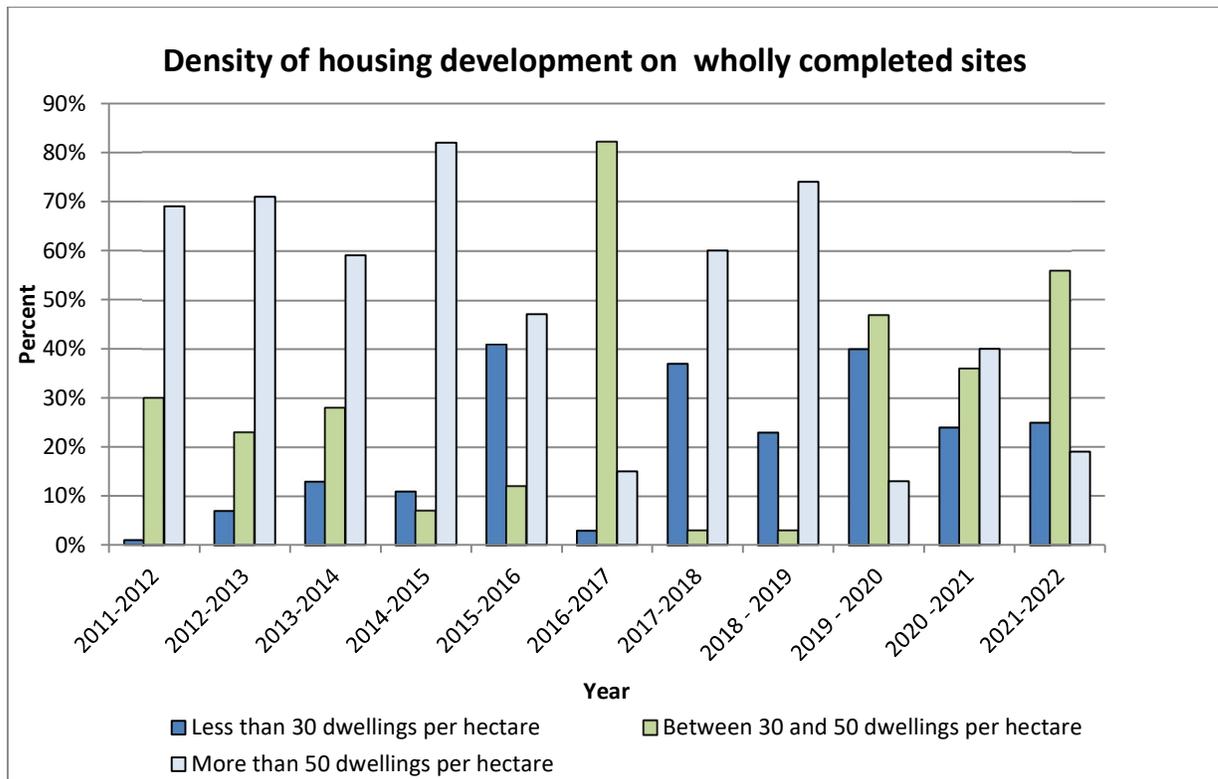
Density of housing development

- 4.20 There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the housing density which is being achieved by housing developments throughout the borough, net housing densities will continue to be monitored. Table 16 and Figure 10 show respectively in table form and graphically, the density of dwellings on sites that are 100% complete.
- 4.21 Dwellings built on sites which were wholly completed in 2021/22 have been at lower densities than preceding years. Several completions of family housing on greenfield edge of settlement sites have delivered some lower densities, but a significant number of completions on brownfield sites in urban areas, and more flat developments, have delivered an increase in higher densities. It is anticipated that the further build-out of the strategic allocations in future years should deliver lower densities in future but continued redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

Table 16: Density of housing development on completed sites over the plan period

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2011-2012	1%	30%	69%
2012-2013	7%	23%	70%
2013-2014	13%	28%	59%
2014-2015	11%	7%	82%
2015-2016	41%	12%	47%
2016-2017	3%	82%	15%
2017-2018	37%	3%	60%
2018-2019	23%	3%	74%
2019-2020	40%	47%	132%
2020-2021	24%	36%	40%
2021-2022	25%	56%	19%

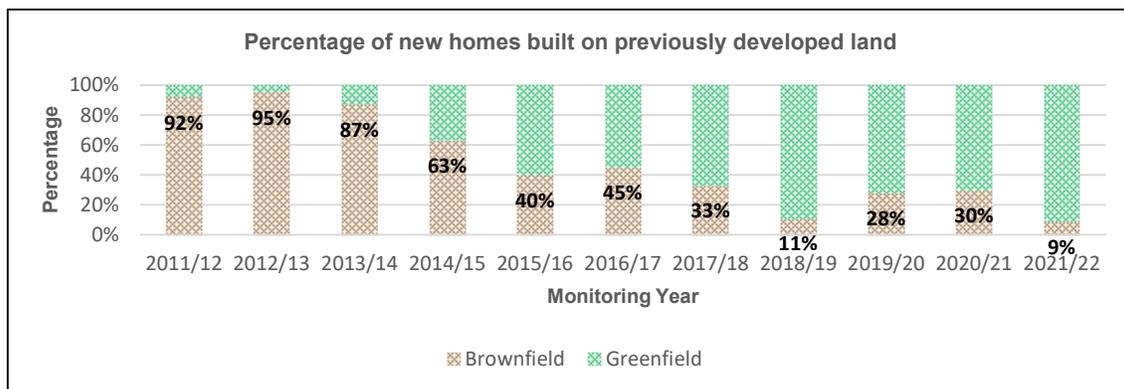
Figure 10: The percentage of dwellings (completed sites) in each density band over the plan period



Housing development on previously developed land

4.22 Of the 825 housing completions during the 2021/22 monitoring period, 70 dwellings (9%) were built on Previously Developed Land (PDL), and 799 dwellings (91%) were built on Greenfield sites. Figure 11 graphically represents the amount of new housing development built on PDL over the duration of the plan period. Due to build out of key strategic housing allocations, there has been a significant amount of delivery on greenfield sites, albeit with higher brownfield development during 2021/22 than the previous year.

Figure 11: Percentage of new homes built on PDL over the Plan period 2011 to 2022



Self-build and custom house build register

4.23 From 1st April 2016 local authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016. The Council has met this obligation and publicised the register via its [website](#). The AMR will monitor the demand for self-build and custom build within the borough and form a key part of our evidence base on demand for this type of housing. Over the 21/22 monitoring period:

- NBBC received 10 applications to be placed on the register.
- All the applicants have registered as individuals (none on behalf of associations)

Housing trajectory 2011 to 2031

4.24 Figure 12 overleaf shows the projected build rate (at Plan adoption) for the 20-year Plan period, 2011 to 2031. It considers sites with full and outline permission, sites with a resolution to grant planning permission, the urban strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the adopted Borough Plan 2011 – 2031 and windfall sites. It also takes account of the non-implementation of small sites through the Plan period.

4.25 Following the Stage 2 hearings of the Borough Plan Examination, it was concluded that a stepped trajectory would be appropriate for NBBC. The stepped housing trajectory accounts for the release of developable land to facilitate a step change in housing delivery. For example, the housing trajectory accounts for the strategic housing sites that were deallocated from the Green Belt as their development could not commence until the Plan had been adopted and Green Belt constraints removed.

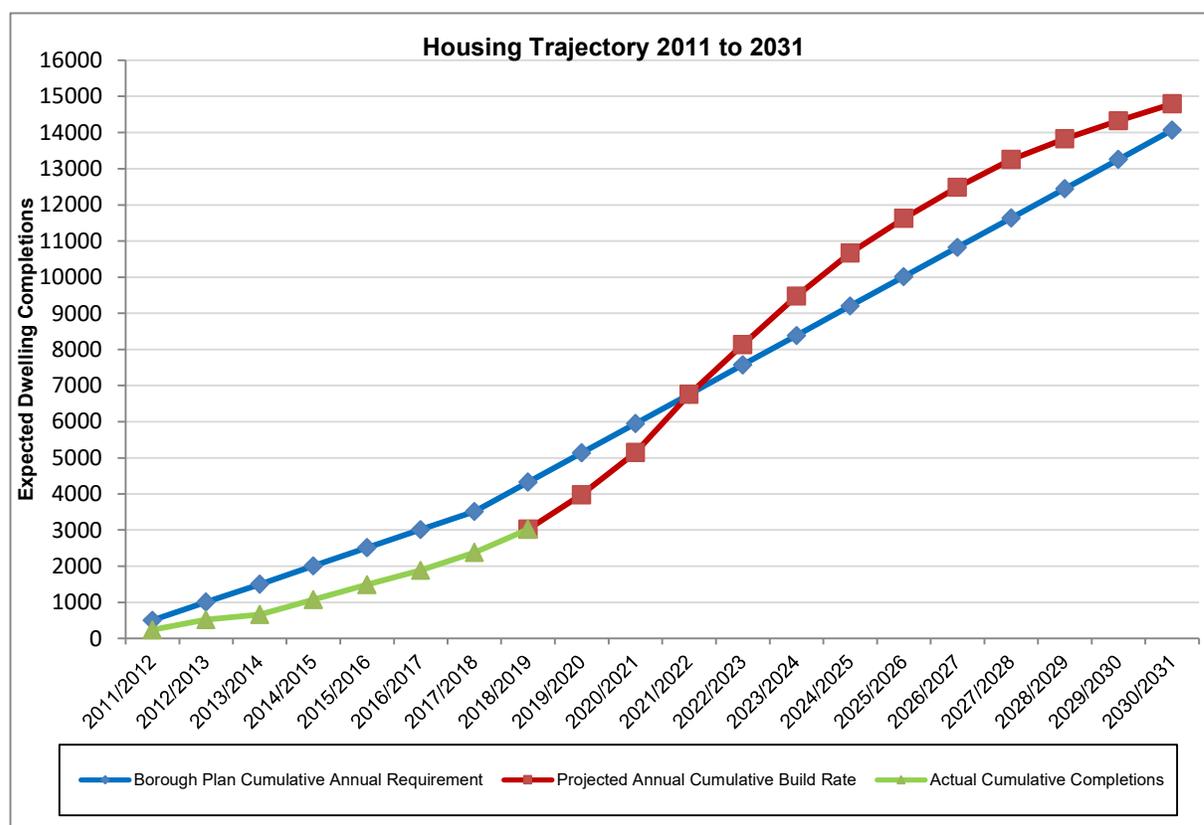
4.26 As part of the proposed housing trajectory, the requirement is to be stepped in the following way:

a) 2011/12 – 2017/18: 502 dwellings per annum ($7 \times 502 = 3,514$)

b) 2018/19 – 2030/31: 812 dwellings per annum ($13 \times 812 = 10,556$)

Total over plan period = $3,514 + 10,556 = 14,070$ dwellings.

Figure 12: Housing Trajectory 2011 to 2031



- 4.27 The latest available ‘stepped’ housing trajectory information indicates a maximum potential supply of 15,903 dwellings, with potentially 15,024 delivered during 2011-2031. This is an excess of 964 dwellings above the 14,060 dwelling target and provides a buffer for non-delivery.
- 4.28 The future supply of housing is considered in terms of the first five-year period, 2022 to 2026, and post-2026 provision. Further information on the five-year land supply (5YLS) position statement is available on the Council’s webpages³.
- 4.29 The latest 5YLS information has been calculated using the ‘Liverpool’ method, i.e., dealing with the shortfall over the remainder of the Plan period. The 2022 5YLS position statement, indicates that there are 5.6 years of housing land supply.

C2 Housing

- 4.30 Policy H1 of the adopted Borough Plan supports the provision of extra care housing. This type of development falls under the Use Class C2 (Residential Institution). Until now C2 developments have not been considered when reporting housing completions. However, National Planning Policy Guidance states that Local Planning

³

https://www.nuneatonandbedworth.gov.uk/downloads/file/4530/housing_trajectory_for_five_year_housing_land_supply_2021

Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For the purpose of housing monitoring, C2 developments have been classed as: supported living apartments or residential institutions (care beds). Supported living apartments are effectively a self-contained flat within a complex and are counted as individual dwellings. Residential institutions are where a number of people live in a complex of single rooms and have access to shared facilities.

- 4.31 Table 17 sets out data relating to C2 developments which have been completed during the Plan period. Whilst there were no completions during 2021/22, there are several extant/pipeline sites which may deliver completions in future years. These include sites such as the former Red Ruby and Ratcliff buildings, Tuttle Hill (035363 – a 78-bedroom care home), 72 Coventry Rd, Exhall (application reference 035974 – 6 assisted living units), Waggestaff Drive, Nuneaton (035522 – 4 residential care units) and 54 Hayes Lane, Exhall (035774 – care home with 10 care beds). An application was granted for 16 self-contained one bedroom living apartments which were conditioned as supported living, but which were defined as Use Class C3 within the description (037862) so were not included within the C2 figures.

Table 17: Monitored C2 completions for the Plan period

Year	Supported living units	Total care beds
2014 - 2015	6	0
2015 - 2016	17	0
2016 - 2017	0	39
2017 - 2018	0	0
2018 - 2019	18	20
2019 - 2020	0	0
2020 - 2021	0	0
2021-2022	0	0
Total	41	59

Gypsy and Traveller pitches

- 4.32 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsies, Travellers and Travelling Show people. Table 18 shows the number of pitches permitted during the monitoring period.

Table 18: Summary of Gypsy and Traveller pitches permitted during the monitoring period 1st April 2020 and 31st March 2021

Net additional gypsy & traveller pitches		
Number of pitches delivered	Permanent	0
	Transit	0

- 4.33 As noted in Section 2.4 the Council is currently in the process of developing a policy document to allocate sites to meet the Gypsy, Traveller and Travelling Show people needs.

