



# **Local Development Framework**

## **Annual Monitoring Report**

**1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005**

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## 1. Summary – Key Points

This is the first **Annual Monitoring Report (AMR)** under the new Local Development Framework. Not all the information required for the AMR is fully available at the present time but steps are being put in place to resolve these deficiencies for future AMRs.

A range of Contextual Indicators on issues including population, housing, income, employment, deprivation etc. have been provided to show a profile of the Borough today. This establishes a baseline against which future monitoring can be assessed.

As part of the new planning system a **Local Development Framework (LDF)** is being established. The first document compiled for the LDF is the **Local Development Scheme (LDS)**, which has been submitted to and approved by the **Office of the Deputy Prime Minister (ODPM)**. The preparation of the **Statement of Community Involvement (SCI)** is well advanced and forms the next important element of the LDF.

A public inquiry to consider outstanding objections to the Local Plan 2005 Proposed Modifications was held in November 2005 and it is expected that the Plan will be adopted by early 2006. It will then become the 'saved' plan within the LDF. The AMR does not monitor every policy within the 'saved' plan. It seeks to report only on those policies most closely aligned with the Core Output Indicators required by the ODPM. These are also the policies that are emerging as the most relevant to the new **Development Plan Documents (DPD)** within the LDF, particularly the proposed Core Strategy, work on which will commence in 2006.

Significant efforts are being made to improve the quality of life for all within the Borough. Implementation of Local Plan policies is already beginning to have positive effects on the social, environmental and economic objectives by which sustainability is defined.

Camp Hill Urban Village is a major regeneration scheme (*policy H2*). The aim is to transform the Camp Hill area of Nuneaton through a series of physical and social initiatives. Under the index of multiple deprivation Camp Hill is one of the worst 10% of wards in the country. Poverty, high unemployment, and a run down environment are particular problems. Development is now well underway with the aim of resolving some of these problems.

From the results of the monitoring exercise the majority of 'saved' policies do not require adjusting or replacing and are working as intended at the present time. A **Supplementary Planning Document (SPD)** on affordable housing will be prepared to help address the problems identified from the monitoring of this policy. A strategy to manage open spaces to the required criteria (Green Flag Award and PPG17) is to be produced by the end of 2006 and action is being planned to monitor and manage biodiversity issues in the Borough.

## 2. Introduction

### Why prepare an Annual Monitoring Report?

This is the first **Annual Monitoring Report (AMR)** and forms part of the Nuneaton and Bedworth Borough Council **Local Development Framework (LDF)**. The raw information and its analysis will provide the foundations for the management and review of the documents within the Framework. The key planning documents that currently apply within Nuneaton and Bedworth Borough Council are summarised in **Table 1**.

The introduction of mandatory AMRs comes from the Planning & Compulsory Purchase Act 2004<sup>1</sup>. It is a legal requirement for local authorities to produce an AMR every year. It must be based on the period 1<sup>st</sup> April to 31<sup>st</sup> March and be submitted to the Secretary of State no later than the following 31<sup>st</sup> December.

### What is the role of this Annual Monitoring Report?

The role of this Annual Monitoring Report is to assess and comment on:

1. whether the timetable and milestones for the preparation of documents set out in the **Local Development Scheme (LDS)** have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
2. whether policies and related targets in local development documents have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
3. what impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by (2) above. Local Planning Regulation 48(7) specifically requires information to be provided on net additional dwellings and that a housing trajectory is provided to demonstrate how policies will deliver housing provision in our area.
4. what significant effects the implementation of policies are having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are as intended;
5. whether the policies in the local development document need adjusting or replacing because they are not working as intended;
6. whether the policies need changing to reflect changes in national or regional policy;
7. if policies or proposals need changing, the actions needed to achieve this.

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<sup>1</sup> In particular, the requirement is set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

**Table 1. Key Planning Documents for Nuneaton and Bedworth District**

Document Title	Abbreviation	Definition
Warwickshire Structure Plan (1996-2011)	WASP	The present strategic plan for Warwickshire. The WASP was adopted in 2001 and will be "saved" until September 2007, except for any parts that are not in conformity with the RSS.
Regional Spatial Strategy	RSS	The strategic plan which sets the context for planning within the West Midlands region. It was prepared by the West Midlands Regional Assembly (WMRA) in their role as the Regional Planning Body for the West Midlands. This is now a statutory plan with development plan status and future LDDs will be required to be in general conformity with it.
Local Plan	LP	The present Local Plan for development. It is a detailed statutory land use plan produced by Nuneaton & Bedworth Borough Council and likely to be adopted in April 2006. It replaces the February 1993 local plan and sets out specific policies and proposals to be applied to Planning Applications, excluding waste and minerals.
Local Development Framework	LDF	New style planning framework following the PCPA (2004). This is a portfolio of all LDDs and related documents including the Annual Monitoring Report (AMR)
Statement of Community Involvement	SCI	This is a statement setting out how local communities and stakeholders will be consulted and involved in the process of producing the LDDs.
Local Development Document	LDD	The generic name given to all documents that make up the LDF. These include DPDs, SPDs and the SCI. The role of LDD is to set out the spatial strategy and planning policies for the district.
Development Planning Document	DPD	These are spatial planning documents that have been subject to independent examination and have the weight of development plan status. Together with the relevant RSS, they will form the development plan for the district and are effectively the successor to the present local plan.
Supplementary Planning Document	SPD	These provide supplementary information in respect of the policies in DPDs. They do not form part of the development plan and are not subject to independent examination.
Area Action Plan	AAP	These are spatial planning documents that focus upon implementation for key areas of opportunity, change or conservation. They will be subject to independent examination and have the weight of development plan status.

## What are we monitoring?

Whilst the new LDF is being developed we will continue to monitor the key policies in the **Local Plan 2005**, which is awaiting the inspector's report following the public inquiry in November 2005. It is expected that the LP will be adopted in early 2006 and will then become a 'saved' plan within the LDF.

This first AMR does not attempt to monitor every policy within the 'saved' plan because these policies have not been routinely monitored in the past and in some areas there is little data available. We have sought to report on those policies of the 'saved' plan most closely aligned with the **Core Output Indicators** required by government. These are also the policies that are emerging as the most relevant for the new Development Plan Documents

In addition, this AMR reports on progress of the new Development Plan Documents. It outlines the **Local Development Scheme (LDS)** giving an indication of progress against the milestones. It also identifies whether adjustments to the scheme are considered necessary and summarises any actions proposed in order to bring the LDS back on track, or to revise the LDS to ensure that the policies are being correctly implemented, or to revise those policies.

To conform to the regulations, a draft copy of the AMR must be submitted to the **Office of the Deputy Prime Minister (ODPM)** via the **Government Office for the West Midlands (GOWM)** by the 31<sup>st</sup> December 2005. A copy of the report must also be placed on our website. As identified in the **Statement of Community Involvement (SCI)** the AMR will go before the cabinet, by the 14<sup>th</sup> December 2005 if possible. Following submission to the ODPM the criteria set out in the SCI for 'methods of community involvement' will be followed to ensure the AMR is available to the public.

To show the performance of the policies, core output indicators, milestones and targets in this report they are signposted by the use of the following symbols:

▲	=	<b>On Track</b>
●	=	<b>Positive Progress</b>
▼	=	<b>Off Track</b>
?	=	<b>Insufficient Data Available</b>

Any item not 'On Track' has a commentary explaining what action is proposed to bring it 'On Track' in the future.

### 3. Contextual Indicators – A District Profile

Nuneaton and Bedworth Borough Council is one of five District Councils in Warwickshire. It is the second largest by population but the smallest in geographical area (7871.76 hectares<sup>2</sup>). Largely urban in nature there are three main settlements - Nuneaton, Bedworth and Bulkington with narrow areas of mainly unpopulated countryside between them.

The following information is intended to create a profile of the Borough by the use of contextual indicators that include population, housing, accessibility etc. This information establishes a baseline which future monitoring can be assessed against.

#### Population:

2001: **119,132** (49% male, 51% female).

mid-2003 estimate: **120,300**

	1971	1981	1991	2003	1971-2003 change
Nuneaton & Bedworth	107.9	113.9	117.5	120.3	11.5%
WARWICKSHIRE					13.4%
COVENTRY					-9.8%
WEST MIDLANDS REGION					3.4%
ENGLAND & WALES					7.4%

Source: Office for National Statistics/WCC Quality of Life in Warwickshire 2004

#### Household Types:

Share of Borough's single adult households: 23%

Share of Borough's couple households: 71%

Share of Borough's single parent households: 7%

Percentage of households with concealed families: 4.6%

Source: Nuneaton & Bedworth Housing Needs Survey 2000

Household size (average): 2.4

Source: National Statistics - neighbourhood profiles ([www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk))

#### House Price:

Average: £131,882

Detached: £206,620

Semi-detached: £123,713

Terraced: £97,805

Flat/maisonette: £80,892

Source: LR of England and Wales, period Oct-Dec 2004 (detailed in WCC Structure Plan Briefing Note 2005/01).

