



Annual Monitoring Report

1st April 2007 to 31st March 2008

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Executive Summary

This is the fourth Annual Monitoring Report (AMR) of Nuneaton and Bedworth Borough Council, prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004. The findings of the report are summarised in table i and under the following sub-headings:

Contextual Indicators

- A range of Contextual Indicators on issues including population, housing, health, education, income, employment and deprivation have been provided to give a profile of the Borough today. The purpose of this is to provide baseline information against which changes in the social, economic and environmental makeup of the Borough can be measured over time.

Local Development Scheme (LDS)

- The Council's LDS, adopted in March 2007 is currently under review. A revised LDS will be published early in 2009.

Employment Land

- Within 2007/08 16113sq metres (gross) of land was developed for B1/B2/B8 uses. 0.9 hectares employment land was lost to housing.
- Within the Borough there is currently a total of 125.49 hectares of employment land, most of which takes the form of B8 or a mix of B1, B2 and B8 uses. As of March 2008 development had been completed on 7.58 hectares, was under construction on 2.5 hectares and 45.41 hectares had planning permission or was allocated in the Local Plan.

Town Centre Uses

- During 2007/08 there was 2590sq metres of A1 retail completed in Bedworth town centre. 2199sq metres of B1a offices were also completed however none was located in the Borough's town centres. There were no A2 office or D2 leisure completions.

Housing Land

- During 2007/08 there were 303 net residential completions within the Borough. 99.7% were located in the urban area and 72% were on Previously Developed Land (PDL). These figures illustrate that the Council continues to successfully direct development to sustainable locations.
- Most residential development (98.8%) was also built at a density of 30 dwellings per hectare or more, in line with Government guidance in PPS3 and policy H11 of the Local Plan.
- There were 4 additional permanent gypsy and traveller pitches provided during the monitoring year. An additional 9 pitches were given a certificate of lawfulness.
- 59 affordable dwellings were completed in 2007/08 which at 16.8% of all completions and 22.5% of completions on eligible sites is below the target of 25% outlined in policy H3 of the Local Plan.
- It is anticipated that between 1996 and 2011 8234 dwellings will be delivered within the Borough. This is 3129 more dwellings than is

identified by the 2004 Regional Spatial Strategy (RSS). Annual housing completions will continue to be monitored closely and the current position will be reassessed in light of emerging revised housing requirements to be published in a review of the RSS.

Transport

- Of the non-residential completions within 2007/08 45% (5 of 11 sites) complied with the parking standards of the Local Plan.
- 96.8% of all new residential development was located within 30 minutes public transport travelling time of a range of services and facilities. This is a reflection of the Borough's compact nature and the fact that development is being focused within the Borough's urban area.

Flood Protection and Water Quality

- During the monitoring year there were no planning permissions granted which was contrary to advice from the Environment Agency.

Renewable Energy

- In 2007/08 there were no renewable energy installations installed in the Borough.

Table i. Summary of Output Indicators For Monitoring Year 2007/2008

Indicator		Local Plan Policy	Target	Output		Para. in Report	
Business Development	BD1 Amount of Floorspace Completed for Employment Use by Type (sq m) B1(a) Ancillary Offices, B1(b) Research & Development, B1(c) Light Industry B2 General Industry	-	No Target	3793	4.2		
				1594			
				11091			
	Local	Amount of Floorspace Developed for Employment, on Land Allocated for Employment Use (sq m) B1 (a), (b), (c) B2, B8	-	No Target	7540 (46%)		4.2
	BD2	Amount of Floorspace by Employment Type which is on Previously Developed Land (sq m) B1(a) Ancillary Offices, B1(b) Research & Development, B1(c) Light Industry B2 General Industry B1 Business, B8 Storage/ Warehousing B1 Business, B2 General Industry, B8 Storage/ Warehousing	EMP3	61%	65%	▲	4.2
	Local	Losses of Employment Land in (i) Employment Areas (ii) Local Authority Area	EMP14	No Target	0	4.3	
					0.9		
	Local	Amount of Employment Land Lost to Residential Development	H8		0.9	4.3	
BD3	Employment Land Available by Type (Ha) B1(a) Ancillary Offices B1(b) Research & Development B1(c) Light Industry B2 General Industry B8 Storage/ Warehousing Mix of B1, B2, B8 Use Mix of B1 Mix of B2, B8 Mix of B1, B8 Mix of B1, B2	-	132 ha by 2011	14.42	▲	4.6	
				0			
				5.88			
				15.96			
				40.35			
				41.95			
				0.87			
				0.18			
				0.93			
				0.89			
Town Centre Uses	BD4i Amount of Floorspace Completed: Retail Office Leisure Development	-	No Target	2590	5.1-5.3		
				2199			
				0			
	BD4ii Amount Completed in Town Centres: Retail Office Leisure Development	S1			2590		
					0		
					-		