5. RETAIL, LEISURE, AND TOWN CENTRE DEVELOPMENTS

- 5.1 During the monitoring period 1st April 2021 to 31st March 2022, town centre activity has been generally low. Planning application submissions/approvals have been very low compared to previous years, and this may well be due to the ongoing impact of the Covid19 pandemic. The most notable application received within the town centres was in Nuneaton for the former Co-op buildings and car park as a hybrid planning application for:
- (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and
 - (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping (037658).
- 5.2 Based on previous monitoring, there is a general trend within the town centres of changes within Use Class E for instance from retail shops (formally A1) uses and professional services (formally A2) uses towards cafés (formally A3) uses, activity community uses (formally D2 now E, F1, F2 or sui generis), other sui generis uses and dwellings (C3). As many of the units were vacant, these changes have made a positive contribution to the vibrancy and vitality of the town centres and may indicate that the town centres are starting to change and diversify from a traditional retail focus. This is likely to be accelerated by the Covid19 pandemic given the uptake in online retail. Some national retailers were lost during the period these were within Nuneaton and included Debenhams, Monsoon, H&M, TJ Hughes, Supernews and Brighthouse. Permitted development has also meant the loss of commercial to residential development within the town centres as traditional retail units are converted to residential units.
- 5.3 The tables in [Appendix 7](#) details the amount of retail development and leisure facilities approved throughout the borough over the monitoring period. It should be noted that due to resource constraints, monitoring of retail completions and losses was not possible for the year 2020/21. However, comprehensive monitoring of the town, district and local centre uses took place late December and in early 2022 to inform the Borough Plan Review.
- 5.4 In terms of leisure developments, activity has been low and again, this is attributed to the Covid19 pandemic. However, it is anticipated that there will continue to be some changes of use from retail, office and industrial to more leisure uses which will help to prevent vacant units and improve vibrancy and vitality going forward.

6. PLANNING APPEALS SUMMARY

6.1 During the period from the 1st April 2021 to 31st March 2022 there was one Planning Appeal which was of relevance to the Annual Monitoring as the site is located within the town centre of Bedworth. This is detailed below in Table 19.

Table 19: Summary of planning appeals decided between 1st April 2021 and 31st March 2022 relating to town centre uses

Planning Permission Number	Description	Location	Appeal Decision	Date
036860	Prior notification for the change of use of part of the ground floor from financial and professional services (Class A2) to dwelling house (Class C3)	2 All Saints Square	Prior approval required - Allowed	9 th February 2021

APPENDIX 1: MONITORING INDICATORS

The monitoring indicators set out in the adopted Borough Plan are provided in the tables below, along with the monitoring target, monitoring data and monitoring outcome. The analysis is based on the applications determined during the 2020/21 monitoring year. The monitoring outcomes are indicated as follows:

Monitoring outcome	Symbol
Target met	
Target not met but movement towards target	
Target not met and movement away from the target	
Target not met and no movement to or from target	

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
D55a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed.	<p>825 housing completions in total</p> <p>HSG1 – mostly permitted, part under construction</p> <p>HSG2 – no permission</p> <p>HSG3 – outline permission</p> <p>HSG4 – no permission</p> <p>HSG5 – no permission</p> <p>HSG6 – part permitted part under construction</p> <p>HSG7 – no permission</p> <p>HSG8 – part full permission under construction</p> <p>HSG9 – permitted but only outline for community facilities</p> <p>HSG10 – permitted Under construction</p> <p>HSG11 – application to be determined</p> <p>HSG12- Part - permitted under construction</p>	

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	107.8 ha of land is developed for employment uses.	EMP1 all permitted under construction EMP2 – Outline permission to be determined EMP3 – Outline permission to be determined EMP4 – no permission EMP6 – permitted EMP7 – no permission	

Built Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE1a	Development of a potentially contaminated or unstable site.	Remediation is suitable for new use and is no longer considered contaminated.	Permitted development sites with the potential for contamination include condition(s) dealing with contaminated land.	
BE2a	Proposals for small wind turbines in conformity with criteria.	100%.	No relevant planning applications determined.	None received.
BE3a	New homes incorporating Building for Life 12 (12 greens).	100% new dwellings.	In planning applications for new dwellings none refused for failure to meet this part of Policy BE3.	
BE3b	New homes meeting optional Building Regulations Standard Part M4(2) for accessible and adaptable dwellings.	35% new dwellings.	None refused for failure to meet this part of Policy BE3.	
BE3c	New homes installing rainwater harvesting systems in the curtilage of all new buildings	100% new dwellings.	None refused for failure to meet this part of Policy BE3.	
BE3d	New residential and commercial developments integrating Secure By Design principles.	100%.	None refused for failure to meet this part of Policy BE3.	
BE3e	Commercial applications achieving BREEAM very good standard.	100%.	No applications refused for failure to meet the standard.	

Built Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE4a	Local list of heritage assets.	Complete Review.	Review begun but not completed.	
BE4b	No loss of designated historic assets.	No loss.	No applications permitted leading to a loss.	
BE4c	Harm to Registered Park and Gardens and Scheduled Ancient Monuments.	No harm.	No applications permitted causing any harm.	
BE4d	Review of Conservation Areas.	Complete review.	Review undertaken as part of emerging Conservation Area Appraisal and Management Plan SPDs. SPDs adopted.	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2a	Employment land.	Scale of development in settlements proportional to position in settlement hierarchy.	Approved in 2021/2022 in Nuneaton 5,200m ² of new B8 (ref. 038113). In Bedworth 825m ² of new B8 (ref. 037979). Loss of 317m ² of B1 (ref.036991).	
DS4b	Development of Employment Land.	107.8 hectares of land is developed for employment uses.	1.2 hectares of employment land was completed within the monitoring period of 2021 to 2022. The net loss of 0.33 hectares was subtracted from this resulting in a net gain figure of 0.87 ha of	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			employment land and 6,832.8 m ² of floor space. (See Appendix 4 for more detail) 23.9ha completed since 2011.	
E1a	The number of applications granted in line with the Economic Development Strategy.	Zero applications being in conflict with the Economic Development Strategy.	All approved applications in compliance.	
E1c	<p>Job growth within the Borough by: Use of national statistics to track the numbers employed. However, it should be noted that the data is out of date by around 2 years and can be inconsistent as Government has recently changed the data source and is only published once a year.</p> <p>Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies.</p> <p>Commissioning work to get more regular and up to date data, benchmarked against other areas.</p>	Jobs growth over the plan period to be in line with Policy DS4 – Overall Development Needs.	<p>Information from nomisweb.co.uk indicates that as of March 2021 (latest update) unemployment was around 4.6%, lower than the West Midlands and Great Britain averages (5.5% and 4.9% respectively). Economically active people in employment rose to 80.3% in March 2021, up from 75.9% in March 2019. However, the proportion of part time workers was higher than the West Midlands and national averages, and lower earnings were recorded for the Borough overall.</p> <p>Strategic employment allocations are yet to be permitted/built out and so those developments are likely to have a tangible impact in future.</p>	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
E2a	Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing: Amount of appropriate economic development on estates (this would be in conformity with policy); Development approved which results in non-conformity with policy.	Qualitative monitoring will be undertaken through the AMR. Consequently, the analysis of this monitoring within the AMR will determine the impact and effectiveness of the policy.	See Appendix 7. Some conversions from Use Class E (formally included Use Class A1/2 & B1) to Sui Generis or residential use.	
E2b	Monitoring of any new Employment Estates which should be protected from alternative uses – this will be reported through the AMR.	There is no specific threshold determining what a new estate should be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.	Outline for 92,904 m ² approved in previous AMR for Nuneaton of 92,904m ² of new B2 and B8 – EMP1 (ref. 034901). Phase 1 Reserved Matters approved in 2021/22 for 20,117 m ² of this site.	
E2c	Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.	All sites should be developed in line with Economic Development Strategy recommendations.	No applications recorded on such employment sites.	
E2d	Monitor the supply and delivery of employment uses and report annually through the AMR.	107.8 ha of employment land over plan period.	See section 3.5.	

Green Belt				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	Zero.	Zero, no such permissions granted.	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with appropriate service delivery partners.	New Primary School (Lower Farm Academy) delivered (ref. 032336/ 033184) was delivered. IDP infrastructure on track.	
HS1b	Applications granted in line with advice of infrastructure service delivery partners.	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is considered positive.	All applications granted in line with advice received.	
HS1c	Monitoring of planning obligations/agreements that are: <ul style="list-style-type: none"> • Agreed • Implemented • Amended. 	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.	Nine planning agreements agreed and signed.	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice; and monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.	No applications granted contrary to advice without mitigation.	
HS2b	Monitor number of applications granted which result in a negative outcome when assessed against the criteria set out in the policy.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the policy will be conformed with, however analysis of individual circumstances on each application will be required to understand why criteria(s) were not conformed with.	No applications granted with a negative outcome.	
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.	SPD adopted.	
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where	2 Full planning applications granted 038125 038394	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		this does not occur, detailed analysis will need to be undertaken to ascertain whether the policy is effective.	However, the following prior notifications have been granted. 038086 038168 038211 038297 038347 038424 038434	
HS4a	Loss of community facilities.	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the effectiveness of the policy.	Zero, no such applications granted.	
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.	Zero, no applications contrary to recommendations.	
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Seven planning obligations agreed and signed that require healthcare contributions. Three lots of money received for healthcare contributions totalling £46,405.21.	
HS6a	Monitor number of planning obligations received associated with sport and exercise matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP	Seven planning obligations agreed and signed that require sport and exercise	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		against what the Council receives.	contributions. Three lots of monies received for sport and exercise contributions totalling £273,975.42.	
HS6b	Loss and gain of playing pitches.	To be identified within the Playing Pitch Strategy.	Minor welfare pitch was loss due to development for leisure centre. however, the mitigation has gained an additional pitch for Heckley Fields. So no loss or gain of pitches.	
HS6c	Loss of open space.	No net loss of open spaces – destination parks, community parks, playing pitches, parks or allotments – to development.	No net loss.	
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different forms of open space provision and improvements in the quality of the open spaces.	Planning permission 036870 (Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry, West Midlands land provides 13.33ha of community building, allotments, orchard, open spaces and park provision, cycle and pedestrian routes,	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>landscaping and associated highway works</p> <p>36877 "Site 103B009 - Land off", Astley Lane, Bedworth, (adj The Heath) land provides 11.72 ha including public open space, associated earthworks to facilitate surface water drainage, landscaping, car parking and other ancillary works</p> <p>37582 Site 125d001 - land off Burbages Lane and Wheelwright Lane Ash Green Coventry (Bloor Homes) land provides 3.24 Ha allotments, orchard, open spaces and park provision, cycle and pedestrian routes, landscaping and associated highway works and infrastructure</p> <p>Outline application 037112 Hybrid planning application for (i) full planning application for</p>	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>621 no. dwellings (Use Class C3), vehicular access from Golf Drive and Wentworth Drive, pedestrian and cycle access from Juliet Close, landscaping, open space, drainage and all other ancillary and enabling works and (ii) outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1)</p> <p>Land provides 31.48 Ha</p> <p>RM application (Resubmission) 37631</p> <p>Erection of 360 no. dwellings (Approval of reserved matters relating to appearance, landscaping, layout and scale of already approved outline application ref 033926 and varied by application ref 035918)</p> <p>land provides 14.8 Ha</p>	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>"Site 52D067 - Land off", Eastboro Way,</p> <p>RM application 37780</p> <p>Approval of reserved matters following outline approval (035745) for 82 dwellings (with appearance, landscaping, layout, and scale to be considered)</p> <p>Land provides 3.4 Ha</p> <p>Site 117C019 - Land off, Stockley Road</p>	
HS6e	Monitor the amounts of s106 contributions secured, and the on-site provision of relevant facilities.	Increase the resources secured for, and the provision, of relevant facilities.	<p>Five planning agreements signed for offsite contributions and three for onsite provision and signed.</p> <p>£73,328.20 (including future fees for ground maintenance) received from planning obligations.</p>	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2d	Housing completions by settlement.	Scale of development in settlements proportional to position in settlement hierarchy.	Most completions have been delivered in Nuneaton reflecting the settlement hierarchy.	
DS4a	Housing completions.	14,060 dwelling completions.	See section 4.1. 809 completions delivered during 2020/22.	
DS4c and H3a	Gypsy and Traveller accommodation.	39 residential pitches provided and 5 transit pitches provided. However, figures have been amended in the emerging DPD.	No new pitches provided in period of this AMR.	
DS4d	Housing land supply.	Continuous five-year land supply of housing.	5.67 as of April 2022.	
H1a	Property size completions (by numbers of bedrooms).	Completions in line with % set out in the most recent SHMA.	Property types delivered conform to the latest SHMA recommendations.	
H1b	Extra care housing completions.	112 extra care housing completions per year.	There were 0 completions during 2021/22 although some developments are in the pipeline.	
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%.	See section 4.7. Four sites have been completed which have an affordable housing component. Two sites delivered 100% affordable housing and two sites achieved the target of 25% affordable housing.	
H2b	Intermediate affordable housing completions.	Percentage of intermediate dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74%	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	
H2c	Social or affordable rented housing completions.	Percentage of social or affordable rented dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	✓
H3b	Unauthorised pitches.	None.	Unauthorised pitches at land to the rear of 69 Coventry Road, Bulkington.	↓
H3c	Unauthorised encampments.	None.	Unauthorised permanent encampment at land to the rear of 69 Coventry Road, Bulkington. In the AMR period there were 7 unauthorised temporary transit stops (two of which were on Council land).	↓

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Outline or full Planning permission 036877, 036870, 037112 provide for green infrastructure.	✓
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	036870, 037112, 037021, 036877, 03882	✓
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	✓
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Ensor's Pool assessed as Unfavourable – Declining on 29 th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague – will eventually lead to formal de-designation of site as SSSI / SAC). Griff Hill Quarry assessed as Favourable on 18 th March 2009.	➔
NE3b	Development causing habitat net losses.	Zero	Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting). Enforcement case relating to Weddington Road Local Wildlife Site ongoing - biodiversity offsetting requested.	✓
NE3c	Development causing a loss of LBAP habitats and species.	Zero.	Some developments (particularly large-scale developments on farmland – such as 036870, 036877, and 037112 have impacted upon some LBAP habitats and species (where impacts cannot be avoided or mitigated). In these circumstances, the biodiversity offsetting calculation/mechanism is used to deliver no net loss of	➔

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			biodiversity value. This is with the exception of 037021 where viability meant that an offsite provision of £70,609.10 could not be met.	
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.	No permissions granted on designated sites. Biodiversity distinctiveness is assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.	
NE3e	Local wildlife Sites(LWS) in positive management.	All local sites.	NBBC's manage 23 sites, 22 of which are in positive management. There are also a number of privately owned LWS sites many of which the management is unknown.	
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc. Quantified increases or decreases will be ascertained in future following HBA update.	
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	
NE4b	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to water quality.	0%.	0%, no applications granted contrary to advice.	