#### Housing Stock and Population Density:

Housing stock: 52,000

Source: Housing Investment Programme (HIP) return 1<sup>st</sup> April 2005.

Population density per hectare: 15.28

#### Housing Tenure and Stock Types:

Percentage of households in council housing: 12.1%

<sup>2</sup> Source: Ordnance Survey Boundary-Line database

Percentage of households in reg. social landlord/other public housing: 2.9%

Percentage of households in private sector: 84.9%

*Source: Housing Investment Programme (HIP) return 1<sup>st</sup> April 2005.*

Percentage of detached housing: 23.8%

Percentage of semi-detached housing: 38.3%

Percentage of flats/maisonettes: 9.9%

Percentage of caravan or temporary structure: 0.5%

*Source: ONS 2001 Census.*

### **Commuting Patterns:**

Percentage of residents commuting by car: 73.5%

(64.5% driver, 9% passenger)

Percentage of residents travelling outside the Borough to work: 48.9%

(21.5% to Coventry, 6.4% to Leicestershire)

Percentage of residents commuting to work by public transport: 5.9%

*Source: ONS 2001 Census (detailed in WCC Census 2001 Themed Reports – Commuting Patterns)*

### **Employment:**

Percentage of male unemployment: 3.1%

Percentage of female unemployment: 1.1%

Percentage of long term (over 1 year) unemployment: 13.2%

*Source: Claimant Count, National Statistics, April 2004 - taken from WCC Research Unit website.*

### **Income:**

Mean average household income: £28,700

Percentage of households with income of less than £5,000: 4.3%

Percentage of households with income of less than £10,000: 12.3%

Percentage of households with income of less than £32,000: 64.5%

*Source: CACI PayCheck Data 2004 - taken from WCC Quality of Life report (website version).*

### **Indices of Deprivation:**

Rank of Average Score: 123

Rank of Income Scale: 133

Rank of Employment Scale: 125

(Areas in England are ranked from 1 to 354 with the highest score being the areas of least deprivation)

*Source: Index of Multiple Deprivation 2004, ODPM*



## 4. Local Development Scheme delivery

### List of Local Development Documents and Production Timetable:

Document	Status	Description	Chain of Conformity	Preparation of Evidence Base & Initial Consultation	Issues & Options Development & Consultation and Consultation on Preferred Options	Preparation, Submission to SofS (if DPD) & Submission of Representations	Pre-Examination Meeting & Examination (if DPD)	Binding Report (if DPD) & Adoption
Statement of Community Involvement	N/A	Outlines how the community, stakeholders and other interested parties can become involved in the preparation of LDDs	N/A	October 2004 – February 2005	Consultation on Draft April 2005	Preparation May, Submission Sept. & Representations Sept / Oct 2005	Meeting February 2006 & Examination March 2006	Report July & Adoption August 2006
Core Strategy	DPD	Outlines the vision, core policies and spatial strategy for the Borough	PPS & RSS Saved policies of Warwickshire Structure Plan and NBBC Local Plan	March – April 2006	Development May - July 2006 & Preferred Options Consultation January 2007	Preparation April – July, Submission August & Representations Oct - Jan 2008	Meeting February 2008 & Examination May 2008	Report Oct 2008 & Adoption Feb 2009
Housing Allocation DPD*	DPD	Outlines significant housing allocations and related policies	As Core Strategy	March – April 2006	Development May – July 2006 & Preferred Options Consultation Oct 2008	Preparation Jan – Apr 2009, Submission May 2009 & Representations July – Oct 2009	Meeting Nov 2009 & Examination Feb 2010	Report July 2010 & Adoption November 2010
Employment Allocation DPD *	DPD	Outlines significant employment allocations and related policies	As Core Strategy	March – April 2006	Development May – July 2006 & Preferred Options Consultation Oct 2008	Preparation Jan – Apr 2009, Submission May 2009 & Representations July – Oct 2009	Meeting July 2010 & Examination October 2010	Report March 2011 & Adoption July 2011
DC Criteria DPD	DPD	Outlines the framework and criteria for development control in the Borough	As Core Strategy	March – April 2006	Development May – July 2006 & Preferred Options Consultation January 2007	Preparation April – July, Submission August & Representations Oct - Jan 2008	Meeting Oct 2008 & Examination January 2009	Report June 2009 & Adoption Oct 2009
Proposals Map	DPD	Map illustrating all policies and proposals, designations, and site-specific policies and plans	As Core Strategy	Modifications and adoption of draft local plan proposals map in June 2005 Proposals Map to be reviewed and adopted with each new DPD produced				
Newcomen Road Area Action Plan	DPD	Sets out guidance on the redevelopment of disused garage courts within the Newcomen Road Area	PPS & RSS Saved policies of Warwickshire Structure Plan and NBBC Local Plan Core Strategy	April – June 2005	Development July – Sept 2005, Preferred Options Consultation March 2006	Preparation June – Sept 2006, Submission Oct 2006 & Representations Dec 2006 – March 2007	Meeting April 2007 & Examination July 2007	Report Dec 2007 & Adoption April 2008
Nuneaton and Bedworth Town Centres Area Action Plan	DPD	Sets out guidance on the future development and redevelopment of Bedworth Town Centre in accordance with the Masterplan for Nuneaton and Bedworth Town Centres	PPS & RSS Saved policies of Warwickshire Structure Plan and NBBC Local Plan Core Strategy	April – June 2005	Development July – Sept 2005, Preferred Options Consultation March 2006	Preparation June – Sept 2006, Submission Oct 2006 & Representations Dec 2006 – March 2007	Meeting April 2007 & Examination July 2007	Report Dec 2007 & Adoption April 2008
Judkins Quarry SPD	SPD	Sets out guidance on the future redevelopment of Judkins Quarry	PPS & RSS Saved policies of Warwickshire Structure Plan and NBBC Local Plan Core Strategy	September 2004 – January 2005	N/A	Consultation on draft May / June 2005	N/A	Adoption August 2005
Affordable Housing SPD	SPD	Sets out how the Council aims to secure the provision of affordable housing within the Borough	PPS & RSS Saved policies of Warwickshire Structure Plan and Policy H3 of Revised NBBC Local Plan Core Strategy	September 2004 – January 2005	N/A	Consultation on draft May / June 2005	N/A	Adoption August 2005

## Statement of Community Involvement (SCI) ●

### Current Position

The 2005 – 2008 Local Development Scheme (LDS) set a timetable for the production of the SCI. The main stages are detailed in column (b) below. The dates achieved for each stage of production so far are detailed in column (c) below, with column (d) indicating whether the dates, including key milestones (M) have been achieved.

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Pre-production, including commencement of document preparation (M)	October 2004 – February 2005	October 2004 – February 2005	▲
Survey & consultation as part of preparation of draft SCI	October 2004 – February 2005	28 <sup>th</sup> February – 18 <sup>th</sup> March 2005	▼
Preparation of draft SCI	March 2005	March – May 2005	▼
Consultation on draft SCI (M)	April 2005	16 <sup>th</sup> May – 27 <sup>th</sup> June 2005 & extended six week period from 24 <sup>th</sup> June – 6 <sup>th</sup> August 2005	▼
Preparation of final document	May – June 2005	August – December 2005	▼
Submission to Secretary of State (M)	September 2005	Dates not achieved at December 2005	
Pre-examination submission of representations	September – October 2005		
Pre-examination meeting (M)	February 2006		▼
Examination period (M)	March 2006		
Inspectors report	July 2006		
Adoption (M) and Publications	August 2006		

### Why are we at this position?

Work on the SCI commenced as set out in the 2005 – 2008 LDS. However, higher priority work on the Proposed Modifications to the Local Plan resulted in delays in achieving consultation dates both during the preparation of the draft document and on the draft document. The submission document was prepared during August and September 2005 and was approved by the Planning and Development Overview and Scrutiny Committee at their meeting on 19<sup>th</sup> September 2005, Cabinet on 19<sup>th</sup> October 2005 and Full Council on 7<sup>th</sup> December 2005. The SCI will now be submitted to the Secretary of State in early 2006.