		Indicator	Local Plan Policy	Target	Output	Para. in Report		
Housing	H2	Housing Trajectory	-	5600 1996-2011 (max)	5682 ▲	6.14-6.16		
	H3	Percentage of New & Converted Dwellings on Previously Developed Land	H1, H7	64%	72% ▲	6.2		
	Local	Dwellings Built in Urban Area	H7	No Target	99.7% ▲	6.2		
	Local	Percentage of New Dwellings Completed at:	(i) Less than 30 dph	H11	0%	1.1% ▲	6.3-6.4	
			(ii) Between 30 and 50 dph		100%			29.9%
			(iii) Above 50 dph					68.9%
	H4	Net Additional Gypsy & Traveller Pitches	H13	No Target	4	6.5-6.7		
	H5	Affordable Housing Completions	H3	2500 by 2011	59 (17%) ▼	6.8-6.9		
Local	Affordable Housing in Pipeline	H3	434 (16%) ▼		6.10			
H6	Quality of New Housing Developments	H12	No Target	No Data Available	6.11-6.12			

Transport	Local	Amount of Completed Non-Residential Development within UCOs A, B & D Complying with Car Parking Standards set out in the LDF	T10		45%	7.1	
	Local	Amount of New Residential Development within 30 Minutes Public Transport Time of:	A GP Surgery	-	No Target	100%	7.2
			A Hospital			96.3%	
			A Primary School			100%	
			A Secondary School			100%	
			Areas of Employment			100%	
			A Major Retail Centre(s)			84.6%	

5. Minerals & 6. Waste Not Applicable

Flood Protection & Water Quality	E1	Number of Planning Permissions Granted Contrary to Advice of Environment Agency on Either Flood Defence Grounds or Water Quality	ENV4	No Target	0	9.1
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Biodiversity	E2	Change in Areas and Populations of Biodiversity Importance	ENV17, ENV18	No Target	No Data Available	10.1
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Renewable Energy	E3	Renewable Energy Capacity Installed by Type	ENV28	No Target	0	11.1
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1.0 Introduction

- 1.1 The following report is the fourth Annual Monitoring Report (AMR) produced by Nuneaton and Bedworth Borough Council under the requirements of section 35 of the Planning and Compulsory Purchase Act 2004. This AMR covers the period 1st April 2007 – 31st March 2008 and as is required by the Act reviews the Council's progress in delivering the adopted Local Development Scheme (LDS) and provides an assessment of the extent to which policies in the adopted Local Plan (2006) are being achieved.
- 1.2 The report begins by outlining Contextual Indicators which measure changes in the social, economic and environmental setting of the Borough. Progress in the delivery of the Nuneaton and Bedworth LDS is then considered followed by an analysis of the implementation of policies in the Local Plan associated with the following topics; business development, town centre uses, housing, transport, flood protection and water quality, biodiversity and renewable energy.
- 1.3 The AMR does not monitor every policy in the adopted Local Plan. Instead the report focuses primarily on policies associated with the mandatory Core Indicators outlined in *LDF Monitoring: A Good Practice Guide 2005* (updated February 2008 with RSS and *LDF Core Output Indicators*). Some local indicators have however also been included. It is hoped that more local indicators will be added over time along with significant effects indicators (which measure the significant effects of the Plan).
- 1.4 The performance of the milestones in the LDS and policies in the Plan are signposted by the use of the following symbols.

▲	=	On Track
●	=	Positive Progress
▼	=	Off Track
?	=	Insufficient Data Available

2.0 Contextual Indicators – A Borough Profile

2.1 This section of the report provides an overview of the Borough through the use of contextual indicators. The indicators include location, population, housing, commuting, employment and earnings. The information provides a baseline against which the outputs of future monitoring can be assessed.

Setting the Scene

2.2 Nuneaton and Bedworth Borough is one of five Districts in Warwickshire. It has the second largest population in the county but is the smallest in geographical area at 7895 hectares¹ (see fig.1).

2.3 Largely urban in nature the Borough has three main communities:

- Nuneaton
- Bedworth
- Bulkington

The three settlements are separated by narrow areas of mainly unpopulated countryside (see fig.2) which are designated as Green Belt.

2.4 There are also three smaller identifiable communities which are now physically joined to either Nuneaton, Bedworth or the city of Coventry:

- Galley Common – west of Nuneaton
- Ash Green and Exhall – south of Bedworth
- Keresley – south west of Bedworth