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice.	
NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	

Settlement Hierarchy and Role				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries.	One application for 5 dwellings approved (037668) – outside of settlement boundary as Outline was approved prior to Borough Plan adoption.	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2b	Retail.	Scale of development proportional to retail hierarchy.	See Appendix 7. Cross Keys (037552).	
DS2c	Leisure floor space.	Scale of development in settlements proportional to position in settlement hierarchy.	See Appendix 7. No new leisure facilities within Town Centres but due to Outline consent for the former Co-Op 037658 leisure facilities are likely to come forwards in Nuneaton Town Centre. Sports training pitch approved at Burbages Lane (037857).	
TC1a	Additional floor space for town centre uses.	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres.	No new additional floorspace. Loss of 696.5sqm A1 and loss of 532sqm of A2. However, these have largely gone to Sui Generis uses considered to be Town Centre uses or C3 see Appendix 7.	
Tc1b	Additional floor space for town centre offices.	15,000sq m of office floor space Nuneaton = 13,000 sq m - 14,000 sq m Bedworth = 1,000 sq m - 2,000 sq m.	No new additional floorspace - see Appendix 7.	
TC1c	Additional floor space for comparison retail.	13,470 sq m - 16,460 sq m of comparison floor space Nuneaton = 11,420 sq m - 13,950 sq m Bedworth = 1,570 sq m - 1,925 sq m.	No new additional comparison retail floorspace with some loss of A1 in Nuneaton and Bedworth Town Centres – see Appendix 7.	
TC1d	Additional floor space for convenience retail.	1,750sq m - 3,580 sq m of	No new additional convenience retail floorspace.	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		convenience floor space Nuneaton = 910 sq m – 2500 sq m Bedworth = 460 sq m – 540 sq m.		
TC1e	Additional floor space café, restaurant and bars.	2,666 sq m - 3,065 sq m of café, restaurant and bar floor space Nuneaton = 2,324 sq m - 2,672 sq m Bedworth = 324 sq m – 393 sq m.	See Appendix 7 – Changes of use from A2 to Restaurant (038198).	
TC2a	Relevant planning permissions inside and outside of identified centres.	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres.	Some extensions to public houses outside of Town Centres and new A1 356sqm at Cross Keys (037552) 132.3m ² of new A1	
TC2b	The net gain and losses of commercial floor space.	Minimise the loss of retail units to non-retail uses within the defined centre boundaries.	See appendix 7. In most cases the loss has been to Sui Generis most of which are still considered commercial. However, there has been a loss of 792sqm to C3 use within the Town Centres.	
TC2c	The diversity of uses (e.g. retail, leisure and services offer).	Maintain a good mixture of uses in the town centre.	See Appendix 7. Changes of use away from A1 retail which are prevalent in the town centres.	
TC2d	Retailer representation and demand.	Increase the amount of national	None	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		retailers present in the town centres.		
TC2e	Commercial property indicators (such as Prime Zone A rents).	Increase the number of prime zone A rents.	Information not currently available.	
TC2f	Changes in vacancy levels.	Maintain a low rate of vacant retail premises in all centres.	Based on 2021/22 site monitoring undertaken in December/January the vacancy rate for Nuneaton Town Centre was 22%, and Bedworth Town Centre was 15.95%. The town centre national average 14.1 ⁴ . The District Centres average was 6.7% but the vacancy average rates between sites varied significantly. the local centre average was 1.67%. Further updated centres monitoring will be completed in early 2022. A full health assessment has been implemented by Cushman and Wakefield and is due to be published in June 2022.	
TC2g	Accessibility and parking provision.	Maintain availability of parking provision and improve provision for sustainable transport.	Abbey Street, loss of parking due to consent for the former Co-op buildings and car park	
TC2h	The quality of the town centres environment.	Maintain the current standards of the	Some proposals have brought vacant shop units back into	

⁴ <https://www.experian.co.uk/goad/public-sector.html> May 2021

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		town centres and seek to improve where necessary.	use and added to the vibrancy and vitality of the town centres. Transforming Nuneaton and Bedworth proposals are likely to deliver further improvements in future.	
TC2i	Town centre footfall.	Increase town centre footfall in both centres.	Footfall figure (visits): Nuneaton Town Centre – 2021-2022 =4,444,348 2020-21= 3,001,081 (2019-20= 5,820,905) Bedworth Town Centre – 2021-2022 =1,076,658 2020/21= 765,314 (2019-20= 1,513,140) As expected, footfall figures have been significantly impacted by the Covid19 pandemic.	
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: Health check of centres (this includes district and local centres) Site assessment of any new district or local centres.	District and local centres remain healthy in terms of their function, viability and vitality.	Centres monitoring has been carried out in this financial year and will be undertaken again next year.	
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.	No new district or local centres approved during 2021/22. However, a community building was granted as part of a larger	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			development Outline (036870).	

APPENDIX 2: PLANNING USE CLASS DEFINITIONS

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and these were the use classes as they were at the adoption of the Borough Plan and do not reflect last year's changes to use classes, such as the creation of the E use class.

- **B2- General industry** Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)
- **B8- Storage or Distribution**
- **C1- Hotels**, Hotels, boarding and guest houses (where no significant element of care is provided)
- **C2- Residential institutions-** Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.
- **C2A- Secure residential institutions** - Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.
- **C3 - Dwelling houses** - Uses as a dwellinghouse (whether as main residence) by: (a) a single person or single household; (b) a single household of not more than 6 residents where care is provided; or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)
- **C4 - Houses in Multiple Occupation**
- **E- Commercial, Business and Service** - Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).
- **Class F1- Learning and non-residential institutions** - Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court.

- **Class F2- Local Community Uses** - a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice-skating rink.
- **Sui generis**-Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987: (a) theatre, (b) amusement arcade or centre, or a funfair, (c) launderette, (d) petrol filling station, (e) sale or display for sale of motor vehicles, (f) taxi business or business for the hire of motor vehicles, (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) hostel, (j) waste disposal installation, (k) retail warehouse club, (l) nightclub, (m) casino, (n) betting office, (o) pay day loan shop, (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, (r) hot food takeaway, (s) live music performance venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall

APPENDIX 3: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31ST MARCH 2022 (SITES >0.2 HECTARES WHEN ROUNDED)

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2022	Employment Land Under Construction (Ha) April 2022	Available Employment Land with Planning Permission		
			Employment Land (Ha) With Full Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land in the Pipeline
Acton Road Business Park	0.01				
Attleborough Industrial Estate	1.00	0.28	0.24		0.2
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Aston Road	-0.02				
Bayton Road Industrial Estate	2.45	5.4			0.0
Bermuda Park	4.14				0.0
Blackhorse Road			0.03		
Caldwell Road Industrial Estate	0.24				0.0
Camp Hill Urban Village - Midland Quarry	0.65				0.0
Centrovell Ind Est	0.00				0.0
Centrovell Ind Est			0.32		0.3
Chequer street	0.01				
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Eliot Park	1.15				0.0
Exhall Coventry	0.01		2.05		
Faultlands		26.00			
Griff Clara (Extension to Bermuda Park)	4.08				0.0
Hazell Way Industrial Estate	0.01				

Hemdale Business Park	1.01				0.0
Holman Way	0.28				0.3
Leicester Road	-0.19				0.0
Manor Court Road	-0.148				0.0
Marston Hall Lodge	0.77				0.0
Marston Jabbett	0.75				0.0
Newtown Road (Loss of B1a to C3)	-0.26				0.0
Prologis Park	6.46				0.0
School Lane	0.81				0.0
Stockingford		0.04			
The Moorings Business Park			0.21		0.2
Vicarage Street				0.4525	0.5
Wheat Street	-0.18				0.0
Whitacre Industrial Estate	0.05		0.85		0.9
Grand Total	22.8	31.7	3.7	0.5	2.4

APPENDIX 4: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2020 AND 31ST MARCH 2022

Employment Land and Floor space Completed 2021/2022

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (Ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/ B8	B2	B8 (Storage)	B2/ B8	B1/ B2/ B8
35320	Erection of extensions to existing industrial unit (in connection with permitted change to B8 Storage Use including partial demolition of existing unit)	Whitacre Road		Gain	n/a	0.05					540		
36018	Extension to side	"Subcon Laser Cutting Ltd", Bermuda Road, Nuneaton,		Gain	n/a	0.01			56				

36476	Erection of new storage building, extensions to existing unit, new roller shutter doors, new vehicular access from Colliery Lane North, and biomass plant equipment	Staircraft Ltd. "Sterling Technology", Colliery Lane North, Exhall,		Gain	n/a	0.31						3150		
36479	Extensions to industrial unit to include warehouse extension, ancillary office space extensions, new flat roof, and chimneys to roof. Change of use to B1, B2 and B8 use classes, and creation of maintenance access track, erection of	Site 52D018, Townsend Drive, Nuneaton		Gain	n/a	0.28								2778

	ancillary structures and reconfiguration of the service yard												
37101	Prior notification for the change of use of A1 (shops) to B1(a) (offices)	11 Chequer Street		Gain	n/a	0.01			94				
37428	Side extension to existing storage/distribution units (use class B8)	Acton Business Park, Unit 1-4 Hilary Road		Gain	n/a	0.01			162				
37979	Erection of three industrial buildings to be used as storage (Class Use B8) and be ancillary to the existing operations at Unit 5 Crondal Road	McFarlane Packaging "Unit 5", Crondal Road		Gain	n/a	0.01			0.80				
38113	Single storey extension to existing storage unit to be used for B8	Montague Storage Site 52A006		Gain	n/a	0.52			52				

	use (storage and distribution)	Whitacre Road														
							Completions	1.2				364 .80	0	3690	0	277 8
							Total Completions	6834								

Orange represents sites permitted 2021/22.

Employment Land and Floor space Lost 2021/2022

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/Change to	Gross Site Area (Ha)	Gross Floorspace Area (m)								
							B1a (Offices)	B1 Combined	B1/ B8	B2	B8 (Storage)	B2/ B8	B1/ B2/ B8		
35980	Change of use from B2 General Industrial to D2 Leisure	Anglo Abrasives, Unit 5, Liberty Way, Nuneaton		Loss		-0.03	-317	B2							
36991	Application for prior approval for conversion from offices to 5 self contained flats	56 Aston Road		Loss		-0.02	-317	B1 Combin ed							
37477	Change of use from B1/B8 to mixed use B8 and E use	Purely Outdoors, Unit 5, 6 & 7 Holman Way		Loss		-0.28	-317				B8 (Storage)				
Total Losses						-0.33	-317.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-317

APPENDIX 5: EMPLOYMENT LAND COMMITMENTS

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2022 (sites >0.2 hectares)

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B1/B2 Mix	B8 (Storage/ Warehousing)	Total Land with Planning Permission at each site
Bayton Road Industrial Estate		5.4						5.4
The Moorings Business Park					0.21			0.21
Vicarage Street				0.4525				0.4525
Caldwell Road Industrial Estate								0
Black Horse Road					0.03			0.03
Apple House Slingby Close							0.24	0.24
Closers Business Centre						0.32		0.32
Unit 7, Whitacre Road						0.9		0.9
Site 127a002 - Land south east of Wilsons Lane						2.05		2.05
Woodlands Farm							0.04	0.04
Total Land with Planning Permission (Hectares) for each Use Class.	0.0	5.4	0.0	0.5	0.2	3.3	0.3	9.6
Percentage of land with Planning Permission for each Use Class	0.0	56.0	0.0	4.7	2.5	33.9	2.903811	

Appendix 5 Table 2 – Employment land commitments by site as of 31st March 2022 (all sites)

Site/ Industrial Estate	Under Construction (Ha) April 2022	With Full Planning Permission (H)	With Outline Planning Permission (Ha)
Acton Road Business Park			
Attleborough Industrial Estate	0.28	0.24	
Attleborough Industrial Estate (loss of B1 to D1)			
Aston Road			
Bayton Road Industrial Estate	5.4		
Bermuda Park			
Blackhorse Road		0.03	
Caldwell Road Industrial Estate			
Camp Hill Urban Village - Midland Quarry			
Centrovell Ind Est			
Centrovell Ind Est		0.32	
Chequer street			
Coventry Road, Exhall			
Earls Road			
Eliot Park			
Exhall Coventry		2.05	
Faultlands	26.00		
Griff Clara (Extension to Bermuda Park)			
Hazell Way Industrial Estate			

Hemdale Business Park			
Holman Way			
Leicester Road			
Manor Court Road			
Marston Hall Lodge			
Marston Jabbett			
Newtown Road (Loss of B1a to C3)			
Prologis Park			
School Lane			
Stockingford	0.04		
The Moorings Business Park		0.21	
Vicarage Street			0.4525
Wheat Street			
Whitacre Industrial Estate		0.85	
Grand Total	31.7	3.7	0.5