### How are we going to get back on track?

The Council recognises that the preparation of the SCI has been delayed for various reasons including higher priority work undertaken on the Local Plan Modifications 2005, a second Local Plan Public Inquiry, and growing experience of the new planning system. The Council intends to review the 2005 – 2008 LDS in light of this AMR and produce a new LDS for the period 2006 – 2009 with an updated timetable for the preparation of all documents.

## Nuneaton and Bedworth Town Centres (AAP) ●

### Current Position

The 2005 – 2008 Local Development Scheme set a timetable for production of the Nuneaton and Bedworth Town Centres AAP. The main stages are detailed in column (b) below. The dates achieved for each stage of production so far are detailed in column (c) below, with column (d) indicating whether the dates, including key milestones (M) have been achieved.

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Pre-production, including commencement of document preparation (M)	April – June 2005	April 2005	▲
Pre-production survey and consultation	April – June 2005	April – June 2005	▲
Options and Issues Development and Consultation	July – September 2005	Dates not achieved at December 2005 ▼	
Public Participation on preferred options (M)	March 2006		
Preparation of document	June – September 2006		
Submission to Secretary of State (M)	October 2006		
Pre-examination submission of representations	December – March 2007		
Pre-examination meeting (M)	April 2007		
Examination period (M)	July 2007		
Inspectors report	December 2007		
Adoption (M) and Publications	April 2008		

### Why are we at this position?

Work on the AAP commenced as set out in the 2005 – 2008 LDS and met the milestone of commencement of document preparation in the pre-production period. Arup and DTZ Consultants had previously undertaken the pre-production survey and consultation work to form the evidence base of the AAP. The consultants were commissioned by Warwickshire County Council and Nuneaton and Bedworth Borough Council in August 2003 to prepare a Masterplan for Nuneaton and Bedworth Town centres. The Masterplan work comprised of four stages, with the first identifying the key issues for each of the town centres through survey and consultation. All stages of the Masterplan were informed by property market advice to ensure that the Plan represented a robust and feasible approach for the future. The project was also informed by a series of officer, councillor, and wider consultations with the public in the form of meetings, workshops and individual interviews. This information has been adopted as the evidence base for the AAP.

The next stage of production is Issues and Options development and Consultation, which should have taken place between July and September 2005. However higher priority work on the Proposed Modifications to the Local Plan and sick leave taken by the Planning Officer responsible for the AAP has resulted in a delay in progress.

### How are we going to get back on track?

The Council recognises that the preparation of the AAP has been delayed for various reasons; including higher priority work undertaken on the Local Plan Modifications 2005 and the resultant Public Inquiry, and a growing experience of the new planning system. The Council intends to review the 2005 – 2008

LDS in light of this AMR and produce a new LDS for the period 2006 – 2009 with an updated timetable for the preparation of all documents.

#### **Core Strategy** ●

The timetable for production of the Core Strategy set out in the 2005 – 2008 LDS did not commence until March 2006. However, in view of the Council's growing experience of the new planning system, the review of the Borough Community Plan, and the recently published timetable for the Regional Spatial Strategy Phase 2 Review, the Council intends to produce an updated timetable for the preparation of this document in the 2006 – 2009 LDS.

#### **Housing Allocation Development Plan Document (DPD)** ●

The timetable for production of the Housing Allocation DPD set out in the 2005 – 2008 LDS did not commence until March 2006. However, in view of the Council's growing experience of the new planning system, the review of the Borough Community Plan, and the recently published timetable for the Regional Spatial Strategy Phase 2 Review, the Council intends to produce an updated timetable for the preparation of this document in the 2006 – 2009 LDS.

#### **Employment Allocation DPD** ●

The timetable for production of the Employment Allocation DPD set out in the 2005 – 2008 LDS did not commence until March 2006. However, in view of the Council's growing experience of the new planning system, the review of the Borough Community Plan, and the recently published timetable for the Regional Spatial Strategy Phase 2 Review, the Council intends to produce an updated timetable for the preparation of this document in the 2006 – 2009 LDS.

#### **Development Control DPD** ●

The timetable for production of the Development Control DPD set out in the 2005 – 2008 LDS did not commence until March 2006. However, in view of the Council's growing experience of the new planning system, the review of the Borough Community Plan, and the recently published timetable for the Regional Spatial Strategy Phase 2 Review, the Council intends to produce an updated timetable for the preparation of this document in the 2006 – 2009 LDS.

#### **Newcomen Road Area Action Plan (AAP)** ▲

The purpose of the Newcomen Road AAP was to set out guidance for the redevelopment of several disused garage courts in the area. Work on the evidence base began in April 2005, meeting the key milestone of commencement of document preparation in the pre-production period. Part of the pre-production work involved discussions with the owner of the sites to be included within the Area Action Plan. The owner notified the Council that they were intending to submit planning applications for 'outline' residential

development on the sites concerned, and applications were submitted in August 2005. The Council considers that any further work on the AAP would not benefit the re-development of the garage courts that are now subject of individual planning applications. The AAP will therefore be removed from the timetable of work in the 2006 – 2009 LDS.

#### Judkins Quarry Supplementary Planning Document (SPD) ●

Work on the Judkins Quarry SPD was due to commence in September 2004 with an intended adoption date of August 2005. The Judkins Quarry employment allocation is included within the Borough Local Plan Modifications 2005, but is not likely to be available for development within the near future. In addition, the Council cannot adopt the SPD until it can be linked to an adopted Local Plan policy. Therefore, until the Borough Local Plan Modifications are adopted, work on the SPD is unlikely to progress. As explained above, a second Local Plan Inquiry took place on the 2005 modifications in November 2005. The high priority workload associated with this Inquiry has resulted in a delay in the progress of other documents. The Council intends to review the 2005 – 2008 LDS in light of this AMR and produce a new LDS for the period 2006 – 2009 with an updated timetable for the preparation of all documents. The Judkins Quarry SPD is therefore unlikely to progress until 2007.

#### Affordable Housing (SPD) ●

Work on the Affordable Housing SPD (mainly evidence base and consultation with key stakeholders) commenced in September 2004 meeting the commencement of document preparation pre-production milestone. However, a high priority workload associated with the Borough Local Plan Modifications and the resultant Public Inquiry delayed the progress of the SPD. The Council intends to review the 2005 – 2008 LDS in light of this AMR and produce a new LDS for the period 2006 – 2009 with an updated timetable for the preparation of all documents. The Affordable Housing SPD is a priority piece of work for 2006, and the Local Plans Team intends work closely with the Head of Housing Strategy in its preparation. Adoption of the SPD cannot take place before adoption of the Local Plan.

#### Other Work ▲

##### *Sustainability Appraisal*

To comply with the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is mandatory for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Sustainability Appraisal helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans.

The Council has invested significant time and effort in producing Stage A of the Sustainability Appraisal, initially to meet the needs of the Affordable Housing SPD and the Nuneaton & Bedworth Town Centres AAP. Stage A of

the Sustainability Appraisal involves setting the context and objectives, establishing the baseline evidence and deciding on the scope. A scoping report has been prepared and sent out for consultation to the designated UK consultation bodies and other interested stakeholders, requesting replies by the end of December 2005. Much of the primary baseline evidence collected for the SA will now be regularly monitored, updated as required and reported on in future AMRs.

### *Urban Capacity Study*

The Council is undertaking a review of its **Urban Capacity Study (UCS)**. Although not part of the LDF this study is an important piece of work that will support forthcoming Local Development Documents. It attempts to identify land that may be capable of future development. This will help the Council identify land to meet the national target of providing up to 60% of additional housing and employment land on previously developed land.

By the end of November 2005, the Council will have identified all the sites within the Borough that it wishes to consider, and will have conducted site appraisals in accordance with the criteria set out in the 'Framework for Urban Capacity in Coventry, Solihull & Warwickshire'.