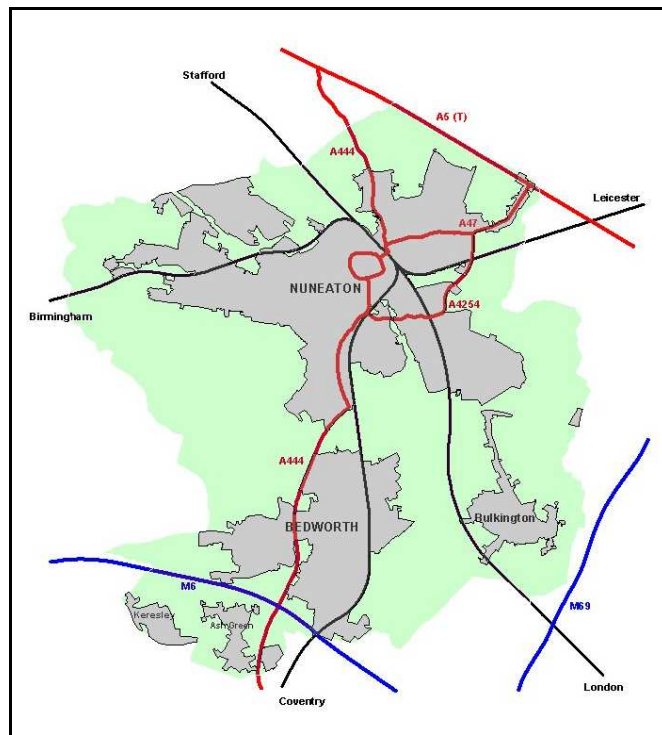
Key Facts

- The Borough measures 7 miles north to south and 6.5 miles east to west at its maximum extent.
- The Borough Council is comprised of 17 Wards.
- The population of the Borough is 121,200 (mid-2007 estimate).
- The population comprises 59,650 males and 61,550 females (mid-2007 estimate).
- Minority non-white ethnic groups account for 4.9% of the population (2001 Census).
- The average population density is 15.3 per hectare.

¹ Source: Ordnance Survey Boundary-Line database



Fig 1. Location of Nuneaton and Bedworth within Warwickshire



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Fig 2. Nuneaton & Bedworth Borough settlement pattern

Population

Population change 1971 – 2007 (thousands):

	1971	1981	1991	2001	2007	% Change 1971-2007
Nuneaton & Bedworth	107.9	113.9	117.5	119.2	121.2	12.3%
North Warwickshire	58.4	60.0	61.0	61.8	62.2	6.5%
Rugby	84.5	87.5	85.0	87.5	91.0	7.6%
Stratford-on-Avon	95.6	100.7	105.4	111.5	117.8	23.2%
Warwick	111.7	115.1	118.1	126.1	134.6	20.5%
Warwickshire	458.1	477.2	487.1	506.2	526.7	14.9%
West Midlands	5,146.0	5,186.6	5,229.7	5,280.7	5,381.8	4.4%
England	46,412.0	46,820.3	47,875.0	49,449.7	50,092.0	10.0%

Source: Mid-year Population Estimates, Office for National Statistics

Mid-2007 population estimates by selected age groups (thousands):

	All ages Mid-2006	Children 0-15	Working age 16-64M/59F	Older people 65M/60F and over
Nuneaton & Bedworth	121.2	23.9	74.4	22.9
North Warwickshire	62.2	11.3	38.5	12.4
Rugby	91.0	18.3	54.4	18.3
Stratford-on-Avon	117.8	21.3	68.8	27.7
Warwick	134.6	23.0	85.8	25.7
Warwickshire	526.7	97.7	321.9	107.1
West Midlands	5,381.8	1,051.2	3,285.0	1,045.7
England	51,092.0	9,655.8	31,791.7	9,644.5

Source: Mid-year Population Estimates, Office for National Statistics

Mid-2006 to Mid-2007 population estimates, components of change (thousands):

	Mid-2006 population	Live births	Deaths	Natural change	Net migration & other changes	Total change	Mid-2007 population
Nuneaton & Bedworth	120.7	1.6	1.1	0.5	0.1	0.5	121.2
North Warwickshire	62.3	0.6	0.6	0.0	-0.2	-0.1	62.2
Rugby	90.2	1.1	0.8	0.3	0.4	0.7	91.0
Stratford-on-Avon	116.1	1.2	1.3	-0.1	1.8	1.7	119.8
Warwick	132.9	1.5	1.1	0.4	1.2	1.6	134.6
Warwickshire	522.2	6.0	4.9	1.1	3.4	4.5	526.7
West Midlands	5,366.7	68.7	52.2	16.5	-1.3	15.2	5,381.8
England	50,762.9	643.2	468.8	174.4	154.7	329.1	51,092.0

Source: Mid-year Population Estimates, Office for National Statistics

Households Composition

Lone Person	26.6%
Lone Pensioner	13.3%
Married	42.1%

Co-habiting	8.4%
Lone Parent	9.2%
Other	13.6%
Average Household Size	2.43 people

Source: ONS Census 2001

House Prices

Ratio of lower quartile house price to lower quartile income:

	2001	2005	2006	2007
Nuneaton & Bedworth	3.64	6.42	6.38	6.68
North Warwickshire	4.04	6.58	6.52	6.88
Rugby	3.73	7.44	7.05	7.09
Stratford-on-Avon	6.84	10.05	9.53	9.01
Warwick	5.99	8.56	8.26	8.59
Coventry	3.10	5.31	5.76	6.33
Solihull	5.61	7.47	8.83	7.95
Warwickshire	4.62	7.33	7.17	7.19
West Midlands	3.88	6.47	6.78	6.88
England	4.22	6.82	7.12	7.25

Source: DCLG Housing Statistic - live table 576

Ratio of median house price to median income:

	2001	2005	2006	2007
Nuneaton & Bedworth	3.86	6.04	5.98	6.27
North Warwickshire	3.90	5.99	6.29	6.32
Rugby	3.73	6.64	6.59	6.51
Stratford-on-Avon	6.49	9.27	9.50	8.83
Warwick	5.76	8.15	7.40	7.52
Coventry	2.95	4.91	4.91	5.34
Solihull	5.68	7.29	7.95	7.83
Warwickshire	4.81	7.35	6.97	7.02
West Midlands	3.91	6.19	6.39	6.46
England	4.47	6.81	6.91	7.26

Source: DCLG Housing Statistic - live table 577

Median house prices based on Land Registry data:

	2001 £	2005 £	2006 £	2007 £
Nuneaton & Bedworth	65,950	119,995	124,950	135,000
North Warwickshire	75,000	145,000	148,300	140,000
Rugby	89,475	140,000	157,000	170,000
Stratford-on-Avon	144,500	216,000	230,000	229,000
Warwick	119,950	178,000	202,000	207,000
Coventry	65,950	119,950	129,500	132,000
Solihull	124,250	190,000	199,960	213,500
Warwickshire	99,950	160,000	173,950	180,432
West Midlands	79,000	136,000	145,750	149,950
England	95,995	161,452	172,000	180,000

Source: DCLG Housing Statistic - live table 582

Housing Stock and Population Density

Housing stock: 52,917

Source: Housing Strategy Statistical Appendix (HSSA) return 1st April 2007.

Population density per hectare: 15.3

Source: Office for National Statistics.

Housing Tenure and Stock Types

Percentage of households in council housing: 11.51%

Percentage of households in reg. social landlord/other public housing: 3.89%

Percentage of households in private sector: 84.58%

Source: Housing Strategy Statistical Appendix (HSSA) return 1st April 2007.

2001 Census – percentage of housing stock types:

	Detached	Semi-detached	Terraced	Flat, maisonette or apartment	Caravan or other mobile or temporary structure
Nuneaton & Bedworth	23.8	38.3	27.5	9.9	0.5
North Warwickshire	28.7	39.5	23.7	7.7	0.4
Rugby	27.9	34.9	26.2	10.6	0.3
Stratford-on-Avon	38.3	31.1	19.2	9.9	1.5
Warwick	25.4	32.3	22.3	19.8	0.2
Warwickshire	28.8	34.7	23.6	12.3	0.6

Source: ONS 2001 Census.

2001 Census – percentage of housing tenure types:

	Owner occupied	Rented from local authority	Rented from housing association	Private landlord	Other
Nuneaton & Bedworth	77.1	13.0	2.4	5.0	2.5
North Warwickshire	75.4	12.7	2.8	6.3	2.7
Rugby	76.5	10.5	4.0	5.7	3.2
Stratford-on-Avon	76.0	1.1	11.5	7.8	3.6
Warwick	73.2	10.6	3.6	9.4	3.1
Warwickshire	75.6	9.2	5.1	7.0	3.1

Source: ONS 2001 Census.

Commuting Pattern

Percentage of Borough 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: 5.8%

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

2001 Census - percentage of residents commuting to work by car/van, public transport and outside their home district:

	Percentage commuting by car/van	Percentage commuting by public transport	Percentage commuting outside their home district
Nuneaton & Bedworth	73.4	5.8	48.9
North Warwickshire	75.3	4.4	57.8
Rugby	70.2	4.8	37.4
Stratford-on-Avon	70.4	3.1	40.0
Warwick	68.8	5.3	33.6
Warwickshire	71.2	4.8	43.5

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

Employment

All people – Economically active – Unemployed (Model Based) for the period Jan2007 to Dec 2007:

	Percentage of all people Economically active – Unemployed (Model Based)
Nuneaton & Bedworth	6.1%
North Warwickshire	3.5%
Rugby	3.8%
Stratford-on-Avon	2.8%
Warwick	4.6%
Coventry	6.6%
Solihull	4.5%
Warwickshire	4.2%
West Midlands	5.9%
Great Britain	5.2%

Note: Percentages are for those of working age (16-59 Male/16-64 Female)

Source: Nomis, Office of National Statistics.