APPENDIX 6: HOUSING COMPLETIONS FOR THE 2020/21 MONITORING PERIOD

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
215	011514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	Under construction
812	12181 37529	Chapel Street, Bedworth	Bede	19	10	0	0	0	0	0	Under construction
829	012088	15 Ash Green Lane, Exhall	Exhall	14	0	0	0	0	0	0	Under construction
1087	010197	265 Queens Rd, Nuneaton	Abbey	14	0	0	0	0	0	0	Under construction
1281	032399	The Long Shoot, land rear of 28-44 (Royal Park-Bellway Phase 1) Nuneaton	St Nicolas	125	124	0	0	0	0	31	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1334	33374	Land to rear of Joddrell St, Midland Road (Site 39b006) Reliant Building Contractors	Abbey	84	0	0	0	0	0	0	Not Started
1364	33050	Adj Boot Wharf, Site 61B007 - Former allotments north of, The Bull Ring, Nuneaton	Barpool	53	4	8	8	7	0	13	Under construction
1376	35826	Site 106a014 King Street, Bedworth,	Poplar	13	0	0	0	0	0	0	Not Started
1383	36288	Lingfield Farm, Stoney Road, Nuneaton	Weddington	1	0	0	0	0	0	0	Not Started
1385	032992	Site 31B007 Land off, The Long Shoot (Bellway Phase 2), Nuneaton	St Nicolas	250	229	29	29	0	0	63	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1399	033758	Site 29B002 - Land off, Weddington Road, Nuneaton, (South of Lower) (Barratt - St James' Gate)	Weddington	245	207	47	47	7	8	61	Under construction
1403	34180	Land Rear of 49/51 Site 106A012, King Street, Bedworth	Bede	4	4	4	4	0	0	0	Complete
1414	34287	Site 48a022 - Spinney Lane, Nuneaton	Galley Common	1	0	0	0	0	0	0	Not Started
1421	34324	34 Croft Pool, Bedworth	Bede	2	2	2	2	0	0	0	Complete
1423.1	34334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton	St Nicolas	221	200	55	55	27	2	55	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
		(Barrat Homes)									
1438	34360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	120	120	14	14	0	0	30	Complete
1439	34361	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	35	35	2	2	0	0	9	Complete
1448	34349	Corner House Garage, Nuneaton Road, Bulkington	Bulkington	11	11	11	11	0	0	0	Complete
1454	34543	Site 36C002 Land at Hill Farm, Plough Hill Road, Nuneaton Taylor Wimpey (Ribbon Fields)	Galley Common	262	218	76	76	17	0	65	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1459	35090	Site 51a036 - Burgage Walk, Nuneaton	Abbey	2	0	0	0	0	0	0	Under construction
1468	35192	39 Newtown Road, Bedworth	Slough	1	0	0	0	0	0	0	Not Started
1474	33762	Land between 37-39, Site 103c008 - Whitburn Road, Bedworth	Heath	14	0	0	0	0	0	0	Under construction
1481	34969	Cresswell Farm, The Long Shoot - Jelson Homes	St Nicolas	150	37	24	24	0	0	28	Under construction
1482	35295	Land adj 9 Site 61A003, Hare and Hounds Lane	Arbury	4	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1483	35378	141 College Street, Nuneaton	Wembrook	4	2	2	2	0	0	0	Site Started
1484	34542	Site 50A016, Queens Road (209-231 & 66-72 Fife St) Nuneaton	Abbey	32	0	0	0	0	0	0	Site Started
1487	35478	39 Willis Grove, Bedworth	Bede	2	0	0	0	0	0	0	Site Started
1488	35512	Swallow Meadows Farm, The Birches, Bulkington	Bulkington	2	0	0	0	0	0	0	Not Started
1489	35600	73 Barbridge Road, Bulkington	Bulkington	1	1	1	1	0	0	0	Complete

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1490	35604	Ex Coal Yard, Site 50a006 - York Street, Nuneaton	Abbey	3	0	0	0	0	0	0	Not Started
1495	35220	Site 124A008 - Land and garages r/o 2-12, Scholfield Road, Keresley	Exhall	5	0	0	0	0	0	0	Under construction
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (EATON PLACE; PERSIMMON Homes)	Weddington	453	128	91	91	29	6	113	Under construction
1499	35590	22 Trafford Drive, Nuneaton	Camphill	2	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1500	36876	Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton,	Kingswood	7	7	7	7	0	0	0	Complete
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	95	42	0	0	9	33	95	Under construction
1502	36824	Site 94b011 - Nuneaton Road Bedworth	Bede	2	0	0	0	0	0	0	Not Started
1504	35858	Whitehouse Farm, Higham Lane, Nuneaton	Weddington	1	1	1	1	0	0	0	Complete
1506	35923	"The Cottage", 197 Nuneaton Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1509	35366	"Site 51a036 - Burgage Walk, Nuneaton,	Abbey	12	0	0	0	0	0	0	Not Started
1510	34424	Site 62C004, Shepperton Business Park, Triton Road, Nuneaton	Wembrook	29	0	0	0	0	0	29	Under construction
1514	35825	Site 35D013-land to rear of The Elms, School Lane, Nuneaton,	Galley Common	5	0	0	0	0	0	0	Not Started
1515	35882	Site 94C007 rear of 25-29 Newtown Road, Bedworth	Slough	2	2	2	2	0	0	0	Complete
1520	35864	Land adj No. 28 Site 123b004 - The Crescent, Keresley End	Exhall	1	1	1	1	0	0	0	Complete

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1521	36135	255 The Long Shoot, Nuneaton	St Nicolas	3	0	0	0	0	0	0	Under construction
1522	36155 / 36703	Land between 151 & 157 Site 119a001 - Coventry Road, Bulkington	Bulkington	5	3	0	0	0	0	0	Under construction
1525	35641	New Inn, Rugby Road, Bulkington, Bedworth	Bulkington	44	0	0	0	0	0	0	Not Started
1526	35471	Site 106a014 - King Street Bedworth, King Street, Bedworth	Poplar	18	0	0	0	0	0	0	Not Started
1528	36226	43 Bucks Hill, Nuneaton	Galley Common	1	0	0	0	0	0	0	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1529	36249	44 Princes Street, Nuneaton	Wembrook	2	0	0	0	0	0	0	Not Started
1530	36251	Site 109a018 - Church Street Bulkington, Church Street, Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started
1535	36350	203 Plough Hill Road, Nuneaton	Galley Common	5	5	5	5	0	0	0	Complete
1536	36375	Heart of England Co-op Society, 10 High Street, Bedworth	Bede	2	2	2	2	2	0	0	Complete
1537	36761	Site 50a017 - Merevale Avenue, Nuneaton	Abbey	9	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1540	36283	255 The Long Shoot, Nuneaton	St Nicolas	1	0	0	-1	0	0	0	Under construction
1542	036338	Site 63C002 - land between 10 and 12, Roxburgh Road, Nuneaton	Attleborough	8	8	8	8	0	0	8	Complete
1543	36412	Edward Street Dental Surgery, 129 Edward Street, Nuneaton	Wembrook	1	1	1	1	0	0	0	Complete
1546	36552	Site 103d014, Land adjacent 41 Mavor Drive, Bedworth	Heath	1	0	0	0	0	0	0	Not Started
1547	36201 36946	Phase 3, Site 37b008 - Edinburgh Road, Nuneaton	Camphill	142	0	0	0	0	0	0	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1548	36395	Milverton House, 43 Lutterworth Road, Nuneaton	Attleborough	6	0	0	0	0	0	0	Under construction
1549	35998	Garages Site 52C045 (r/o 154-166 Gadsby Street), William Street	Attleborough	2	0	0	0	0	0	0	Under construction
1550	36188	A5 Aquatics, Meadowcroft Farm, Watling Street, Nuneaton	Weddington	59	59	59	59	0	59	59	Complete
1551	36521	Site 115B004 - Land adjacent, 147 Hayes Lane, Exhall,	Exhall	1	0	0	0	0	0	0	Not Started
1552	37114	"Smithfields", 157 Coventry Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1553	34772	Site 105C002 - Parks Farm, Smarts Road, Exhall (Taylor Wimpey)	Exhall	92	61	57	57	8	8	23	Under construction
1553A	36882	Site 105c002 - Land at Parks Farm, Smarts Road Exhall	Exhall	15	0	0	0	0	0	4	Under construction
1557	36306	Site 73B005 - land opp 87-81 Raveloe Drive, Nuneaton (NBBC)	Wembrook	8	8	8	8	0	0	8	Complete
1561	36764	266 The Long Shoot, Nuneaton	St Nicolas	1	0	0	0	0	0	0	Not Started
1562	36261 Approved RM 37019 Approved	Site 31A003-rear Whitehouse Farm, Higham Lane, Nuneaton, REDROW HOMES :	Weddington	200	90	41	41	0	0	38	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
		(HERITAGE FIELDS)									
1563	36878	1 The Square, Nuneaton	Attleborough	2	0	0	0	0	0	0	Not Started
1564	35456	Caldwell Caravan Site, Bradestone Road, Nuneaton,	Wembrook	14	3	3	3	0	0	0	Under construction
1565	36109	Plough Hill Golf Centre, Site 36A002 - Plough Hill Golf Centre, Plough Hill Road, Nuneaton	Galley Common	300	172	150	150	11	8	75	Under construction
1566	36417	Land and garages adj No. 14, Site 39C011, James Street, Nuneaton	Abbey	6	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1567	36470	2 Royal Oak Lane, Ash Green	Exhall	12	0	0	0	0	0	0	Not Started
1568	36709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	1	0	0	0	0	0	0	Not Started
1569	36924	17 Heath Road, Bedworth	Slough	2	2	2	2	0	0	0	Complete
1570	36869	Site 95c003 - New Street Bedworth	Poplar	5	0	0	0	0	0	0	Not Started
1572	36873	Site 42B001 - Land rear of 28-44 The Long Shoot Nuneaton (Royal Park) (Bellway Phase 3)	St Nicolas	75	28	28	28	7	3	19	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1573	36964	Edwards Radio Taxis Limited 100 Orchard Street Bedworth	Bede	2	2	2	2	0	0	0	Complete
1574	37106	Public Conveniences Chapel Street Bedworth	Bede	2	0	0	0	0	0	2	Not Started
1575	36491	Site 97c001 Bedworth Road Bulkington - Part of HSG8 - Taylor Wimpey - Raveloe Gardens	Bulkington	188	0	0	0	0	47	47	Under construction
1576	37246	Hill Farm Plough Hill Road Nuneaton	Galley Common	1	0	0	0	0	0	0	Not Started
1577	37395	Site 101d002 - Smorrall Lane (Ashwood Cottage) Smorrall Lane Bedworth	Heath	1	0	0	0	0	0	0	Not Started

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1578	36959	26 Devon Close, Nuneaton	Barpool	2	0	0	0	0	0	0	Not Started
1579	37199	Exclusive Beds Corporation Street Nuneaton	Abbey	5	0	0	0	0	0	0	Under construction
1580	36879	258 Lutterworth Road Nuneaton	Whitestone	1	0	0	-1	0	0	0	Under construction
1581	37154	18 Harefield Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not Started
1583	37602	1-3 All Saints Square Bedworth CV12 8LP	Bede	1	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1584	36921	Site Calendar Farm Site 31b001 - Watling Street Nuneaton	Weddington	425	28	28	28	0	0	106	Under construction
1585	37206	Site 103b007 - Marriott Road Land R/o 1-5 Marriott Road Bedworth	Heath	3	0	0	0	0	0	0	Not Started
1586	37463	101 Higham Lane Nuneaton	Weddington	1	1	1	0	0	0	0	Complete
1587	37066	Site - 37C008 land to the rear of 79-117 Vale View Nuneaton	Barpool	16	0	0	0	0	0	14	Not Started
1588	37533	120 Lutterworth Road, Nuneaton	Whitestone	6	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1589	36794	Heath End Rd Service Station, 227 Heath End Road, Nuneaton	Arbury	5	0	0	0	0	0	0	Under construction
1590	37329	1 Lime Grove, Nuneaton	CampHill	1	0	0	0	0	0	0	Not Started
1591	36909	32 Princes Avenue, Nuneaton	Wembrook	1	1	1	1	0	0	0	Complete
1593	36460	The Poppy's Mobile Home Park Mile Tree Lane Coventry CV2 1NT	Bulkington	1	0	0	0	0	0	0	Not Started
1594	37272	Land between 122-126 Site 48a024 - Church Road Stockingford Nuneaton	Kingswood	7	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1595	37509	285 Marston Lane, Nuneaton, Warwickshire CV11 4RH	Wembrook	1	0	0	0	0	0	0	Not Started
1596	37567	Willowbrook, Croft Pool, Bedworth CV12 8QW	Bede	5	0	0	0	0	0	0	Not Started
1597	37570	50 Shaftsbury Avenue Coventry CV7 8NE	Exhall	1	0	0	0	0	0	0	Not Started
1598	38031	33 Lime Grove Nuneaton CV10 9BG	CampHill	1	0	0	0	0	0	0	Not Started
1600	37056	56 Aston Road, Nuneaton CV11 5EJ	Abbey	1	1	1	1	0	0	0	Complete

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1601	36656	Pet Cemetery Maytree 4 School Lane Nuneaton CV10 7PA	Galley Common	5	0	0	0	0	0	0	Under construction
1602	36877	Site 103B009 - Land off, Astley Lane, Bedworth, (adj The Heath)	Slough	169	0	0	0	0	0	42	Under construction
1603	37659	Inglewood Smorrall Lane Bedworth CV7 8AT	Heath	1	0	0	0	0	0	0	Not Started
1604	38081	1 Shilton Lane Bulkington Bedworth CV12 9JL	Bulkington	1	1	1	1	0	0	0	Complete
1605	37163	Site 83d011 - Joseph Luckman Road Land & Garages off (R/o The Cricketers- No. 60) Bedworth	Slough	8	0	0	0	0	0	0	Under construction