### *Employment Land Review*

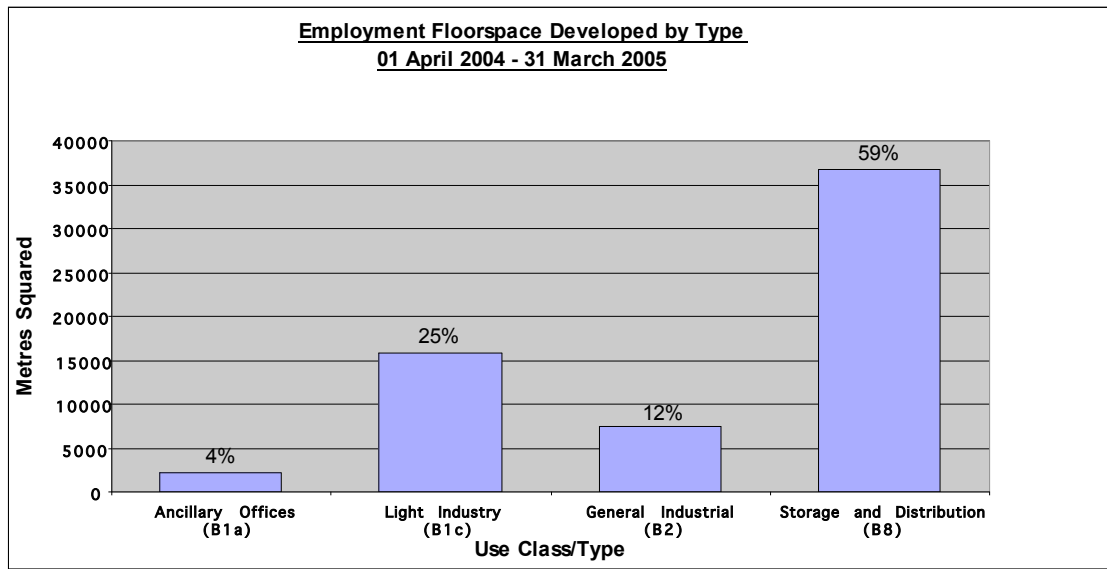
Working in partnership with Coventry City Council, Nuneaton and Bedworth Borough Council are in the process of conducting an **Employment Land Review (ELR)**. Again, although not part of the LDF this study will assess the demand and supply of land for employment. The work for the ELR is being produced at the same time as the UCS because the emerging findings on land availability and suitability informs work on both topics.

It is the intention of both Council's to hand over the ELR to consultants in early 2006 once the market appraisal stage for all sites has been completed.

## 5. Core Output Indicators

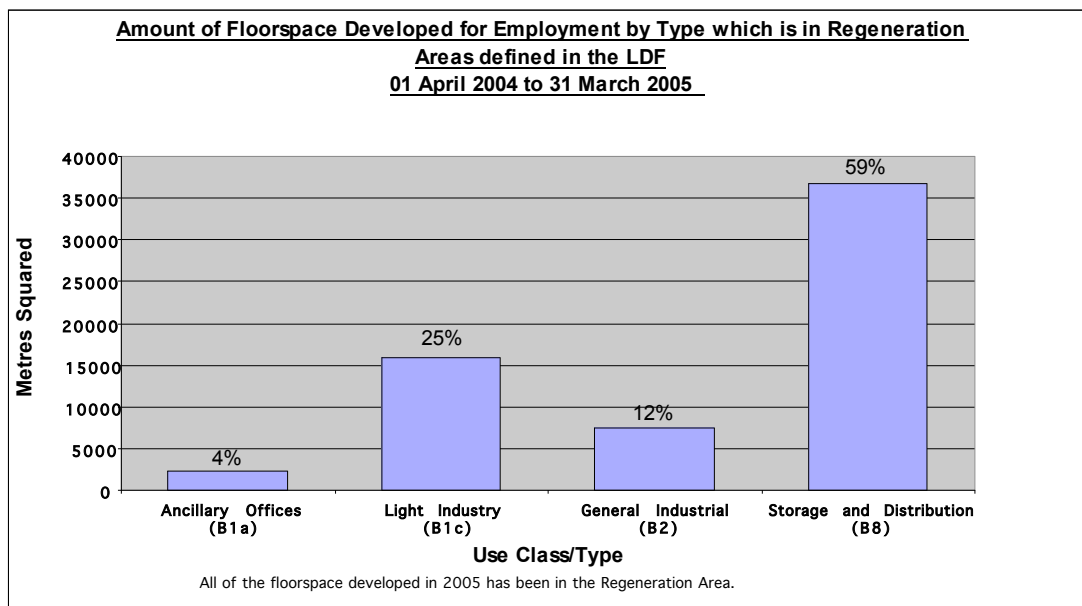
### Business Development (Policies: EMP1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15)

1a Amount of floorspace developed for employment by type. ▲



B1(a) Ancillary Offices	B1(c) Light Industry	B2 General Industry	B8 Storage and Distribution
2213	15872	7463	36780
4%	25%	12%	59%

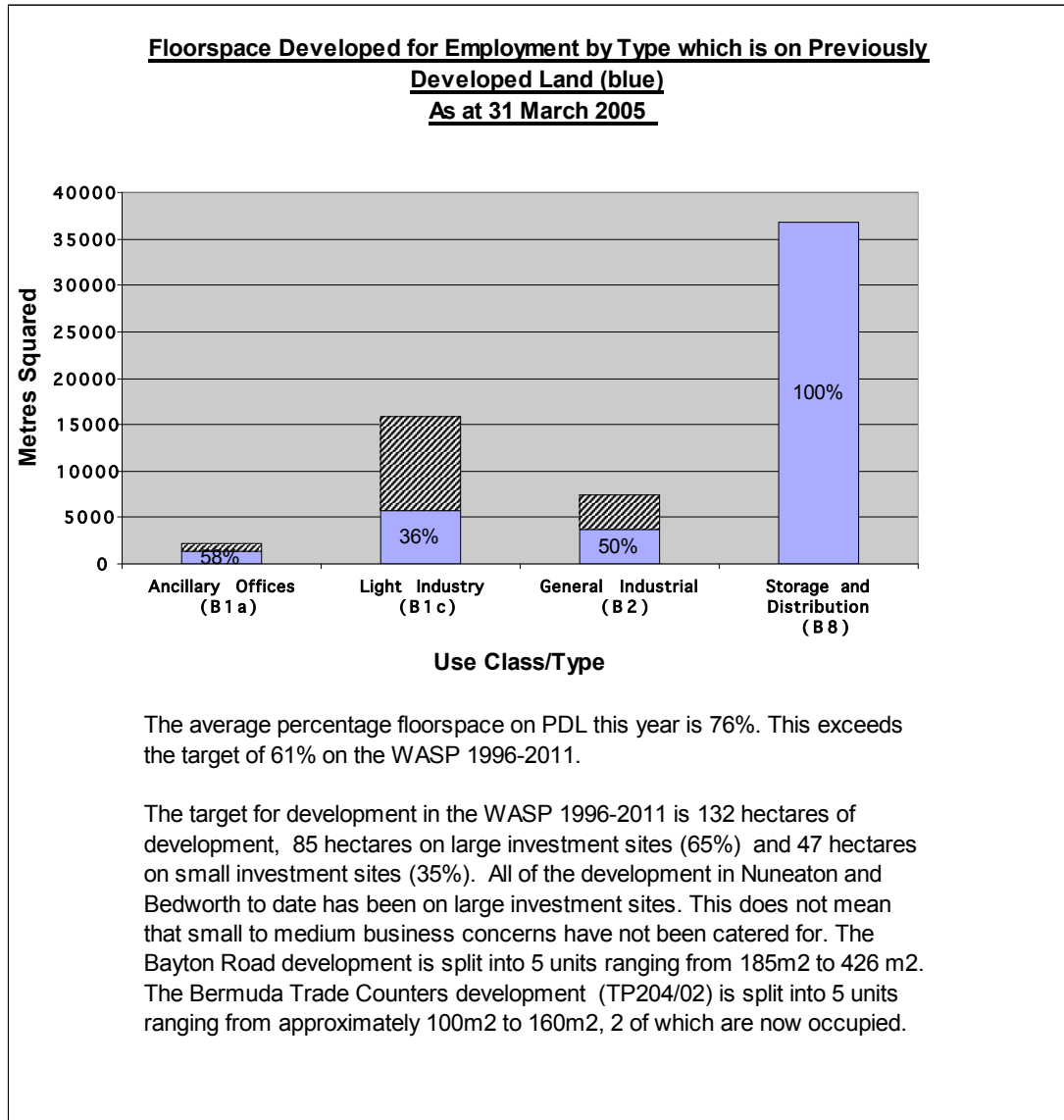
1b Amount of floorspace developed for employment by type, which is in development and/or regeneration areas defined in the LDF/RSS. ▲



B1(a) Ancillary Offices	B1(c) Light Industry	B2 General Industry	B8 Storage and Distribution
2213	15872	7463	36780