Earnings

Typical gross annual wage, full-time workers, 2006:

	Residence	Workplace
Nuneaton & Bedworth	£21,700	£20,600
North Warwickshire	£25,600	£23,400
Rugby	£23,700	£23,400
Stratford-on-Avon	£27,900	£25,900
Warwick	£25,700	£25,700
Warwickshire	£25,100	£24,100
West Midlands	£22,400	£22,300
South East	£26,000	£24,900
England & Wales	£23,800	£23,200

Source: 2006 Annual Survey of Hours & Earnings (ASHE), Office of National Statistics.

Household Income 2006

Mean and median household income data for 2006:

	Mean Income	Median Income
Nuneaton & Bedworth	£31,000	£26,200
North Warwickshire	£32,900	£27,900
Rugby	£34,400	£29,000
Stratford-on-Avon	£36,200	£30,800
Warwick	£36,900	£31,300
Warwickshire	£34,000	£29,000
Coventry	£30,200	£25,500
Great Britain	£32,400	£27,100

Source: CACI PayCheck Data 2006 supplied by the Warwickshire Observatory.

Health

Percentage of persons in 2001 who stated their health was: good, fairly good, not good:

	General health: Good	General health: Fairly good	General health: Not good
Nuneaton & Bedworth	67.38	22.87	9.75
North Warwickshire	67.85	22.98	9.17
Rugby	70.32	21.99	7.69
Stratford-on-Avon	71.50	21.47	7.04
Warwick	71.64	21.01	7.36
Warwickshire	69.91	21.96	8.13
West Midlands	67.21	23.06	9.73
England	68.76	22.21	9.03

Source: ONS 2001 Census.

Education

Percentage of all pupils at the end of KS4 achieving five or more GCSEs at grades A* to C or equivalent results (referenced by location of educational institution):

	Sep06- Aug07	Sep 05- Aug 06	Sep 04- Aug 05	Sep 03- Aug 04	Sep 02- Aug 03	Sep 01- Aug 02
Nuneaton & Bedworth	48.3	51.4	47.0	42.8	42.4	42.1
North Warwickshire	47.9	46.8	46.4	44.9	43.0	40.3
Rugby	64.9	61.8	61.8	58.5	56.9	56.7
Stratford-on-Avon	68.5	68.7	68.6	67.4	64.4	64.4
Warwick	60.	60.0	59.8	56.7	60.9	53.8
Warwickshire	58.0	57.9	56.7	54.1	53.5	51.5
West Midlands	59.3	56.3	54.2	50.9	50.2	48.1
England	62.0	58.5	56.3	53.7	52.9	51.6

Source: ONS Neighbourhood Statistics

Crime

Recorded crime rates 2007/08:

	All Crimes	Domestic Burglary	Violent Crime	Vehicle Crime	Criminal Damage
Nuneaton & Bedworth	97.9	14.4	21.2	13.5	21.4
North Warwickshire	67.5	9.9	11.6	12.0	14.0
Rugby	86.1	14.1	18.9	10.8	19.8
Stratford-on-Avon	58.8	6.7	10.1	7.4	11.3
Warwick	70.4	8.7	16.0	7.8	17.6
Warwickshire	76.5	10.7	15.9	10.1	17.0
Most Similar Forces	73.9	8.6	15.3	8.3	17.2

Note: Rates are per 1000 population except domestic burglary (per 1000 households)

Source: Warwickshire Observatory, iQuanta (Home Office); National Statistics

Indices of Deprivation

Index of Multiple Deprivation 2007 – District Level Summary:

(District Rankings: 1 = worst deprived; 354 = least deprived)

	Rank of Average Rank ¹	Rank of Average Score ²	Rank of Extent ³	Rank of Local Concentration ⁴	Rank of Income Scale	Rank of Employment Scale
Nuneaton & Bedworth	117	112	110	103	131	128
North Warwickshire	177	197	223	219	310	294
Rugby	248	246	229	225	268	264
Stratford-on-Avon	305	307	309	330	261	270
Warwick	264	262	256	253	206	201

Source: Index of Multiple Deprivation 2007, DCLG

1. Rank of population weighted average of the combined ranks for the SOAs in a district.
2. Rank of population weighted average of the combined scores for the SOAs in a district.
3. Rank of proportion of the district's population living in the most deprived SOAs in the country.
4. Rank of population weighted average of the ranks of a district's most deprived SOAs that contain exactly 10% of the district's population.

3.0 Local Development Scheme Delivery

3.1 The following tables provide a detailed breakdown of the current progress of the Council in meeting the main stages of preparing each of the documents listed in the adopted Local Development Scheme (LDS). Column (a) summarises the stage of production, including key milestones (M), column (b) lists the timetabled date for each stage, while columns (c) and (d) identify the date the stage was actually achieved and whether this reflects the programmed date. Where the achieved date does not reflect the scheduled date an explanation of the reasons for this is provided.