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1606	37629	Front plot of Missing Oak Close 140 Woodlands Road Bedworth CV12 0AD	Slough	1	0	0	0	0	0	0	Not Started
1607	37666	The Bull, Bull Street Nuneaton CV11 4JX	Attleborough	5	0	0	0	0	0	0	Under construction
1608	36806	The Carousel Dark Lane, Bedworth CV12 0JH	Heath	17	0	0	0	0	0	0	Under construction
1610	38029	WCC Drug Team 37-38 Coton Road Nuneaton	Wembrook	3	0	0	0	0	0	0	Under construction
1611	37904	Loads of Tread 86 Orchard Street Bedworth CV12 8BN	Bede	2	0	0	0	0	0	0	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1612	37912	Site 95c008 Green Yard King Street 12-14 Croxhall Street Bedworth	Bede	1	1	1	1	0	0	0	Complete
1613	38153	384 Tuttle Hill, Nuneaton	Camphill	3	0	0	0	0	0	0	Under construction
1614	38114	25 Market Place Nuneaton	Abbey	3	0	0	0	0	0	0	Not Started
1615	37617	24D Bennetts Road North, Coventry	Exhall	2	2	2	2	0	0	0	Complete
1616	38325	Site 109a018 - Church Street Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1617	38360	41 Leicester Road Nuneaton CV11 6AB	St Nicolas	3	3	3	3	0	0	0	Complete
1618	37377	The Crystal Palace Gadsby Street Nuneaton CV11 4PA	Attleborough	2	0	0	0	0	0	0	Under construction
1619	36870	Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry	Poplar	204	0	0	0	0	0	51	Site Started
1620	37862	Land off Site 60a005 Atholl Crescent Nuneaton	Arbury	16	0	0	0	0	0	16	Not Started
1621	36687	99 Woodlands Road Bedworth CV12 0AD	Slough	9	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1622	037631 33926	Site 52D067 - Land off (Land adj Crematorium), Eastboro Way, Nuneaton	Whitestone	360	0	0	0	0	0	91	Not Started
1623	37770	Land adjacent to 28 Burbages Lane Ash Green Coventry	Exhall	2	0	0	0	0	0	0	Under construction
1624	37780	Site 117C019 - Land off, Stockley Road, Exhall, (rear of 67 Blackhorse Road)	Poplar	82	0	0	0	0	0	25	site started
1625	037022 35503	Site 115d001 - School Lane Exhall	Exhall	129	31	31	31	0	0	32	Not Started
1626	37381	2 High Street Nuneaton	Abbey	2	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1627	37112	Site 64c001 land Off Golf Drive Nuneaton	Whitestone	621	0	0	0	0	0	159	Not Started
1628	37582	Site 125d001 - land off Burbages Lane and Wheelwright Lane Ash Green Coventry (Bloor Homes)	Exhall	85	11	11	11	0	0	23	Under construction
1630	37968	92 Bermuda Village Nuneaton CV10 7PN	Arbury	2	2	2	2	0	0	0	Complete
1631	37971	14 -16 Bull Street Nuneaton CV11 4JX	Attleborough	2	0	0	0	0	0	0	Not Started
1632	38034	Garages rear of 12-14 Site 124A011 - Garages rear of 12 - 14 Scholfield	Exhall	5	0	0	0	0	0	0	Under construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
		Road Keresley End Coventry									
1633	38212	143 Bedworth Road Bulkington CV12 9LJ	Bulkington	-1	0	0	0	0	0	0	Under construction
1634	38303	S C T Electrics 75-91 Heath End Road Nuneaton CV10 7JG	Arbury	1	0	0	0	0	0	0	Under construction
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	Abbey	2	0	0	0	0	0	0	Not Started
1636	38111	Barclays Bank Plc 7 Market Place, Nuneaton CV11 4EB	Abbey	3	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1637	38414	308 Lutterworth Road Nuneaton CV11 6PN	Whitestone	1	0	0	0	0	0	0	Under construction
1638	38257	Byford Court Site 49B005 - Byford Street Nuneaton	Barpool	-25	0	0	-25	0	0	12	Under construction
1639	38513	54 Hayes Lane Coventry CV7 9BP	Exhall	-1	-1	-1	-1	0	0	0	Complete
1640		Site 35D014 - Field opp Freesland Park Farm, School Lane, Nuneaton	Galley Common		0	0	0	0	0	0	Not Started
1641	38575	206A Lutterworth Road, Nuneaton	Whitestone	1	1	1	1	0	0	0	Complete

SITE REF	COUNCIL APPLICATION No.	ADDRESS	Ward	Total capacity	Total completions up to 31st March 2022 (gross)	Total completions during 2021/22	Net completions during 2021/22	Affordable rent completions 2021/22	Aff Shared Ownership low-cost completions 2021/22	Total Affordable completions	Site Status
1642	36527	244 Nuneaton Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started
1643	38081	1 Shilton Lane, Bulkington, Bedworth	Bulkington	1	0	0	0	0	0	0	Not Started
1644	38490	Poppy's, Stafford Close, Bulkington CV12 9QX	Bulkington	9	0	0	0	0	0	0	Not Started

APPENDIX 7: COMMERCIAL FLOOR SPACE TABLES

Appendix 7 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2022

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	Unit B, Tenlons Road Industrial Estate, Nuneaton CV10 7HR	Change of use of one unit (Unit B) from B1 to D2 Leisure	D2	035996	No				262	
B	Unit 1a, Eastborough Court, Alliance Close	Change of use from B2 General Industrial to D2 Leisure	D2	036278	No				175	
B	193 Queens Road, Nuneaton CV11 5NB	Retention of a change of use from A1 (retail) to A3 (restaurants and cafe)	A3	036406	No			50		
B	Lamb and Flag, Church Road, Nuneaton CV10 8LJ	Change of use of ancillary coachhouse building from A4 to A1 (beauty)	A1	036399	No	58				
B	Former RBS building, 11-17 Queens Road, Nuneaton CV11 5JL	Change of use of ground floor from A2 to A3, A4 and A5	A3, A4 and A5	036436	Yes			193		
B	Former Maplins, 24 Market Place, Nuneaton CV11 4EG	Change of use from A1 Retail to A3 Cafe/Restaurant	A3	036500	Yes			2915		
B	Former Co-op, 22 Abbey Street, Nuneaton CV11 5BU	Change of use from B1 offices to corporate team building and escape room (sui generis)	Sui Generis	036583	Yes					630
B	16 High Street, Bedworth CV12 8NF	Subdivision of existing A1 retail premises to create separate D2 gymnasium use	D2	036695	Yes				400	
B	Unit 14, Liberty Way	Change of use from D2 (gym) to mixed use D2 (soft play), D1 (nursery) and A3	D2	035963	No			39	721	
B	R S M Industries Ltd, School Lane, Coventry	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	D2	036276	No				Net 984. (-5261+6245)	

B	Abbey National Plc, 25 Market Place, Nuneaton	Change of use of first second and third floors to 2 No. 1 bed apartments and 4 No. studio apartments	Loss of financial	036299	Yes		-142			
B	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton	Certificate of Lawful Development for the proposed change of use of the first floor from ancillary storage to flat (Use Class C3)	Loss of financial	036430	No		Loss of A2, quantity unknown			
B	Co-Operative Retail Services, Abbey Street, Nuneaton CV11 5BT	Partial demolition of some of the Co-Op building, including some frontages on Queens Road and Abbey Street	Loss of retail	036230	Yes	-6062				
B	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Loss of office	036194	Yes		-1572			
B	14, 15 and 16 The Square, Nuneaton	Erection of 14 assisted living apartments (including demolition of existing buildings)	Loss of retail	035370	No	-150				

Appendix 7 (Table 2): Losses of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2022. Notwithstanding the Use Class changes in this monitoring year (for clarity the original Use Classes have been maintained in the monitoring columns.)

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	A2	A3-A5	B1	D2
B	Site 50a017 - Merevale Avenue, Nuneaton	Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling	Loss of retail	035927 and 036761	No	-84				

B	Heart of England Co-op Society 10 High Street, Bedworth, Warwickshire	Change of use to first floor to create two flats, with external staircase and sitting area	Loss of retail	036375	Yes	-819.5				
B	13 Bull Street Attleborough Nuneaton	Change the use to A5 Hot Food Takeaway, installation of a 200 mm flue and fan for a gas oven venting onto a flat roof, new shop front and proposed cladding to building frontage (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	038098	No	-72				
B	35 Queens Road	Change of use from a hairdressers (A1/E) to a hot food takeaway (A5/ Sui Generis) with a new shop frontage, roller shutters and an extraction system (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037714	Yes	-122				
B	143 Queens Road	Change of use from retail (A1/E) to a dog grooming salon (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037767	No	-73.5				
B	Beautiful Bathrooms, Corporation Street.	Change of use from a kitchen and bathroom showroom (Class E Use) to a beauty and tanning salon (Sui Generis Use). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037844	Yes	-309				
B	21 Devon Close	Prior notification for the change of use of first floor mixed-use shop (Use Class A1/E) to two self-contained flats (Use Class C3)	Loss of retail	038169	No	Unkn wn				
B	25 Market Place	Change of use of ground floor and first floors to 3 No. one bedroom apartments.	Loss of retail	038114	Yes	-107				

B	7 Market Place	Change of use at the first floor from a bank to three residential.	Loss of formally A2.	038111	Yes		-382			
B	Kingsway House, King Street	Prior approval for the change of use from Use Class E to Use Class C3 under Class MA	Loss of retail	038321	Yes	-158.5				
B	Crystal Palace, Nuneaton	Change of use from former Public House (A4) to HMO (C4) and single unit (C3). (Allowed at Appeal)		037377	No	-550				
B	75-91 Heath End Road Nuneaton	Proposed conversion of existing building from general storage (Class B8), community facility (Class F2) and office & store (Class E) to 16 HMO units including first floor side extension and side dormer		038303	No	-800				
B	2 All Saints Square Bedworth.	Prior Notification for the change of use of part of the ground floor from financial use (A2)to residential (C3). Allowed at Appeal.	Loss of A2	036860	Yes		-150			

Appendix 7 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2022

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
G	North of Bermuda Village Nuneaton	A1 part of Mixed development Deeley/Taylor Wimpey Plg Perm 31653 varies from 3 to 1 retail unit	Retail	031064	No	457				
B	Cross Keys Inn, Goodyers End Lane, Bedworth,	Demolition of public house and erection of one retail unit (Use Class A1 eg shop)	Retail	034430	No	371				
B	Site 83B010 - Land off, St David's Way, Nuneaton,	Change of use of units 1 and 2 from retail Class A1 to a surgical and diagnostic treatment centre Class D1	Loss of Retail	036008	No	-440				
B	Arden Wines, 44 Arden Road, Bulkington	Ground floor extension to side of retail unit for purposes of retail storage	Retail	035697	N	26				
B	Ram Wines & Spirits, 29 Shanklin Drive	Prior Approval for conversion of all of the premises into a single dwelling (Class C3)	Loss of Retail	035150	N	-55				
B	Pharmacy Republic, "Marath House", 104 Edward Street,	Single storey side extension to pharmacy (for sole use relating to the pharmacy)	Retail	035447	N	16.9				
B	Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton	Change of use from B2 General Industrial to D2 Leisure	D2	035980	N				317	
B	A R Cartwright Ltd, Vicarage Street, Nuneaton	Erection of three storey office building (Outline with Appearance and Landscaping	B1a	035027	Yes		2619			

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissio n Number	Town Centre	A1	B1a	A2	D2	C1
		reserved, and matters of Access, Layout and Scale to be considered)								
B	68 Cheverel Street, Nuneaton	Retention of building for use as a beauty salon (A1 shops)	A1	036210	No	Gain unknown – need planning application form				
B	2 Riverside, Bond Street, Nuneaton	Change of use of first floor rear consulting rooms and offices to 1no. residential flat	Loss of offices	036303	Yes		-354			
B	Land Adjacent to Wayside, Parrots Grove, Coventry	Convert and extend existing building into a dwelling house along with associated works	Loss of retail	036679	No	89				
B	Ritz Bingo, Abbey Street, Nuneaton	Change of use to a mixed use to include a community facility with restaurant and residential apartment. To include works and renovation to a Listed Building	Loss of leisure	036709	Yes				-395.5	
B	H Johnson and Son Ltd, 50 Queens Road, Nuneaton	First floor workshop extension	A1	036951	Yes	32				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissio n Number	Town Centre	A1	B1a	A2	D2	C1
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	036980	No	30				
B	Unit 28a - 28b, Whitacre Road, Nuneaton	Change of Use from Industrial unit to Boxing Club at Units 28A and 28B Whitacre Road.	D2	037164	No	476.6				
B	Site 128D006, Parrots Grove, Coventry	Conversion and extension of building to create single dwelling house along with external works and change of use of land to garden and parking area. (Amended proposal to that approved under ref 036679) Amended plans include a new layout slightly larger than approved, porch extension to rear and hipped roof and vehicular access gates being moved	Loss of retail	037168	No	-89				
B	Exclusive Beds, Corporation Street, Nuneaton	Demolition of existing building and erection of 3 storey building, retail (A1) use on ground floor, residential (C3) use on first and second floor	Loss of retail	037199	Yes	-20				
B	Nicholas Chamberlaine Comprehensive School, Bulkington Road, Bedworth	Change of use from Sixth Form Facility to Rugby Club Clubhouse	D2	037409	No				209	

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissio n Number	Town Centre	A1	B1a	A2	D2	C1
B	20 Shakespeare Drive, Nuneaton	Conversion of residential garage to dog grooming studio	A1	037518	No	11				
B	Former Co-op buildings and car park	Hybrid planning application for: (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping	C1 full consent	037658	Yes					5,245
B	37 Upton Drive	Change of use from residential garage (C3) to a dog groomers (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037866	No					
B	Four Acres Bulkington	Change of use of part of site to dog boarding kennels and associated exercise area. To make use of existing buildings but adding drainage, flooring, heating, ventilation wall	Sui Generis	037955	No					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissio n Number	Town Centre	A1	B1a	A2	D2	C1
		coverings and galvanised steel kennels. Considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)								
B	The Bull, Bull Street, Attleborough	Proposed two storey side extension to create additional commercial floorspace forming a shop and a kitchen, including retention of existing unit and 5 new apartments with parking and access.	A1 and	037666	No	23				
G	Burbages Lane, Longford	Change of use from vacant land to sports training pitch (D2/F2) with the erection of associated access steps	D2/F2	037857	No				3571	
B	Cross Keys Inn Bedworth	Demolition of the existing public house and buildings and erection of one retail unit (Class Use E retail use). (Amended scheme to previous approval reference 034430).	A1/E	037552	No	356				
B	The Boat Inn, Blackhorse Road Longford.	Change of use from shed to kitchen with extraction units within pub garden (erection of shed approved under previous application ref 037238). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037726	No					
B	The Arches, Coventry Road Nuneaton	Single storey side extension to form kitchen and preparation area. considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	038555	No					
B	16 Bull Street Nuneaton	Creation of two new flats to the first floor with associated two storey rear extension and external staircase. Extensions to ground floor retail units and a change of use of 16 Bull	Sui Generis	037971	No	8				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissio n Number	Town Centre	A1	B1a	A2	D2	C1
		Street from (A1/E) to Hot Food Take Away (A5/Sui Generis). considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)								
B	20 Newdegate Street Nuneaton	Glass balustrade to first floor for the creation of a terrace, conversion from window to door at the first floor and various internal alterations associated with the change of use from bank to restaurant. 366 sqm of Sui Generis.	Sui Generis	038198	Yes					
Total in the pipeline (where known).						1,171.5	2,619	0	3,701.5	5,925

Light green shading indicates a site permitted in 2020/21. Brighter green represents sites permitted 2021/22.

GLOSSARY

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Authority Monitoring Report

A report published annually to assess the progress of the Borough Plan.