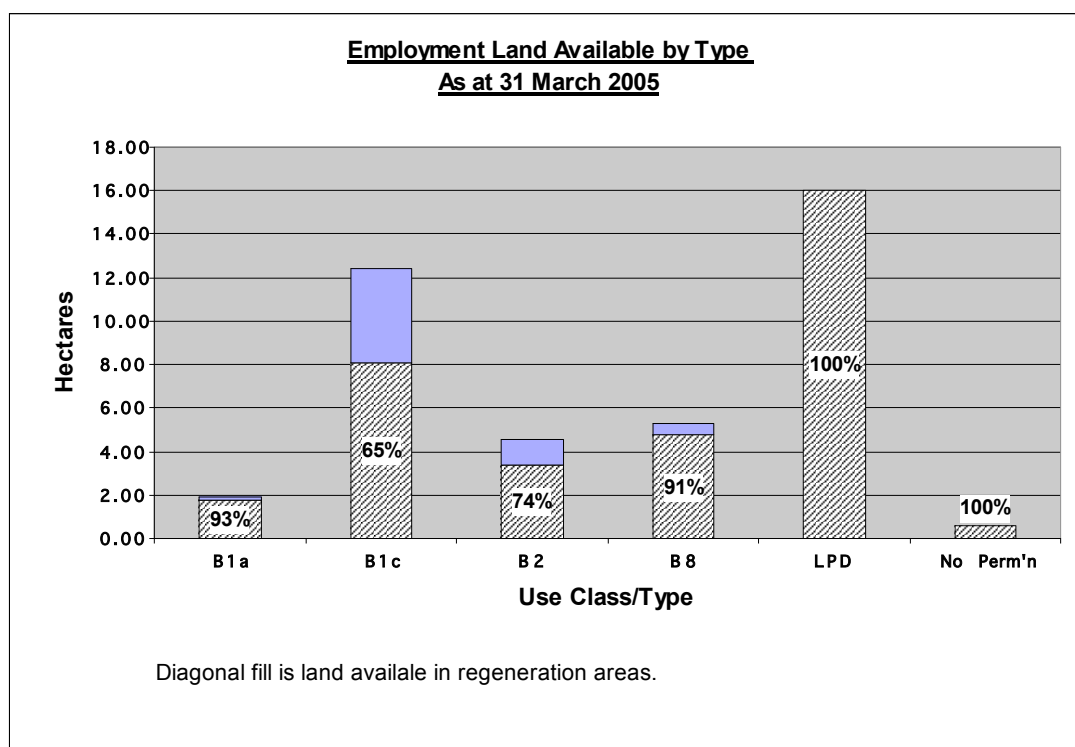
Note All of the floorspace developed in 2004/05 has been in the Regeneration Area.

1c Amount of 1a by employment type, which is on previously developed land. ▲





## 1d Employment land available by type. ▲



Use Class/Type	B1(a)	B1(c)	B2	B8	LPD	No Perm'n
Totals (Hectares)	1.88	12.38	4.58	5.30	16.00	0.60
Regeneration Area (Ha)	1.74	8.07	3.40	4.80	16.00	0.60
Difference	0.14	4.31	1.18	0.50	0.00	0.00
% Regeneration	93%	65%	74%	91%	100%	100%

## 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area. ▲

**0.14 hectares of employment land in (ii) was lost to leisure use during 2004/05 (see table on page 19). None was lost in regeneration areas.**

## 1f Amount of employment land lost to residential development. ▲

**No employment land was lost to residential during 2004/05 (see table on page 19).**

**Core Output Indicators****BUSINESS DEVELOPMENT****1e Losses of Employment Land in Employment/Regeneration Areas** ▲**1f Amount of Employment Land Lost to Residential Development** ▲**Losses 2005:**

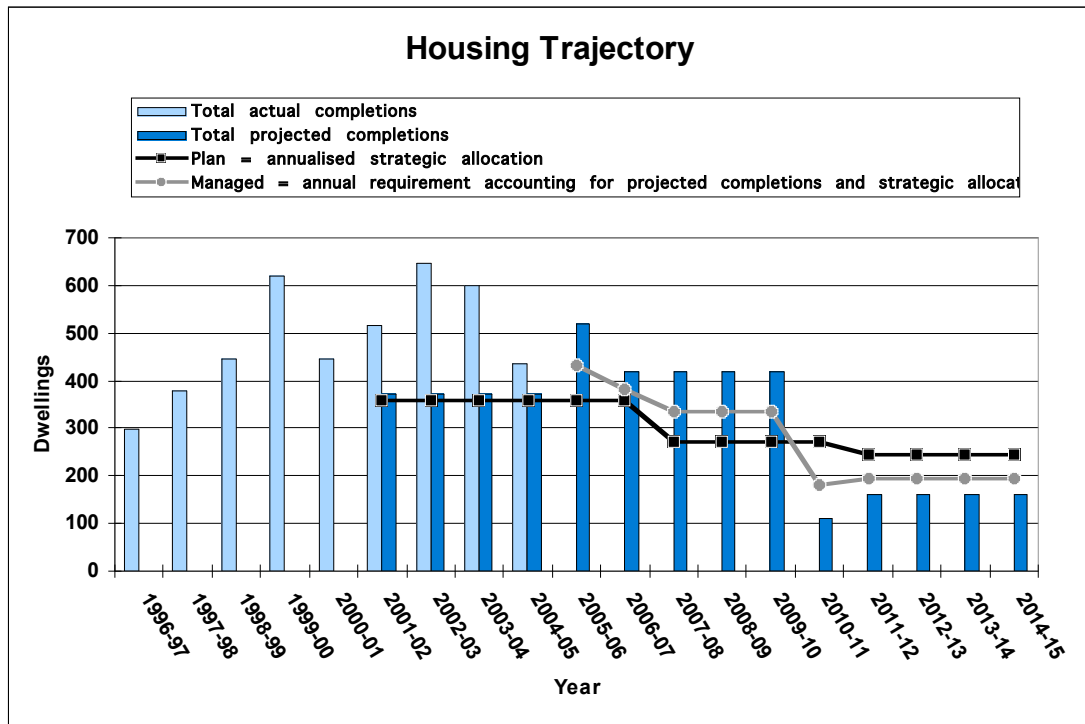
Site	Completed 1996-2005	Under Const. April 2005	Available detailed p.p.	Available outline p.p.	Available with no p.p.	Total Available	Pipeline	Year Completed	Regeneration Area	Lost to Housing	Houses	Care units/ Flats	Comment /Lost to
Aston Industrial Estate	2.12	0.00	0.00	0.00	0.00	0.00	2.12	2003	Y	Y	86		
Botterill Street Nuneaton	0.75	0.00	0.00	0.00	0.00	0.00	0.75	2001	Y	Y	41		
The Bull Ring Nuneaton	0.92	0.00	0.00	0.00	0.00	0.00	0.92	2001	Y	Y	38	56	
EEC Quarry Plough Hill Rd	0.00	16.30	0.00	0.00	0.00	0.00	16.30		N	Y	276		
Off Black Horse Road	2.84	0.00	0.00	0.00	0.00	0.00	2.84	2005	Y	Y			
Marlborough Road	1.40	0.00	0.00	0.00	0.00	0.00	1.40	2003	Y	Y	95		
Merevale Avenue	0.87	0.00	0.00	0.00	0.00	0.00	0.87	2003	Y	Y	38		
Whittleford Road Nuneaton	0.26	0.00	0.00	0.00	0.00	0.00	0.26	2005	Y	Y	1	16	
King Edward Road Nuneaton	0.00	1.14	0.00	0.00	0.00	0.00	1.14		Y	Y	33	40	
Clarence Street Nuneaton	0.00	0.00	0.14	0.00	0.00	0.14	0.14		Y	Y	7	2	
Leicester Road Bedworth	0.00	0.00	0.00	0.70	0.00	0.70	0.70		Y	Y			Outline
Liberty Way Nuneaton	0.14	0.00	0.00	0.00	0.00	0.00	0.14	2005	N	N			Leisure
<b>Total</b>	<b>9.30</b>	<b>17.44</b>	<b>0.14</b>	<b>0.70</b>	<b>0.00</b>	<b>0.84</b>	<b>27.58</b>				<b>615</b>	<b>114</b>	

The amount of land that was available for employment in the previous monitoring year but has been lost to completed non-employment uses in the current year is **0.14 hectares** in Liberty Way, Nuneaton.