Core Strategy

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Commencement (M)	May 2006	May - ongoing	▲
Preparation of Issues and Options including consultation	May 2006 – December 2007	-	▼
Preparation of Preferred Options	January – May 2008	-	
Public Participation on Preferred Options (M)	June - July 2008	-	
Preparation of Submission Document	August 2008 – February 2009	-	
Submission to Secretary of State	March 2009	-	
Pre-examination meeting	July 2009	-	
Examination	October 2009	-	
Receipt of Inspectors Report	April 2010	-	
Adoption (M) and Publications	May - July 2010	-	

3.3 As outlined in the 2006/07 AMR, preparation of the Cores Strategy did not keep pace with the timetable in the adopted Local Development Scheme (LDS). Plans to review the LDS have been delayed because of proposed changes identified in the 2007-08 Planning Bill (currently in the House of Lords). The LDS will however be reviewed early in 2009.

3.4 The Council is currently at the Issues and Options stage of the process of preparing the Core Strategy. A document identifying the issues facing the Borough, a draft vision and objectives along with possible options to deliver those options is expected to be published early in 2009.

Other DPDs

Allocations DPD

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Commencement (M)	September 2007	October 2007	▲
Preparation of Issues and Options including consultation	September 2007 – November 2008	-	
Preparation of Preferred Options	December 2008 – May 2009	-	
Public Participation on Preferred Options (M)	June 2009	-	
Preparation of Submission Document	August 2009 – May 2010	-	
Submission to Secretary of State	June 2010	-	
Pre-examination meeting	October 2010	-	
Examination	January 2011	-	
Receipt of Inspectors Report	June 2011	-	
Adoption (M) and Publications	July – September 2011	-	

Nuneaton and Bedworth Town Centres Area Action Plan (AAP)

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Commencement (M)	April 2005	April 2005	▲
Preparation of Issues and Options including consultation	April 2005 – July 2007	April 2005 – August 2007	
Preparation of Preferred Options	August – December 2007	-	
Public Participation on Preferred Options (M)	January 2008	-	
Preparation of Submission Document	March - August 2008	-	
Submission to Secretary of State	September 2008	-	
Pre-examination meeting	January 2009	-	
Examination	April 2009	-	
Receipt of Inspectors Report	October 2009	-	
Adoption (M) and Publications	November 2009 – January 2010	-	

- 3.5 The adopted LDS outlines plans to produce an Allocations DPD and a Town Centres Area Action Plan. However through the review of the LDS it is expected that these will be incorporated within the Core Strategy.

4.0 Core Output Indicators

Employment

4.1 This section of the report considers employment activity within the Borough. In doing so it identifies any gains and losses to employment land supply in 2007/08 as well as the total employment land supply disaggregated according to status and use. Employment activity is monitored where it falls within Use Classes B1, B2 or B8 and meets a threshold of 500sq metres or more or 0.2 hectares or more.

Employment Land Activity in 2007/08

		Core Indicator			Local Indicator
		BD1 Amount of Floorspace Completed for Employment Use (sq m)		BD2 Amount of Floorspace (gross) in BD1 Completed on PDL (sq m)	Amount of Floorspace in BD1 Completed on Land Allocated for Employment (sq m)
		Gross	Net		
Employment Type	B1 (a)	2199	2199	2199	2199
	B1 (a), (b), (c)	1594	1594	294	1300
	B2 General Industry	817	649	817	19
	B8 Storage/ Warehouse	412	412	12	0
	B1 Business B2 General Industry B8 Storage/ Warehouse	11091	11091	4218	6937
	Loss to Housing	-	-280	-	-
Total		16113	15665	7540 (46%)	10455 (65%)

Table 1: Employment Land Completed 2007/08

4.2 Table 1 provides details of the amount of employment floorspace completed within the Borough during 2007/08. As is evident from the table there was 16113 sq metres completed, 69% of which will be used for a mix of B1/ B2/ B8 uses (11091 sq m). Only 46% of completions were located on previously developed land however 96% of Greenfield completions were on sites allocated for employment use (Prologis and Marston Jabbett). Development is therefore generally taking place in locations that conform to policies EMP1 and EMP3 of the Local Plan.

		Local Indicator	
		Amount of Employment Land Lost (Ha)	Employment Land Lost to Residential Development
Location	(i) Employment Areas	0	0
	(ii) Local Authority Area	0.9	0.9

Table 2: Employment Land Lost 2007/08

- 4.3 As is reflected in table 2 above, during 2007/08 there was 0.9 hectares of employment land lost within the Borough, all of which was to a residential. The employment site lost was the former Messrs Covesco Tools site in Leicester Road, Bedworth.