Brownfield Land

Also referred to as previously developed land, is land that is or was occupied by a permanent (non-agricultural) structure and associated fixed surface infrastructure, including the curtilage of the development, in urban and rural areas. It excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas, which has not been developed previously (known as Greenfield land).

Change of Use

Planning permission is not needed when the existing and the proposed uses fall within the same “use class”, or if the Town and Country Planning (Use Classes) Order 1987 (as amended) says that a change of class is permitted to another specified class.

Community Infrastructure Levy

A duty allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area

An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

Derelict Land

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment can include demolition, clearing of fixed structures or foundations and levelling. The definition also includes abandoned and unoccupied buildings in an advanced state of disrepair i.e., with unsound roof(s).

Development Plan Document

A statutory component part of the local development framework and include the Borough Plan, area action plans and site-specific allocations.

Economic Development Strategy

A document stating the Council’s vision, objectives and priorities for the Borough’s economy.

Five Year Housing Supply

A supply of housing sites that can be delivered to within five years. To be ‘deliverable’, sites should be available now, offer a suitable location now, and be achievable on the site within 5 years.

Green Belt

A designation which aims to keep land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas;
- prevent neighbouring towns from merging;

- safeguard the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield

Land where no development has previously taken place such as agricultural or forestry land.

Hectare

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

Infrastructure

Basic services required for development to take place, for example, roads, electricity, sewerage, water, open space, education, health facilities and other community facilities.

Intermediate Housing

Homes for sale and rent provided at a cost above social, but below market levels. These include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent, but not affordable rented housing.

Local Nature Reserve

Statutory designation for areas of importance for wildlife, geology, education or public enjoyment. Nuneaton and Bedworth has three LNRs at Bedworth Sloughs, Ensor's Pool and Galley Common.

Local Wildlife Site

Area of land with substantive wildlife value. Nuneaton and Bedworth has approximately 30 LWSs and these are likely to increase as potential LWSs are identified and assessed.

National Planning Policy Framework

Government policy on planning matters and seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared.

Social Rented Housing

Housing that is let at below market rents and on a secure basis to people in housing need, usually by local authorities or registered social landlord.

Supplementary Planning Document

Provide further detail on policies and proposals contained within a Development Plan Document and are a material consideration when determining planning applications.

ACRONYMS

AAP	Area Action plan
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
ELMOU	Employment Land Memorandum of Understanding
FYLS	Five Year Land Supply
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LWS	Local Wildlife Site
LGS	Local Geological Site
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

Appendix 2 - Infrastructure Funding Statement 2021-2022

Infrastructure Funding Statement 2021/22



Nuneaton and Bedworth Borough Council

Table of Contents

1.0 Introduction 1

2.0 Developer Contributions 1

 Section 106 Planning Obligations 1

 Community Infrastructure Levy (CIL)..... 1

3.0 Section 106 planning obligations 3

 Monies set out in Section 106 obligations 3

 Non-Monetary Requirement in Section 106 obligations..... 7

 Monies Received from Section 106 obligations 9

4.0 Conclusion 15

1.0 Introduction

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report published by Nuneaton and Bedworth Borough Council which provides a summary of all developer contributions relating to Section 106 planning obligations (S106 agreements) collected and managed within the Borough between 1st April 2021 and 31st March 2022. An Infrastructure Funding Statement must also report on Community Infrastructure Levy (CIL) monies collected. However, the Borough does not have CIL in place and, thus, is not reported.

2.0 Developer Contributions

Section 106 Planning Obligations

- 2.1 Planning obligations (S106 agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development and can either be provided on-site or off-site. Planning obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms. The Council's requirements for planning obligations are set out in the Council's adopted Borough Plan. The Borough Plan is supported by an Infrastructure Delivery Plan (IDP) that identifies specific projects which are needed in the Borough to help deliver the development set out in the Borough Plan. Monies received through S106 agreements are ringfenced to go towards those projects set out in the IDP.

Community Infrastructure Levy (CIL)

- 2.2 Unlike planning obligations CIL is intended to fund strategic infrastructure requirements within the Borough to support new development. CIL can be used to fund the provision, improvement, replacement, operation, or maintenance of infrastructure of the area. CIL rates must be set out via a published charging schedule. During 2020/21 the Council progressed a draft charging schedule and consulted on the draft between 9th October 2020 and 9th November 2020 with the intent to adopt it by September 2021. However, following the consultation further testing and analysis was undertaken to provide a more thorough assessment of CIL implementation compared to existing S106 agreements. The outcome of this assessment was that CIL would be likely to generate more funding towards infrastructure for minor residential developments (1-9 dwellings) and most likely non-strategic developments (10-169 dwellings), but S106 agreements were considered

to generate significantly more funding for strategic scale developments of over 170 dwellings. This, together with the administrative burdens and costs associated with CIL implementation means that CIL was considered not to be beneficial compared to the existing S106 arrangements. Therefore, at the Cabinet meeting of 26th May 2021 it was resolved that the Nuneaton and Bedworth Borough Community Infrastructure Levy Charging Schedule would not be submitted to the Secretary of State for independent examination.

3.0 Section 106 planning obligations

Monies set out in Section 106 obligations

3.1 Table 1 below sets out the monies that have been set out in Section 106 planning obligations (S106) between Nuneaton and Bedworth Borough Council and developers that were signed between 1st April 2021 and 31st March 2022. The table also includes a S106 agreement signed in the previous year but omitted in error from last year’s statement. The table is arranged firstly by the date of the agreement (oldest first). Receipt of the monies within planning obligations is triggered either by specific dates set out in the obligation or by activities taking place on the site to which the obligation relates, such as housing completions, and thus there can be considerable time lag between signing of the obligation and receipt of the monies. Tables 3, 4, 5, and 6 later in this document present details on the monies received and spent in 2021/22 including where monies have been transferred to others to utilise (Table 6).

Table 1: S106 contributions monies set out in signed planning obligations signed between 1st April 2021 and 31st March 2022 (includes site omitted from IFS 2020-21).

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
15/10/2020	Land at North Warwickshire and South Leicestershire College ¹	£50,000	Bus Contribution
		£100,000	Cycling and Walking Contribution
		£1,051,330	Education Contribution
		£130,791 or £670.72 per dwelling in the event the development does not comprise 195 dwellings	Healthcare Contribution Acute and Accident and Emergency Care
		£644,475	Highways Contribution
		£4,268	Libraries Contribution
		£288,232.21 or 1478.11 per dwelling if the development does not comprise of 195 dwellings	Open Space Contribution
		£18,770.29 or 96.26 per dwelling if the development does not comprise 195 dwellings	Open Space Design and Management Fees
		£537,715 or £2757.51 per dwelling if the development does not	Primary Contribution

¹ Omitted in error from IFS 2020-21

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		comprise of 195 dwellings	
		£43,405 or £222.59 per dwelling if the development does not comprise of 195 dwellings	Primary Care Contribution
		£19365 or £99.31 per dwelling £43,405 or £222.59 per dwelling if the development does not comprise of 195 dwellings	Primary SEN Contribution
		£34,625	Police Infrastructure Contribution
		£4.820 or £24.72 per dwelling if the development does not comprise of 195 dwellings	Rights of Way Contribution
		£404,450 or £2535.64 per dwelling per dwelling if the development does not comprise of 195 dwellings	Secondary Contribution
		£95,000	Sporting Facilities Contribution
		£239,543 Or £1229 per dwelling if the development does not comprise of 195 dwellings	Sports, recreation and Community Contribution
10/05/2021	The former Hawkesbury Golf Centre, Longford Coventry	£4,420.88 per dwelling up to £901,859.52	Education Contribution
		£828.19 per dwelling up to £168,951.00	Healthcare Contribution (Acute and Accident and Emergency Care)
		£4,285.27 per dwelling up to £874,196	Longford Road Contribution
		£21.89 per dwelling up to £4,465	Libraries Contribution
		£1,836.92 per dwelling up to £374,732	M6 Junction 3 Contribution
			M6 Junction 3 Contribution
		TBC	On Site Maintenance Contribution
		£1,190.47 per dwelling up to £242,856	Open Space Contribution
		£291.04 per dwelling up to £59,372.16	Primary Secondary and Post 16 Special Educational Needs (SEN) Contribution
		£1,388.50 per dwelling up to £283,254	Primary Care Contribution
£170.86 per dwelling up to £34,856	Police Infrastructure Contribution		

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£48.76 per dwelling up to £9,946.50	Rights of Way Contribution
		£50 per dwelling up to £10,200	Road Safety Contribution
		£3,453.72 per dwelling up to £704,558.88	Secondary and Post 16 School Contribution
		£12,240.00	Sports, Recreation and Community Contribution A
		£2,361.11 per dwelling up to £481,666	Sports, Recreation and Community Contribution B
		£10 per dwelling up to £2,040	Sustainable Travel Promotion Contribution
21/05/2021	Astley Lane, Bedworth, Warwickshire	£180,000.00	Bus Service Contribution
		£42,000.00	Bus Stops Maintenance Contribution
		£112,687.00	Early Years Contribution
		Aggregate of the Early Years, Primary, Primary SEN, Secondary and Post 16 SEN Not exceeding £788,843.00	Education Contribution
		£139,964.00	Hospital Contribution
		£3,480.00	Library Contribution
		£59,467.00	NHS Warwickshire North Contribution
		£211,394.47	Off Site Open Space Contribution
		£100,971.55	On Site Open Space Maintenance Contribution
		£33,958.00	Police Place Partnership Contribution
		£563,434.00	Primary Contribution
		£36,81.00	Primary SEN Contribution
		£7,372.25	Rights of Way Contribution
		£50 per dwelling	Road Safety Contribution
		£36,381.00	Secondary and Post 16 SEN Contribution
£399,027.00	Sports Development Contribution		
21/05/2021	Land at Smarts Road/Rectory Road Bedworth	£12,423.00	Healthcare (George Eliot Hospital Trust) Contribution
		£26,098.15	Open Space Contribution
		£35,417.00	Sports and Leisure Contribution
07/10/2021	Land at The Carousel Public House, Dark Lane, Bedworth	£9,731.00	Healthcare Contribution
		£850.00	Road Safety Contribution

Agreement Date	Site	Contribution Sum (£)	Contribution Sum Use
		£40,139.00	Sports and Recreation Contribution
21/10/2021	Cross Keys Inn, Goodyers End Lane, Bedworth CV12 0HR	£5,000.00	Traffic Regulation Order Contribution
07/01/2022	Land at site 51A073 - Former Co-op buildings and car park, Abbey Street, Nuneaton	£22,065.00	Healthcare (George Eliot Hospital Trust) Contribution
		£57,415.88	Open Space Contribution
		£42,933.00	Sports and Leisure Contribution
		£5,000.00	Traffic Regulation Order
26/01/2022	Land on South Side of Atholl Crescent Nuneaton (60a005)	£14,673.00	Healthcare Contribution
		£4,458.00	Hospital Contribution
		£7,715.47	Sports and Recreation Contribution
21/02/2022	Land at Site 64c001 Golf Drive, Nuneaton	£5,000	Bus Stop Maintenance Contribution
		£2,500.00	Bus Stop RTI Display Replacement Contribution
		TBC	Community Hall Commuted Sum
		£2,667,383.00	Education Contribution
		£321,441.25	Healthcare Contribution (Acute Accident and Emergency Care and Premium Costs)
		£550,000.00	Highways Cycling Improvements Contribution
		£13,592.00	Libraries Contribution
		TBC	On Site Maintenance Contribution
		£446,936.81	Open Space Contribution
		£25,000.00	Open Space Cycling Infrastructure Contribution
		£20,713.52	Open Space Design and Management Fees
		£75,177.00	Police Infrastructure Contribution
		£431,389.00	Public Healthcare Contribution
		£42,133.00	Public Rights of Way Contribution
		£525,000.00	Public Transport Contribution
£31,050.00	Road Safety Contribution		
£807,920.00	Sports Recreation and Community Contribution		

Non-Monetary Requirement in Section 106 obligations

3.2 Table 2 below sets out the non-monetary contributions that have been set out in Section 106 planning obligations between Nuneaton and Bedworth Borough Council and developers that were signed between 1st April 2021 and 31st March 2022. The table also includes a S106 agreement signed in the previous year but omitted in error from last year’s statement. The table is arranged firstly by the date of the agreement (oldest first) and then alphabetically by the contribution use. The affordable housing contributions do not currently require any monetary contributions, hence why they are not in Table 1.

Table 2: S106 contributions non-monetary requirements set out in signed planning obligations signed between 1st April 2021 and 31st March 2022 (includes site omitted from IFS 2020-21).

Agreement Date	Site	Contribution Use
15/10/2020	Land at North Warwickshire and South Leicestershire College ²	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
		Affordable Housing Scheme
		Affordable Housing Rented
		Maintenance Scheme
		Management Company
		Management Services
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Land
		Open Space Scheme
		Practical Completion Certificate
10/05/2021	The former Hawkesbury Golf Centre, Longford Coventry	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
		Certificate of Practical Completion
		Certificate of Final Completion
		On Site Open Space/Open Space Land
		On Site Open Space/Allotments

² Omitted in error from IFS 2020-21

Agreement Date	Site	Contribution Use
		On Site Open Space/Community Orchard
		Open Space Scheme
21/05/2021	Astley Lane, Bedworth, Warwickshire	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
		Council Open Space Land
		Cycleway Certificate of Final Completion
		Cycleway Certificate of Practical Completion
		Cycleway Provision and Transfer
		Cycleway Provision and Transfer
		Ecological Land
		Ecological Scheme
		Footpath Certificate of Final Completion
		Footpath Certificate of Practical Completion
		Footpath Land
		Footpath Specification
		Open Space Certificate of Final Completion
		Open Space Certificate of Practical Completion
Open Space Specification		
Open Space Works		
21/05/2021	Land at Smarts Road/Rectory Road Bedworth	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
07/10/2021	Land at The Carousel Public House, Dark Lane, Bedworth	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
23/12/2021	Land South East of Wilsons Lane Longford Road, Exhall	Highway Land
07/01/2022	Land at site 51A073 - Former Co-op buildings and car park, Abbey Street, Nuneaton	Affordable Housing
		Affordable Housing Contribution
		Affordable Housing Units
21/02/2022	Land at Site 64c001 Golf Drive, Nuneaton	Affordable Housing
		Affordable Housing Contribution

Agreement Date	Site	Contribution Use
		Affordable Housing Scheme
		Affordable Housing Units
		Community Hall
		Community Hall Management Company
		Community Hall Management Scheme
		Community Hall Transfer
		Maintenance Company
		Management Company Scheme
		Open Space Certificate of Practical Completion
		Open Space Certificate of Final Completion
		Open Space Land
		Public Healthcare Site

Monies Received from Section 106 obligations

3.3 Table 3 below sets out the monies that have been received between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers. The table is arranged alphabetically by contribution use. Please note that the table is reporting on the total monies received in the year 21/22 rather than on the monies received from those obligations signed in 21/22. All the monies in Table 3 have been allocated to a specific use, that is, none remain unallocated by the Authority. The details of what these monies have been allocated to is contained within Tables 5 and 6 below.