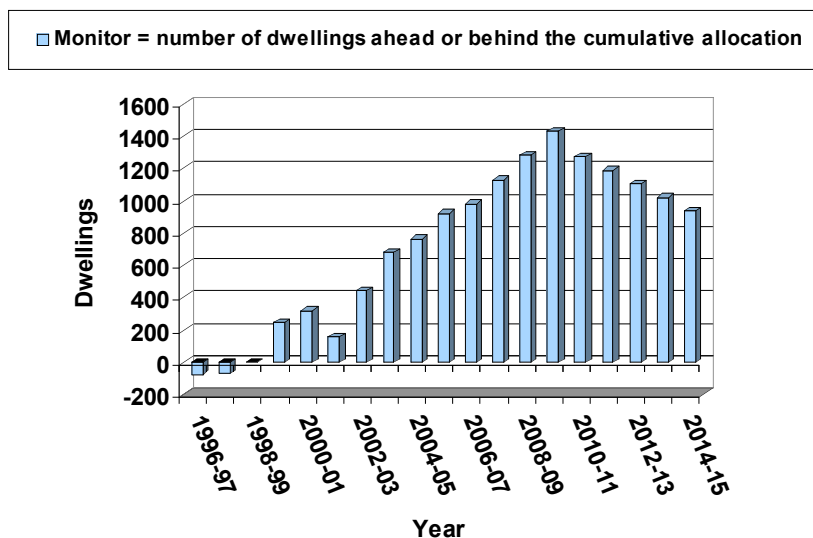
The above table when first drafted did include a site at Gallagher Industrial Estate of 2.89 hectares. On further investigation of the file, it was found that this site was in fact granted permission for B8 usage. This site will be added to the employment database in the 2005-6 monitoring round, and to the figures contained within Local Plan Policy EMP1.

**Housing** (Policies: H1, 2, 3, 7, 8, 11)

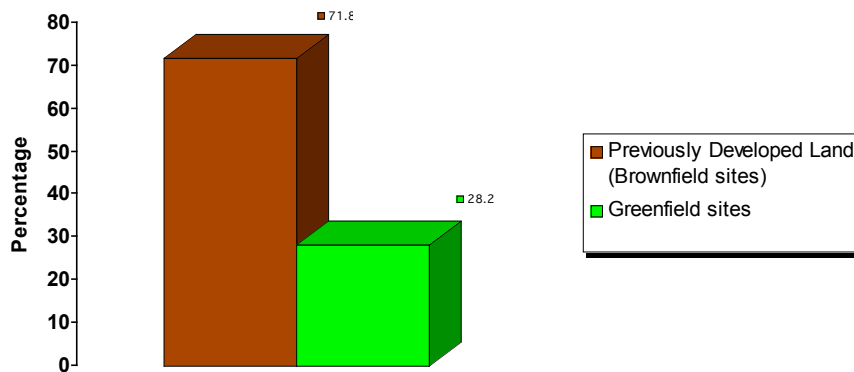
- 2a Housing trajectory showing: ▲
- (i) net additional dwellings since 1996 = **3265**
  - (ii) net additional dwellings for the current year = **437**
  - (iii) projected additional dwellings up to the end of 2011;
  - (iv) the annual net additional dwelling requirement; and
  - (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances.



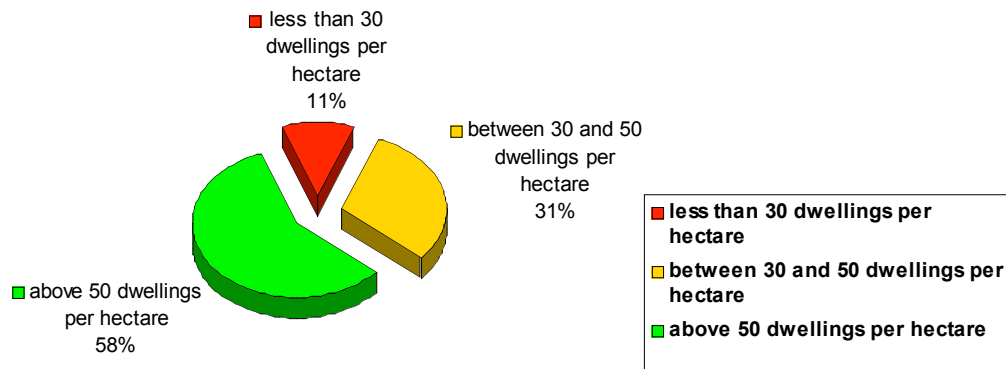
**Housing Trajectory (continued)**



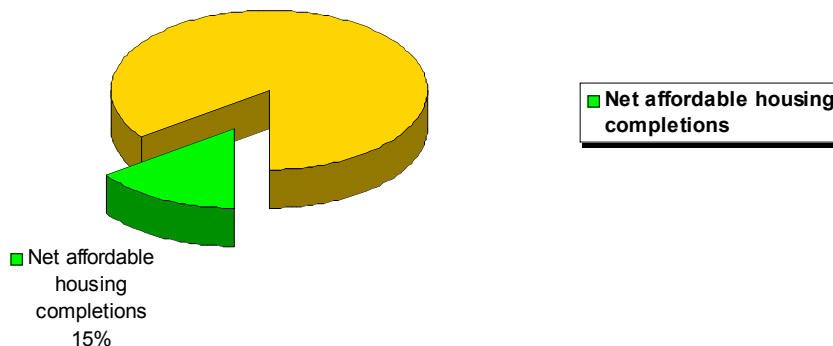
2b Percentage of new and converted dwellings on previously developed land = **71.8% gross** ▲



2c Percentage of new dwellings completed at: ▲  
 (i) less than 30 dwellings per hectare = **11% gross**  
 (ii) between 30 and 50 dwellings per hectare = **31% gross**  
 (iii) above 50 dwellings per hectare = **58% gross**

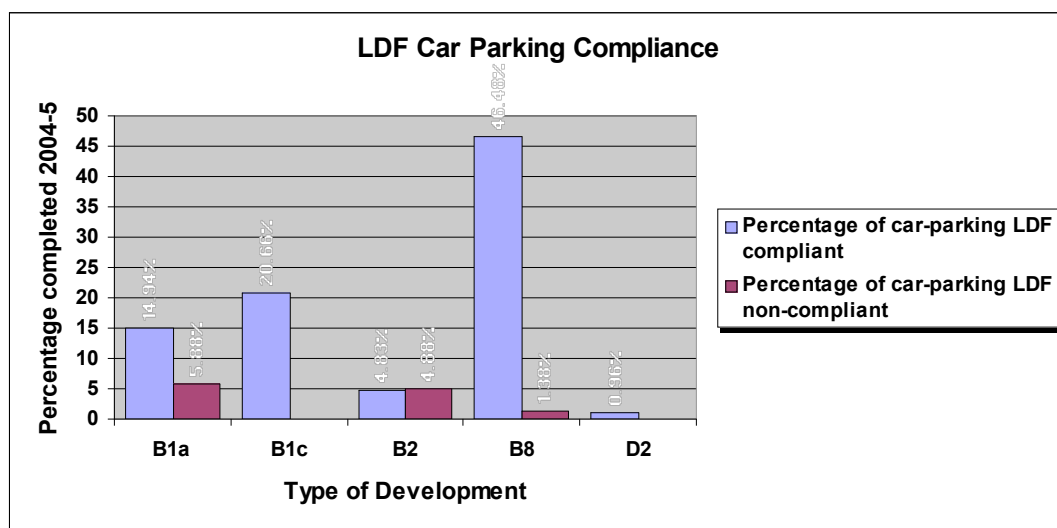


2d Affordable housing completions = **15% net** ●



**Transport** (Policies: T10, EMP3, EMP11, H8, H7, S10)

3a Amount of completed non-residential development complying with car-parking standards set out in the local development framework = **88%** ▲



In the monitoring year a total of 67536m<sup>2</sup> of completed non-residential development within Use Classes Order B and D complied with stringent local car parking standards. This amounts to 88% of the total completed non-residential development of 76857m<sup>2</sup>.