Total Employment Land Provision

Site	Completed 1996-2008	Under Construction April 2008	Available			
			With Detailed pp	With Outline pp	Allocated	Total
Attleborough Ind Est	4.26	0.4	0	0	0	0
Bayton Road Ind Est	2.26	0	0.21	0	0	0.21
Bermuda 1	3.34	0	0.91	0	0	0.91
Bermuda Park	25.59	0	0	2.55	0	2.55
Black Horse Road	0.82	0	0	0	0	0
Griff Clara (Extension to Bermuda Park)	3.02	0	0	4.33	5.04	9.37
Camp Hill Urban Village/ Midland Quarry	0	2.1	0	1.7	1.98	3.68
Colliery Lane	0	0	0	0	0.6	0.6
Corporation Street	0	0	0.01	0	0	0.01
Haunchwood Business Park	1.26	0	0.05	0	0	0.05
Gallagher Business Park	3.59	0	0.53	0	0	0.53
Hemdale Business Park	3.87	0	0	1.01	0	1.01
King Street Bedworth	0	0	0.12	0	0	0.12
Marston Jabbett	1.64	0	1.10	0	0	1.10
Paradise Farm	2.14	0	1.22	1.6	0	2.82
Pool Road	0.98	0	0.2	0	0	0.2
Prologis Park	18.78	0	0.6	4	0	4.6
Judkins Quarry	0	0	0.27	0	15.73	16
Whitacre Industrial Estate	0.34	0	0.59	0	0	0.59
Seymour Road	0.08	0	0	0	0	0
Shepperton Business Park	2.63	0	0.62	0	0	0.62
The Moorings Business Park	1.87	0	0	0	0	0
Vicarage Street	0	0	0	0.44	0	0.44
King Edward Road	0.46	0	0	0	0	0
Justice Centre Nuneaton	0.65	0	0	0	0	0
Total	77.58	2.5	6.43	15.63	23.35	45.41

Table 3: Employment Land Available by Type (in Hectares) March 2008

- 4.4 Table 3 summarises the total employment land provision within the Borough as of March 2008. Identified within the table is the amount of completions since 1996, the amount of development that was under construction in March 2008 along with the current amount of land that is still available (either with planning permission or allocated in the Local Plan).

4.5 As of March 2008 there were 77.31 hectares of completed development, 2.5 hectares under construction and 45.41 hectares available. Cumulatively this totals 125.49 hectares of employment land within the Borough as a whole. The Borough is expected to provide 132 hectares of employment land between 1996–2011 (the plan period of the adopted Local Plan). To meet this target an additional 6.51 hectares of land will need to come forward within the remaining Plan period.

Use Classes of Employment Land

Core Indicator BD3	
Use Class	Employment Land (Ha)
B1a (Offices)	14.42 (11%)
B1b (Research & Development)	0 (0%)
B1c (Light Industry)	5.88 (5%)
Mix of B1	0.87 (1%)
B2 (General Industry)	15.96 (13%)
B8 (Storage/ Warehousing)	40.35 (32%)
Mix of B1/B2	0.89 (1%)
Mix of B1/B8	0.93 (1%)
Mix of B2/B8	0.18 (0.14%)
Mix of B1/B2/B8	41.95 (33%)
Infrastructure	4.06 (3%)
Total	125.49

Table 4: Employment Land Availability by Type March 2008

4.6 Table 4 provides a breakdown of the total employment land provision within the Borough (identified in table 3) disaggregated according to Use Class. As is evident from the table most of the employment land provision (65.58%) takes the form of either a B8 use or a mix of B1, B2, B8 uses. There is currently no B1b only development within the Borough.

5.0 Town Centre Uses

		Core Indicator			
		BD4 (i) Total Floorspace Completed (sq m)		BD4 (ii) Amount of Floorspace in BD4(i) Completed in Town Centres (sq m)	
		Gross	Net	Gross	Net
Use Class	A1 Retail	2590	2390	2590	2390
	A2 Offices	0	0	0	0
	B1 (a) Offices	2199	2199	0	0
	D2 Leisure	0	0	0	0
Total		4789	4589	2590	2390

Table 5: 'Town Centre Uses' Completed 2007/08

- 5.1 Table 5 summarises the amount of additional local services completed in the Borough during 2007/08. As illustrated in the table there was 2590sq metres (gross) of A1 retail completed within the year. All of this floorspace is associated with the Aldi Store and 2 neighbouring non-food stores, located in Mill Street, Bedworth town centre (developments are monitored where they exceed a threshold of 1000sq metres).
- 5.2 Within Use Class B1a two developments were completed within the monitoring year. One was a two storey office development at Bayton Road, the other being 3 office blocks at Barling Way, Paradise Farm. Neither development is located in the Borough’s town centres which is contrary to advice in PPS6 however they were located sites allocated for employment in the Local Plan.
- 5.3 There was no A2 office or D2 leisure completions within the year (developments are monitored where they exceed a threshold of 500sq metres for A2 uses and 1000sq metres for Use Class D2).

6.0 Housing

6.1 Paragraphs 6.1–6.16 address house building activity within the Borough. The location and density of development during the monitoring year is considered along with the delivery of affordable housing. The total anticipated number of dwellings to be developed in the Borough up to 2011 is also identified.