Table 3: Total amount of S106 contributions monies received between 1st April 2021 and 31st March 2022 from signed planning obligations.

Contribution Use	Monies Received (£)
Ecology & Biodiversity	140505.32
Grounds Maintenance	11850.98
Healthcare Provision	46405.21
Open Space & Leisure including allotments	335452.64

Traffic Regulation order	5045
TOTAL	539259.15

3.4 Table 4 below sets out the monies that have been received between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers that have been allocated but not spent. The table is arranged alphabetically by contribution use. So, Table 4 shows how much of the monies received in 2021/22 in Table 3 above have been designated to a specific project but have not been spent. Table 5 then shows what the unspent monies have been allocated to and Table 6 where that money received in 21/22 has been spent and on what.

Table 4: Total amount of S106 contributions monies received between 1st April 2021 and 31st March 2022 from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Ecology & Biodiversity	140505.32
Grounds Maintenance	11850.98
Open Space & Leisure including allotments	61477.22
Sport & Community Recreation	273975.42
TOTAL	487808.94

3.5 Table 5 below sets out the monies that have been received between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers that have been allocated but not spent and the infrastructure it has been allocated to. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Dependent on the age of the Section 106 planning obligation the Council has between 5 and 10 years from receipt of the monies within which to spend them.

Table 5: Total amount of S106 Contributions Monies received between 1st April 2021 and 31st March 2022 from signed planning obligations which have been allocated but not spent and the items of infrastructure it has been allocated to.

Contribution Use	Site	Monies Allocated (£)
Allotments	Greenmoor Road Allotment - Increase capacity	1,357.56
Allotments	Smorrall Lane Allotment - Increase capacity	839.87
Allotments	Aberdeen Road Allotment - Increase capacity	534.15
Sub Total		2,731.58
Grounds Maintenance*	Borough wide	11,850.98
Sub Total		11,850.98
Ecology & Biodiversity	Biodiversity Offsetting - Caldwell Grange, Nuneaton	30,778.32
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	27,549.00
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way, Nuneaton	82,178.00
Sub Total		140,505.32
Open Space	Miners Welfare Park - All wheels provision	5,331.49
Open Space	Sidings Pool - Link paths	9,120.90
Open Space	Riversley Park Entrance feature & improvements to pedestrian tunnel	8,617.85
Open Space	Greenmoor Road Rec Ground - pathways	22,604.09
Open Space	Greenmoor Road Rec Ground Play pitch improvements	759.91
Open Space	Riversley Park -Arboriculture work	3,417.47
Open Space	Pauls Land - Provision of bins and benches	8,893.93
Sub Total		58,745.64
Sport & Community Recreation	Bedworth Physical Activity Hub	273,975.42
Sub Total		273,975.42
Total		487,808.94

*Grounds maintenance contribution is apportioned over a 20-year period to support revenue costs.

3.6 Table 6 below sets out the monies that have been received and then spent between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers.

Table 6: Total amount of S106 contributions monies received and spent between 1st April 2021 and 31st March 2022 from signed planning obligations (this includes transfer to other another body to spend).

Contribution Use	Monies Spent (£)
Healthcare Provision	46405.21
Traffic Regulation Order	5045.00
TOTAL	51450.21

- 3.7 Table 7 below sets out the monies that have been received during any year, but which were spent between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers and the infrastructure it has been spent on. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Table 7 contains all monies spent set out in Table 6 but is greater because it is those monies received from all years not just those received in 2021/22. For ease, those which are also in Table 6 have been highlighted in a pale green, therefore, those not highlighted have been received by the Authority prior to 2021/22 but spent in 2021/22.
- 3.8 This is the third IFS produced by the Council and as such some elements can be tracked through from the first IFS (2019/20) to this one (2021/22). In Table 7 below the contributions used for Play and Teenage provision and the Tennis Courts at the Miners Welfare Park were contained in Table 8 of the 2020/21 IFS and shows that these monies previously retained have now been spent.

Table 7: Total amount of S106 contributions monies spent between 1st April 2020 and 31st March 2021 from signed planning obligations (this includes transfer to other another body to spend) and the items of infrastructure it has been spent on.

Contribution Use	Site	Monies Allocated (£)
Healthcare Provision	Transferred to NHS	46405.21
Sub Total		46405.21
Open Space & Leisure	Play & Teenage Provision - Bulkington Rec	4,298.13
	Tennis Courts Miners Welfare Park	12,409.73
	Lanterns - Riversley Park	12,954.96
	Play & Teenage Provision - Keresley Rec	15,993.88
	Parks Revival - Towns Fund	18,904.93
Sub Total		64,561.64
Traffic Regulation Order	Transferred to Warwickshire County Council	5045.00

Contribution Use	Site	Monies Allocated (£)
Sub Total		5045.00
TOTAL		116,011.85

3.9 None of the monies received between 1st April 2021 and 31st March 2022 from signed Section 106 planning obligations was spent on repaying money borrowed, including any interest. Between 1st April 2021 and 31st March 2022 £6,503.57 was received under planning obligations and spent on the monitoring of the delivery of planning obligations.

3.10 Table 8 below sets out the monies that have been received during any year, but which were retained between 1st April 2021 and 31st March 2022 from Section 106 planning obligations signed by Nuneaton and Bedworth Borough Council and developers and the infrastructure it has been allocated to. The table is arranged alphabetically by contribution use and then by monies allocated (smallest first). Sub totals are provided throughout the table showing the total monies allocated for each contribution use. Table 8 contains all monies allocated but unspent as set out in Table 5 but is greater because it is also those monies received from all years not just that received in 2021/22. For ease, those which are also in Table 5 have been highlighted in a pale green, therefore, those not highlighted have been received by the Authority prior to 2021/22.

Table 8: Total amount of monies received during any year from signed Section 106 planning obligations, but which were retained between 1st April 2021 and 31st March 2022.

Contribution Use	Site	Monies Allocated (£)
Affordable Housing	Affordable Housing - Attleborough	20000
Affordable Housing	Affordable Housing - Weddington	80000
Affordable Housing	Affordable Housing - Whitestone	200000
Sub Total		300000
Allotments	Mount Pleasant Allotments	243.87
Allotments	Queen Street Allotments increase capacity	749.85
Allotments	Barnacle Lane Allotment capacity increase	1123.08
Allotments	Greenmoor Road Allotment increase capacity	1191.27
Allotments	Ryders Hill Allotments Increase capacity	2033.98
Allotments	Milford Street Allotments	2670.11
Allotments	Higham Lane Allotments increase capacity	7910.31
Allotments	Weddington Allotment Extension	12956.44
Allotments	Aberdeen Road Allotments increase capacity	16387
Sub Total		45265.91

Contribution Use	Site	Monies Allocated (£)
Ecology & Biodiversity	Ecological works - Mancetter Road	25612
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	40260.77
Ecology & Biodiversity	Biodiversity Offsetting - South Milking Lane, Nuneaton	75072.29
Ecology & Biodiversity	Biodiversity Offsetting - St Georges Way	78010.40
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way	82178
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	119992.60"
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	24181.92"
Ecology & Biodiversity	Biodiversity Offsetting - Caldwell	38356.55"
Sub Total		301133.46
Grounds maintenance 20-year contribution*	Borough wide	1233840.11"
Sub Total		1233840.11
Open Space	Miners Welfare Park - Play pitch provision	123.49
Open Space	Vale View Community Centre - New gate and path	1138.55
Open Space	Miners Welfare Park - K barrier under railway bridge	1400.41
Open Space	Greenmoor Road Recreation Ground - Pitch provision	1494.63"
Open Space	Miners Welfare Park - Path improvements	1548.08
Open Space	Whittleford Cycleway - Signage	2029.44
Open Space	Keresley Play Area - Upgrade	2255.79
Open Space	Riversley Park - Design of equipped play & fitness facility	2501.63
Open Space	Bulkington Recreation Ground - Teenage Leisure Provision	2551.73
Open Space	Sandon Park - Improvements	2851.39
Open Space	Newdigate Park - Installation of signs off Potters Road	3672.55
Open Space	Bedworth Sloughs - Access and path improvements	4060.53
Open Space	Miners Welfare Park - All wheels provision	5331.49
Open Space	Riversley Park - Improvements to Gold belt tunnel	6457.28
Open Space	Buttermere Park - Design of additional play provision	6561.63
Open Space	Riversley Park - Cycle path	6874.72
Open Space	Sandon Park - Footpath resurfacing	7252.46
Open Space	Attleborough Recreation Ground - Improvements to football pitch	8873.75
Open Space	Pauls Land - Provision of bins and benches	8893.93
Open Space	Sidings Pool, Smorrall Lane - Path & equipment improvements	9120.9
Open Space	Bermuda Bowling Green - Improvements	10000
Open Space	Pauls Land Pavilion - Improvements	10573.75
Open Space	Windmill Hill - Provision of footpaths	11777.89
Open Space	Miners Welfare Park - Improvements from Rye Piece ring way entrance	12176.79
Open Space	Rannoch Drive - Junior play facilities	12911.93
Open Space	Riversley Park - Creation of vistas and river maintenance	13462.44
Open Space	Newdigate Recreation Ground - Improvements	14332.23

Contribution Use	Site	Monies Allocated (£)
Open Space	Whittleford Park - Improvements	15216.53
Open Space	Riversley Park - Entrance improvements	15409.05"
Open Space	Whittleford Park - Upgrade of footpaths	15744.69
Open Space	Bermuda Open Space - Improvements	15860.62
Open Space	Upgrade of Play Areas	16844.11
Open Space	Bulkington Recreation Ground - Improvements	19328.45
Open Space	Bermuda - Natural play provision	19835.15
Open Space	Stockingford Recreation Ground - Improvements	20197.82
Open Space	The Dingle - Upgrade paving	22088.85
Open Space	Buttermere Park - Path and signage improvements	26347.32
Open Space	Lilleborne Drive - Upgrade Play provision	26448.03
Open Space	Sandon Pavilion - Community facilities	26859.37
Open Space	Oaston Road - Footpath Construction	31675.74
Open Space	Bermuda - Enhancement of Play Area	31720.28
Open Space	George Eliot Gardens - Gateway entrance	33646.95
Open Space	The Long Shoot - Play & Open Space improvements	34956.28
Open Space	Bermuda Phoenix Centre - Football pitch improvements	38666.8
Open Space	Riversley Park - Football provision	41124.01
Open Space	Riversley Park - New cycle bridge	43167.82
Open Space	Jubilee Centre - Footpath improvements	44458.66
Open Space	Heckley Recreation Ground - Pavilion & football pitch Improvements	77554.11
Open Space	Buttermere Park - Footpaths, play area and teenage facility improvements	86481.82
Open Space	Riversley Park - Visitor Improvements	91485.66
Open Space	Weddington - Footpath improvements	140706.03
Open Space	Horeston Grange - Provision of Green Gym and Cycle works	172160.85
Open Space	Weddington - Cycle Way	232401
Sub Total		1493711.73
Sport & Community Recreation	Design & Development Pingles HUB	50000
Sport & Community Recreation	Design and Development - new leisure centres	56115
Sport & Community Recreation	Design & Development Bedworth HUB	273975.42
Sub Total		380090.42
Total		3953476.38

*Grounds maintenance contribution is apportioned over a 20-year period to support revenue costs.

"Figure is greater than that in Table 5 reflecting that some of the monies were received prior to 2020/21.

4.0 Conclusion

4.1 This Infrastructure Funding Statement (IFS) reports on the Section 106 planning obligations that have been set out in those agreements signed by

Nuneaton and Bedworth Borough Council and developers between 1st April 2021 and 31st March 2022 (Tables 1 and 2). It reports on those monies that the Borough Council has received from Section 106 planning obligations between 1st April 2021 and 31st March 2022 and explains the status of that money, whether it has been allocated or not to a specific project, and whether it has been spent and if so on what (Table 3 – 7). Finally, Table 8 sets out those monies that have been received from Section 106 planning obligations signed during any time but that the monies were retained between 1st April 2021 and 31st March 2022.

Appendix 3 - Extracts from AMR and IFS for biodiversity offsetting 2021 to 2022 plus one application that may need to be committed by a S106 payment.

Extracts and planning application references from Infrastructure Funding Statement for biodiversity offsetting 1st April 2021 to 31st March 2022 and signed S106 that may need to be committed.

Table 2: S106 contributions for biodiversity offsetting S106 contributions (non-monetary) requirements set out in signed planning obligations signed between 1st April 2021 and 31st March 2022.

Agreement Date	Application Reference number	Site name	Contribution use
21.05.2021	036877	Astley Lane Bedworth	Ecological land and ecological scheme.

Table 3: Total amount of S106 contributions monies for biodiversity received between 1st April 2021 and 31st March 2022 from signed planning obligations.

Contribution Use	Monies Received (£)
Ecology & Biodiversity	140,505.32

Table 4: Total amount of S106 contributions monies received between 1st April 2021 and 31st March 2022 for biodiversity from signed planning obligations which have been allocated but not spent.

Contribution Use	Monies Allocated (£)
Ecology & Biodiversity	140,505.32

Table 5: Total amount of S106 Contributions monies received between 1st April 2021 and 31st March 2022 from signed planning obligations which have been allocated but not spent and the items of infrastructure it has been allocated to.