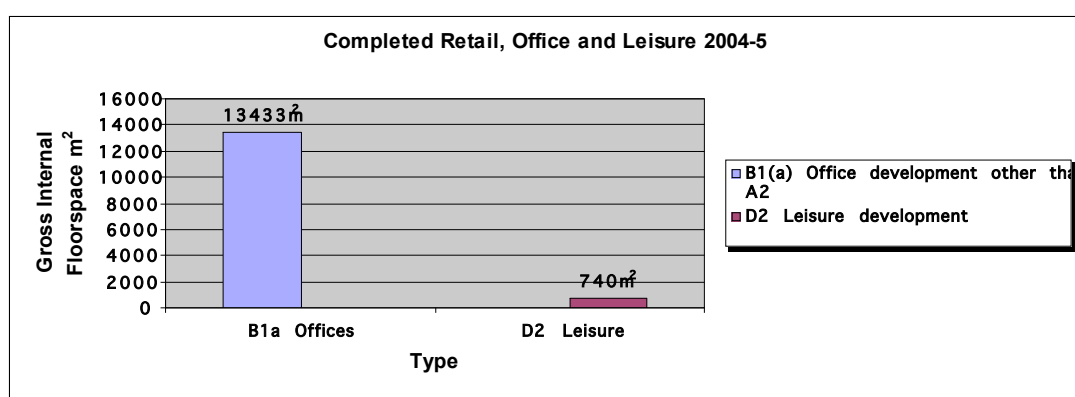
Site	Ref	Floor-space m <sup>2</sup>	B1a	B1c	B2	B8	D2	Type	In Town Centre?	National Standard	Local Car Parking Standard	Local Standard Applied
Bayton	638/02	1862	97	1765				Emp't	N	N/A	Y	1993
Bermuda	204/02	5475	548			4927		Emp't	N	N/A	Y	1993
Bermuda	343/03	28149				28149		Emp't	N	N/A	Y	2003
Gallagher	28/03	3902	186		3716			Emp't	N	N/A	Y	2003
Gallagher	789/03	10860	753	10107				Emp't	N	N/A	Y	2003
Moorlands Bus Pk	822/03	5154	350		3747	1057		Emp't	N	N/A	N	2003
Moorlands Bus Pk	680/98	4000		4000				Emp't	N	N/A	Y	1993
Prologis Park	134/04	2926	279			2647		Emp't	N	N/A	Y	2003
Liberty Way	228/04	740					740	Leisure	N	N/A	Y	2003
Paradise Farm	425/03	4167	4167					Office	N	Y	N	2003
Wheat Street	889/03	9622	9622					Office	N	Y	Y	2003
<b>Total</b>		<b>76857</b>										
			<b>Ancillary Offices (B1a)</b>	<b>Light Industry (B1c)</b>	<b>General Industrial (B2)</b>	<b>Storage and Distribution (B8)</b>	<b>Indoor Leisure</b>					
		<b>Totals</b>	<b>16002</b>	<b>15872</b>	<b>7463</b>	<b>36780</b>	<b>740</b>					

- 3b Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment, and a major shopping centre = **100%**▲

*The Borough is compact in size and predominately urban in nature with a comprehensive public transport network. It is unlikely that any development would fall outside the 30 minutes criteria. However, at the present time the Department for Transport accessibility mapping and modelling software for this area has not been made available to the Council, therefore it is not possible to verify the 100% figure given above. Co-operation with the Research Unit at Warwickshire County Council may enable future AMRs to incorporate accessibility mapping and modelling data.*

### Local Services (Policies: S1, S2, S3, S4, S8, S9, R1, R2, R8, R13, ENV11)

- 4a Amount of completed retail, office, leisure development = **14173m<sup>2</sup>**▲



- 4b Amount of completed retail, office and leisure development in town centres = **0%**▼

*None of the completed retail, office and leisure development took place in the defined town centres during the 2004-5 monitoring year. However, this situation will not be repeated for 2005-6 due to the completion of Nuneaton's flagship Rope Walk shopping centre in September 2005.*

- 4c Amount of eligible open spaces managed to Green Flag Award standard = **0%**▼

*At the present time the Borough does not participate in the Green Flag Award scheme and all the open spaces are probably not maintained to this standard. It is however reorganising the structure of its delivery teams in order to ensure that Green Flag criteria becomes the accepted performance measure.*

*An Open Space Assessment was carried out in 2001, as recommended in the draft revision of PPG 17<sup>3</sup>, to assist in the preparation of policies in the Local Plan. The assessment concluded that there is a very good range of open space provision within the Borough. An update of the assessment is planned for 2006.*

*A Green Space Strategy is to be produced by the end of 2006. It will encompass all the Green Flag and PPG17 criteria. Each eligible site will subsequently have a maintenance plan and maintenance specification in accord with those criteria. It is intended that accreditation of individual flagship sites, such as the Miners Welfare Park and Riversley Park will be sought in 2006.*

<sup>3</sup> Planning Policy Guidance Note 17: sport, open space & recreation. Issued by the Department of the Environment, Transport and the Regions.

## **Flood Protection and Water Quality** (Policies ENV4, ENV29, ENV33)

- 5 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality = **NIL ▲**

*No planning applications within the district have been approved contrary to the advice sought from the Environment Agency within the past year. An extensive flood relieve scheme protects the town centre and other 'at risk' areas of Nuneaton and has been successfully in operation for over 10 years.*

## **Biodiversity** (Policies: ENV15, ENV16, ENV17, ENV18, ENV19)

- 6 Change in areas and populations of biodiversity importance, including:
- (i) change in priority habitats and species (by type); and ●
  - (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. ●

*Information on this indicator is not complete and steps are being taken to try and improve the monitoring for future AMRs.*

- (i) *4 sites have been changed from potential Site of Importance for Nature Conservation (pSINC) to Site of Importance for Nature Conservation (SINC) with a combined area of 25.1 hectares. The SINC panel selected the changes and the landowners have been notified, but none of the changes have gone through the committee process yet.*

*Due to development 0.17 hectares of a SINC site has been lost to housing.*

*2 sites have been re-classified to a lower level status from a pSINC to an Ecosite with a combined area of 4.1 hectares.*

*No information is available regarding changes in species. The Habitats Biodiversity Audit looks at land use and changes with regard to biodiversity and is currently being updated. This function is partially funded by the Council and is based at Warwickshire Museum, Warwickshire County Council.*

- (ii) *One site has gone from a SSSI (Site of Special Scientific Interest) and cSAC (candidate Special Area of Conservation) to SSSI and SAC site. SACs are included under the EC Habitats Directive. The site is Ensors Pool (area 3.8 hectares).*

## **Renewable Energy** (Policy: ENV28)

- 7 Renewable energy capacity installed by type = **NIL ▲**

*This type of data has not been specifically recorded for monitoring purposes in the past. However, we are confident that over the reporting year there has been no renewable energy capacity installed that required planning approval. Arrangements are now in place to ensure this information is collected and monitored for future AMRs.*

**Table 2. Key Issues & Policies, Core Output Indicators, Policy Implementation Progress.**

Local Plan		Core Output Indicators							Policy Implementation			
Key Issues	Plan Policies	Business	Housing	Transport	Local Services	Flood Protection	Bio - Diversity	Renewable Energy	On Track	Positive Progress	Off Track	Insufficient data
Housing	H1		✓						▲			
	H2		✓						▲			
	H3		✓							●		
Employment	H7		✓	✓					▲			
	H8		✓	✓					▲			
	H11		✓						▲			
	EMP1	✓							▲			
	EMP2	✓								●		
	EMP3	✓		✓					▲			
	EMP4	✓							▲			
	EMP5	✓							▲			
	EMP6	✓							▲			
	EMP7	✓										?
	EMP8	✓										?
	EMP9	✓							▲			
	EMP10	✓							▲			
	EMP11	✓			✓				▲			
EMP12	✓							▲				
EMP13	✓										?	
EMP14	✓							▲				
Shopping	S1				✓				▲			
	S2				✓				▲			
	S3				✓				▲			
	S4				✓				▲	●		
	S8				✓				▲			
	S9				✓				▲			
Recreation	S10			✓					▲			
	R1				✓				▲			
	R2				✓				▲			
Environment	R8				✓				▲			
	R13				✓				▲			
	ENV4					✓			▲			
	ENV11				✓				▲			
	ENV15						✓		▲			
	ENV16						✓		▲			
	ENV17						✓		▲			
	ENV18						✓		▲			
ENV19						✓		▲				
ENV28							✓				?	
ENV29						✓		▲				
ENV33						✓		▲				
Transport	T10			✓					▲			

Key

- ▲ = On Track
- = Positive Progress
- ▼ = Off Track
- ? = Insufficient data available



## 6. Implementation of Plan Policies

At the present time the policies being monitored fall within the Nuneaton and Bedworth Borough Local Plan 2005 Proposed Modifications. It is expected this plan will be adopted in early 2006, following the public inquiry in November 2005, and become the 'saved' plan within the LDF.

The main theme for the Local Plan is "Building Sustainable Communities". This is recognition of the overriding need for sustainable development and the need to provide for thriving communities well served by facilities. The Key Issues are grouped under six headings (Housing, Employment, Shopping, Recreation, Environment and Transport) which are in turn linked to the policies most significant to the them and the core output indicators (see Table 2).

The appropriate symbol (▲ ● ▼ ?) alongside the policy reference indicates the progress being made towards implementing that policy. For those policies not 'On Track' (▲) a commentary is supplied explaining the situation and any action required.

### **Housing** (Policies H1, 2, 3, 7, 8, 11)

- Use of Brownfield sites rather than Greenfield – a sequential approach to allocating land (H1▲, H7▲)
- Smaller urban extensions rather than large allocations. (H1▲)
- Affordable housing in line with identified needs, particularly housing for low income first time buyers. (H3●, H2▲)

*H3● refers to an identified need for all new dwellings on all sites over 0.5 hectares or over 15 dwellings to be affordable and provided in accordance with the Council's current housing strategy. Currently this indicates that 25% of new housing should be affordable and meet the needs identified in the strategy. At the present time only 15% new housing is affordable.*

*Changes to the Housing Strategy, based upon revised Housing Needs Assessments could suggest the need to change the proportion of affordable housing being sought on a site, or the types of housing that need to be provided to meet identified needs. A Supplementary Planning Document (SPD) is being prepared based on the targets set for the provision of affordable housing in the Housing Strategy. The SPD should be completed in 2006.*

- Better use of existing building stock – promotion of conversions and living over shops. (H8▲)
- Use of design, layout and road networks to make the most effective use of the site. A minimum density of 30 dwellings per hectare sought on all sites. (H11▲)

### **Employment** (Policies EMP1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)

- Need to cluster new development within existing industrial estates. (EMP1▲, EMP2●, EMP4▲, EMP5▲, EMP6▲)  
*EMP2● refers to 16 hectares of land at Judkins Quarry allocated for industrial purposes. Changes in the ownership of the site, together with changes in the landfill operations have meant that development proposals have yet to be made. This is a very sustainable site*

adjacent to areas of most need in the Borough. Development will be in accordance with a new Supplementary Planning Document, which is unlikely to be available before 2007.

- Improvement in the environment of industrial estates. (EMP11▲, EMP3▲.)
- Should restrict sites to specific needs. (EMP1▲, EMP4▲, EMP5▲, EMP▲6, EMP12▲, **EMP13 ?**, EMP14▲, EMP7▲, EMP8▲, EMP10▲)  
*EMP13 refers to any proposed development of a prison within the Borough. There has been no such proposal submitted so far. Therefore, there is insufficient information available to assess the implementation of this policy.*
- Good access is essential. (EMP9▲)

### **Shopping** (Policies S1, 2, 3, 4, 8, 9,)

- New development will be permitted within Nuneaton & Bedworth Town Centres if specific criteria can be met. (S1▲)
- New development will be permitted in an edge-of-centre, District Centre or Local Centre if specific criteria can be met. (S2▲)
- Need to improve the appearance and environment of existing shopping centres. (S3▲)
- No out of town shopping uses. (S9▲)
- Possible new local centre associated with Coventry Colliery regeneration. (S4●)  
*This policy has not been abandoned but is unlikely to be implemented due changed circumstances. A report accompanying a recent planning application for housing development on this site established that a Local Centre is not justified or viable at this location. A Local Centre already serves the Keresley area and this would be improved and enhance by seeking a contribution for community projects from the housing developers.*
- Maintain existing level of parking provision within Town and District Centres. (S10▲)

### **Recreation** (Policies R1, 2, 8, 13)

- Sites adjacent to Town Centres considered first before any out of town location. (R1▲)
- If new recreational priority areas needed should preferably be adjacent to existing ones or use reclaimed quarry sites. (R2▲)
- Extend the Green Track system for recreational walks. (R8▲)
- Maintain existing open spaces within urban areas. (R13▲)

### **Environment** (Policies ENV4, 11, 15, 16, 17, 18, 19, 28, 29, 33)

- New development within areas of flood risk will not be permitted unless specific criteria can be met. (R4▲)

- Development that adversely affects Historic Parks or Gardens will not be permitted. (R11▲)
- Areas of woodland and other specific trees will be protected and development that has an impact on “Important” hedgerows will not normally be permitted. (ENV15▲, ENV16▲)
- Protect ecologically important areas – create and enhance wildlife sites and natural reserves. (ENV17▲, ENV18▲, ENV19▲)
- Development of renewable sources of energy will be permitted providing they do not have significant adverse environmental impacts, and do not conflict with other policies. (ENV28▲)
- The use of sustainable drainage systems will be encouraged where appropriate. (ENV29▲)
- Development that results in demand for water that cannot be met without detriment to existing users and/or has a detrimental effect on water quality in watercourses and groundwater will not be permitted. (ENV33▲)

**Transport** (Policies T10 and H7, H8, EMP3, EMP11, S10 above)

- Parking provision for new for new developments shall not exceed the maximum standards set out in Annex D of PPG13, paragraphs 59-62 of PPG3, and the Council’s Supplementary Planning Guidance. (T10▲)

## 7. Position Statement

The following information provides a position statement for dwelling requirement and employment land allocation at April 2005 and will provide a baseline for future monitoring reports.

### **Housing Position** ▲

The Warwickshire Structure Plan Alterations 1996-2011 identifies a requirement for 5600 dwellings to be built in the Borough up to 2011.

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#### **Position at 1<sup>st</sup> April 2005**

<b><u>Structure Plan Requirement 1996-2011</u></b>	<b>5600</b>
Dwellings completed (1996-2005)	4229
Dwellings with planning permission awaiting development	904
Dwellings with planning permission at Camp Hill: 172 @ phase 1 (deduct 57 that are now built), 239 @ village centre, 100 @ Midland Quarry	454
<b>Total dwellings completed/permitted (sum of above)</b>	<b>5587</b>
<b>Total dwellings to be found in the Local Plan</b>	<b>13 (5600-5587)</b>
<b>Total supply identified in the Local Plan</b>	
Allowance for extra dwellings at Camp Hill Urban Village	179
Windfall allowance (90 per year for 6 years till 2011)	540
Conversions allowance (10 per year for 6 years till 2011)	60
<u>Allocated sites in new Local Plan</u>	<u>410</u>
<b>Total supply (sum of above)</b>	<b>1189</b>

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We have almost met the Structure Plan target, and have a supply in the Local Plan of 1189. The housing target for the Plan is likely to be met and no additional sites are required.

## Employment Position

The Warwickshire structure plan set a target of 132 hectares of employment land to be developed during the Plan period (1996-2011). Of the 132 hectares some 93 hectares are in 'the pipeline' – that is built since 1996, under construction or with planning permission - leaving some 39 hectares to be allocated. Of the 93 hectares in the pipeline, some 69 are completed and a further 13 hectares have outline planning permission. The remainder is either under construction and/or has detailed planning permission.

### Employment land completed and available in Nuneaton and Bedworth, April 2005

Site	Completed 1996-2005	Under Const. April 2005	Available with detailed pp	Available with outline pp	Available no pp	Total Available	Pipeline
Attleborough Ind Est	4.26	0.00	0.00	0.00	0.00	0.00	4.26
Bayton Road Ind Est	2.09	0.00	0.35	0.00	0.00	0.35	2.45
Bermuda 1	4.31	0.00	0.00	0.00	0.00	0.00	4.31
Bermuda Park	30.66	0.00	0.00	10.61	0.00	10.61	41.27
Corporation Street	0.00	0.00	0.01	0.00	0.00	0.01	0.01
Haunchwood Business Park (1)	1.02	0.00	0.00	0.00	0.00	0.00	1.02
Gallagher Business Park	3.59	0.00	0.53	0.00	0.00	0.53	4.12
Hemdale Business Park	2.87	0.00	1.00	0.55	0.46	2.01	4.42
King Street Bedworth	0.00	0.00	0.12	0.00	0.00	0.12	0.12
Marston Jabbett	0.00	0.00	2.74	0.00	0.00	2.74	2.74
Prologis Park	16.03	0.00	3.75	0.00	0.00	3.75	19.78
Judkins Quarry	0.00	0.00	0.00	0.00	16.00	16.00	0.00
Pool Road	0.98	0.00	0.20	0.00	0.00	0.20	1.18
Paradise Farm	1.78	1.47	0.00	1.19	0.00	1.19	4.45
Whitacre Industrial Estate	0.30	0.00	1.18	0.00	0.00	1.18	1.48
Seymour Road	0.08	0.00	0.00	0.00	0.00	0.00	0.08
Shepperton Business Park	0.00	0.00	0.00	0.00	0.60	0.60	0.00
Vicarage Street	0.00	0.00	0.00	0.44	0.00	0.44	0.44
King Edward Road	0.46	0.00	0.00	0.00	0.00	0.00	0.46
Wheat Street	0.65	0.00	0.00	0.00	0.00	0.00	0.65
<b>Total</b>	<b>69.09</b>	<b>1.47</b>	<b>9.88</b>	<b>12.79</b>	<b>17.06</b>	<b>39.73</b>	<b>93.23</b>