Contribution Use	Site	Application reference	Monies Allocated (£)
Ecology & Biodiversity	Biodiversity Offsetting – Land at Caldwell Grange, Nuneaton	036298	30,778.32
Ecology & Biodiversity	Biodiversity Offsetting - The Long Shoot, Nuneaton	032578	27,549.00
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way, Nuneaton	032578	82,178.00
Sub Total			140,505.32

Table 8: Total amount of monies received for biodiversity offsetting during any year from signed Section 106 planning obligations, but which were retained between 1st April 2021 and 31st March 2022. The figures are greater than table 5 because it is also those monies received from all years not just that received in 2021/22. For ease, those which are also in Table 5 have been highlighted in a pale green, therefore, those not highlighted have been received by the Authority prior to 2021/22.

Contribution Use	Site	Monies Allocated (£)
Ecology & Biodiversity	Ecological works - Mancetter Road	25,612.00
Ecology & Biodiversity	Biodiversity Offsetting - Plough Hill Road	40,260.77
Ecology & Biodiversity	Biodiversity Offsetting - South Milking Lane, Nuneaton	75,072.29
Ecology & Biodiversity	Biodiversity Offsetting - St Georges Way	78,010.40
Ecology & Biodiversity	Biodiversity Offsetting - Eastboro Way	82,178.00

Contribution Use	Site	Monies Allocated (£)
Sub Total		301,133.46
Ecology & Biodiversity	<u>Biodiversity Offsetting - The Long Shoot, Nuneaton</u>	<u>119,992.60</u>
Ecology & Biodiversity	<u>Biodiversity Offsetting - The Long Shoot, Nuneaton</u>	<u>24,181.92</u>
Ecology & Biodiversity	<u>Biodiversity Offsetting - Caldwell</u>	<u>38,356.55</u>

Those figures underlined reflect that some of the monies were received prior to 2020/21.

Table below show S106 Obligations set out in Agreements Between 1st April 2021 and 31st March 2022 for a payment which may have to be committed if the site cannot demonstrate a no net loss.

S106 Obligations Set out in Agreements Between 1st April 2021 and 31st March 2022				
Application reference	Agreement Date	Development Site	Contributions states sum (£)	Payable Trigger Points
036870	10/05/2021	The former Hawkesbury Golf Centre, Longford Coventry	33,494.06	1. Prior to the first Occupation of the first Dwelling to submit to the Council for approval a final biodiversity impact calculation for the proposed Development 2. In the event that the biodiversity impact calculation confirms a net loss in biodiversity to pay to the Council the Biodiversity Offsetting Contribution within 30 days of receipt of an Invoice setting out the amount due or the determination of a disputed amount pursuant to clause 8.

AMR monitoring targets for biodiversity (NE3)

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Outline or full Planning permission 036877, 036870, 037112 provide for green infrastructure.	✓
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	036870, 037112, 037021, 036877, 03882	✓
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	✓
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Ensor's Pool assessed as Unfavourable – Declining on 29 th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague – will eventually lead to formal de-designation of site as SSSI / SAC). Griff Hill Quarry assessed as Favourable on 18 th March 2009.	➔
NE3b	Development causing habitat net losses.	Zero	Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting). Enforcement case relating to Weddington Road Local Wildlife Site ongoing - biodiversity offsetting requested.	✓
NE3c	Development causing a loss of LBAP habitats and species.	Zero.	Some developments (particularly large-scale developments on farmland – such as 036870, 036877, and 037112 have impacted upon some LBAP habitats and species (where impacts cannot be avoided or mitigated). In these circumstances, the biodiversity offsetting calculation/mechanism is used to deliver no net loss of	➔

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			biodiversity value. This is with the exception of 037021 where viability meant that an offsite provision of £70,609.10 could not be met.	
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.	No permissions granted on designated sites. Biodiversity distinctiveness is assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.	
NE3e	Local wildlife Sites(LWS) in positive management.	All local sites.	NBBC's manage 23 sites, 22 of which are in positive management. There are also a number of privately owned LWS sites many of which the management is unknown.	
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc. Quantified increases or decreases will be ascertained in future following HBA update.	
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	
NE4b	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to water quality.	0%.	0%, no applications granted contrary to advice.	

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice.	
NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	

Appendix 4 – Planning Applications with S106 biodiversity offsetting requirements

Planning Ref.	S106 Date	Site	Required Sum	Contribution Definition	Sum of Monies received	Date Monies received	NBBC & Others Contributions for Use on
032578	21/03/2016 Subsequent Deed of Variation	The Long Shoot, Nuneaton	£46,617.74	Biodiversity Offsetting Contribution	£27,549 £24,181	03/12.21 13/01/21	2.45 units of biodiversity at Tiverton Drive Nuneaton
034600	10/11/2017	Land at Plough Hill Golf Centre, Plough Hill Road	£40,260.77	Biodiversity Offsetting Contribution	£40,260.77	30/07/2019	Groundworks - Cultivation & amelioration:, Turf - Grass seeding:, Herbicide - Selective weed kill Established Grassland, Supply wildflower seed:, Annual cut & remove, Management and admin cost @ 10%: Insurance sum against any difficulty in delivering habitat to target condition @ 5% of cost of creation works
034076	10/08/2018	Land Off Higham Lane 31A02 (r/o Milby Drive)	£62,156.98	Biodiversity Offsetting Contribution			Meadow creation at Attleborough Recreation Ground, north of play area at Attleborough Recreation Ground, south east of play area at Tomkinson Road Park, east of football pitch at Tomkinson Road Park, west of football pitch at the Dingle Open Space, Camp Hill.
033926	28/08/2018	Off Eastboro Way (52D067)	£76,778.00	Biodiversity Offsetting Contribution	£82,178	11/02/22	Wild meadow creation works on Paul's Land; Buttermere Park and Crowhill Park and thereafter through annual cut and remove works.
036078	14/05/2019	Land at 1 St Georges Way	£78,010.40	Biodiversity Offsetting Contribution	£78,010.40	30/09/2019	Overseeding of grassland with wildflower seed delivering at Bedworth Slough (West Fields), Bedworth Slough (South East corner), Bayton Lake (Central and Southern Area Margins, Sidings Pool Bedworth (North of pool and path) and reseeding of grassland with wildflower seed at a cost of at Miners Welfare Park (Old Golf Course), Bailey Park EA (North West Area), Bayton Lake (North West Area), Bayton Lake (North East Area), Sidings Pool (North of football pitch), Sidings Pool (North of pool but south of path), Dorlecote Place, Heckley Park (East of pitches).

036394	05/12/2019	Land to the south of Milking Lane, Nuneaton, CV10 0FG	£74,847.75	Biodiversity Offsetting Contribution	£74,847.75	Received 27/01/2021	Used at Tiverton Drive, the Dingle and Caldwell Grange to include overseeing with hay rattle and parasitic species and future maintenance comprising an annual cut of the seeded meadows over a period of 30 years so as to improve biodiversity in the Council's area.
035479	27/07/2020	Land at Wheelwright Lane/Burbages Lane, Exhall		Ecological Land			"Ecological Land" means the land as shown edged blue on Plan 1 and hatched blue on Plan 2 (or such other land as agreed by the Council) to be used for biodiversity offsetting purposes and provided by the Owners in accordance with the Ecological Scheme prior to Commencement of Development.
035479	27/07/2020	Land at Wheelwright Lane/Burbages Lane, Exhall		Ecological Land			N/A
035479	27/07/2020	Land at Wheelwright Lane/Burbages Lane, Exhall		Ecological Scheme			"Ecological Scheme" means the Landscape Management Plan and Habitat Establishment Plan setting out the biodiversity offsetting delivering no less than 8.97 units and detailing habitat creation works and provisions for long term management and maintenance of the Ecological Land to be provided to and agreed by the Council prior to Commencement of Development in accordance with the Planning Permission.
036873	10/09/2020	Land at The Long Shoot (Bellway Phase 3)	£92,443.6	Biodiversity Offsetting Contribution	£92,443.60	15.01.21	Towards weed killing, ground works, grassing and wildflowers at Riversley Park, The Dingle and Sandon Park.
036298	30/09/2020	Land at Caldwell Grange, Donnithorne Avenue, Nuneaton	£30,778.32	Biodiversity Offsetting Contribution	£30,778.32	Received financial year 21-22	The creation of semi improved grassland and wildflower seeding at the Dingle at Camp Hill Nuneaton to deliver 0.92 habitat biodiversity units.

034901	29/10/2020	Faultlands Farm, Gipsy Lane, Nuneaton		Biodiversity Offsetting Land Management Plan			"Biodiversity Offsetting Land Management Plan" means a plan for the management and monitoring of the Biodiversity Offsetting Land. "Biodiversity Offsetting Land" means the 2.2 hectares of permanent grassland habitat to the south east of the Site adjacent to the Wem Brook as shown coloured green on Plan 2.
034901	29/10/2020	Faultlands Farm, Gipsy Lane, Nuneaton		Biodiversity Offsetting Land Management Plan			Biodiversity Offsetting Land Management Plan to the Council for approval.
036877	21/05/2021	Astley Lane		Ecological land			
036877	21/05/2021	Astley Lane		Ecological Scheme			
036870	10/05/2021	The former Hawkesbury Golf Centre Longford	£33,494.06	Biodiversity Offsetting Contribution			1. Prior to the first Occupation of the first Dwelling to submit to the Council for approval a final biodiversity impact calculation for the proposed Development 2. In the event that the biodiversity impact calculation confirms a net loss in biodiversity to pay to the Council the Biodiversity Offsetting Contribution within 30 days of receipt of an Invoice setting out the amount due or the determination of a disputed amount pursuant to clause 8

Appendix 5 – Part of the legal agreement for Mancetter Road relating to Ecology

Tuttle Hill Reservoir

Table 2: Habitat Creation Costings

Habitat	Timing	Element	Commuted Sum
1. TO BE DELIVERED BY DEVELOPER			
1.A) WORKS TO BE DELIVERED OFF SITE IN WHCNA IN ACCORDANCE WITH APPROVED MITIGATION STRATEGY FOR AMPHIBIANS AND REPTILES DOCUMENT REF. 3943 01 002 V2 – (excluding the requirement for on and off site log and rubble piles – which are no longer required). DELIVERY TO BE INCLUDED IN S106			
New pond in WHCNA approx. 200m ²	In advance of site clearance	Approximately £7,500 for creation of 200m ² great crested newt pond. Plus 25% of cost towards 20 years future maintenance to be paid to LPA as part of commuted sum. Plus Eco watching brief plus expenses (4 days) (see below).	£1,875.00 (25% contribution towards future management)
2 x Refuge and basking bank – No.1 approx 90m x 3m x 1m high No.2 approx 45m x 2m x 1m high	In tandem with site clearance as incorporates material from site	No cost for materials as using materials from covered reservoir. Contractor time during site clearance works to move from existing location to required location and create basking banks (see below). Plus Eco watching brief plus expenses (4 days) (see below)	
2 x hibernacula creation	In advance or in tandem with site clearance	No cost for materials as using materials from covered reservoir. Contractor time during site clearance works to move from existing location to required location and create hibernacula (see below). Plus Eco watching brief plus expenses (1.5 days) (see below)	
1 x egg laying site for grass snake (minimum 2m high) – compost heaps	In tandem with site clearance and following mowing of grassland	No cost. Created from grass and clippings during normal management and maintenance operations. Allowed for up to 2 days labour at £250/day if required.	
		Ecological Watching Brief for Habitat Creation of pond, refuge and basking banks, hibernacula and refugia. Assume maximum of 10 working days on site @£400.00/day plus mileage, accommodation and subsistence.	
		Contractor time for the works identified above (excluding pond creation) for maximum of 10 days.	
1.B) WORKS TO BE DELIVERED ON SITE – DELIVERY TO BE COVERED BY CONDITIONS			
2 x new hedgerows (approx. 200m in total) and additional hedgerow enhancement	During construction	Supply and plant double staggered hedgerow using cell grown whips 60-80cm (B) at 5 per lin m and 200mm centres (£8.09 per lin m) including planting pit (£0.13 each), spiral rabbit guards (£0.86 each) and bamboo cane stakes and fixings (£0.12 each). Total rate £9.20 per lin m.	
Neutral grassland		Seed mix: Ground preparation and neutral grassland seed mix. Approx 0.3 ha. (3000m ²).	
Integrated bat roosting features		Two to three boxes per building. Combination of boxes. Suitable boxes are Schwegler 2FR bat tube, Schwegler 1WI	

Habitat	Timing	Element	Commuted Sum
		<p>Summer and Winter Bat Box and Habitat bat box (£119-144) depending on facing).</p> <p>At least 2 x Schwegler 1WI summer and winter bat box to provide roosting opportunities throughout the year. (£89.96 each)</p> <p>Schwegler 2FR bat tubes to be combined to provide larger roost site. £79.95 each)</p>	
Integrated bird nesting features		<p>At least 2 x Schwegler Sparrow Terrace (£69.95 each)</p> <p>At least 4 x Schwegler brick nest box. Type 24. (£36.95 each)</p>	
1x egg laying site for grass snake (minimum 2m high) – compost heaps	In tandem with site clearance and following mowing of grassland	<p>No cost. Created from grass and clippings during normal management and maintenance operations.</p> <p>Allowed for up to 2 days labour at £250/day if required.</p>	
2. WORKS TO BE COVERED BY A COMMUTED SUM PAID TO THE LPA			
TO BE DELIVERED BY LPA ON WINDMILL HILL			
New native tree planting		<p>New tree planting. To be included in commuted sum. Estimated cost of a mix of standard native trees (10) plus stake and ties is approximately £400.</p> <p>Contractor costs for planting at £250/day (maximum of 1 day).</p> <p>Plus 25% cost for replacement and maintenance.</p>	£780.00
3. TO BE DELIVERED BY LPA ON FARMLAND			
Gapping up of existing hedgerow (approx. 170m)	To be agreed	Hedgerow planting and small trees. Includes 25% cost for replacement and maintenance + 10% design and implementation. Costs provided by LPA. To be included in commuted sum	£3,948.62
Post and rail fencing	To be agreed	<p>Costs provided by LPA for 313m (£25.07 per metre) is £7,848.75.</p> <p>Plus 25% cost for 20 years maintenance and 10% cost for design and arrangement.</p>	£10,792.03
Provision of Pond	To be agreed	Cost provided by LPA for 11m ² pond plus 25% cost for 20 years maintenance and 10% cost for design and arrangement.	£4,827.30
Total			£22,222.95