Housing Completions 2007/08

Core Indicator		Local Indicator
H2 (b) Total Net Completions	H3 Gross New & Converted Dwellings on Previously Developed Land	Dwellings Built in Urban Area
303	72% ▲	99.7% ▲

Table 6: Number and Location of Dwellings Completed 2007/08

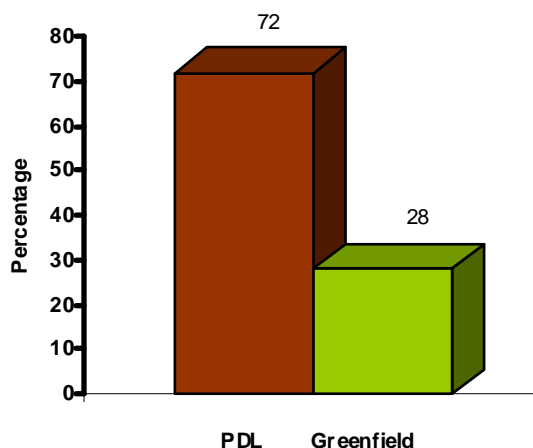


Fig. 3: Percentage of Completions on PDL and Greenfield Sites

6.2 As outlined in table 6, during 2007/08 there were 303 net completions within the Borough, which is 5 less than the number completed during 2006/07 and is the lowest amount for 10 years. Of the dwellings completed in 2007/08 all but one were located in the Urban Area and 72% were built on previously developed land (PDL). While this is less than the amount built on PDL in 2006/07 and 2007/08 it is still above the target of 64% set for the Borough by the RSS.

Density	Local Indicator	
	% Dwellings Completed	
Less than 30	1.1	▲
30-50	29.9	
More than 50	68.9	

Table 7: Density of Dwellings Completed and in Pipeline 2007/08

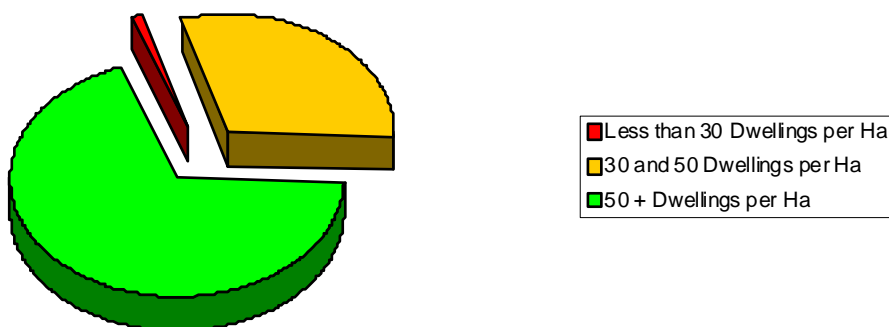


Fig. 4: Breakdown of Completions According to Density

- 6.3 As is identified in table 7, during the monitoring year 2007/08 98.8% of completions were built at a density of 30 dwellings or more per hectare. Most completions therefore comply with policy H11 of the Local Plan (which states that development should not be below 30 dwellings per hectare) and with guidance in PPS3.
- 6.4 1.1% of completions did not comply with policy. This however is largely the result of historic permissions. As historic permissions expire/ are completed it is expected that there will be a downward trend in the number of dwellings built at a density that does not comply with policy. This continuing downward moving trend is illustrated when comparing the findings of 2004/05, 2005/06 2006/07 with this monitoring year – in 2004/05 11% of completions were built at a density of 30 dwellings or less per hectare while in 2005/06 it was 8% and in 2006/07 it was 4%. The amount of completions built at less than 30 per hectare in 2007/08 is therefore a tenth of what it was in 2004/05.

Gypsy and Traveller Pitches

		Core Indicator H4
		Net Additional Gypsy & Traveller Pitches
Number of Pitches Delivered	Permanent	4
	Transit	0

Table 8: Number of Authorised Gypsy & Traveller Pitches Completed 2007/08

- 6.5 Indicator H4 is a new Core Indicator, introduced for the monitoring year 2007/08. During this monitoring year 4 permanent pitches for gypsies and travellers were granted planning permission. One pitch is located at Hawkesbury Lane/ Parrotts Grove, Bulkington while the other 3 are located at the Poppies at Coventry Road, Bulkington. At this site there are an additional 3 pitches which are located within Rugby district.
- 6.6 In addition to the above permissions a certificate of lawfulness was issued in January 2008 for a site containing 12 permanent pitches (9 within Nuneaton and Bedworth) at Bottom Meadow, Coventry Road, Bulkington.
- 6.7 There were no transit pitches completed during the monitoring year 2007/08.

Delivery of Affordable Housing

Number of Affordable Dwellings by Type	Social Rented	Core Indicator		Local Indicator	
		H5 Gross Completions		In Pipeline	
		30	▼	48	▼
	Intermediate	29		14	
	Unknown	0		372	
	Total	59 (16.8%)		434 (15.9%)	

Table 9: Affordable Housing Completed and in Pipeline 2007/08

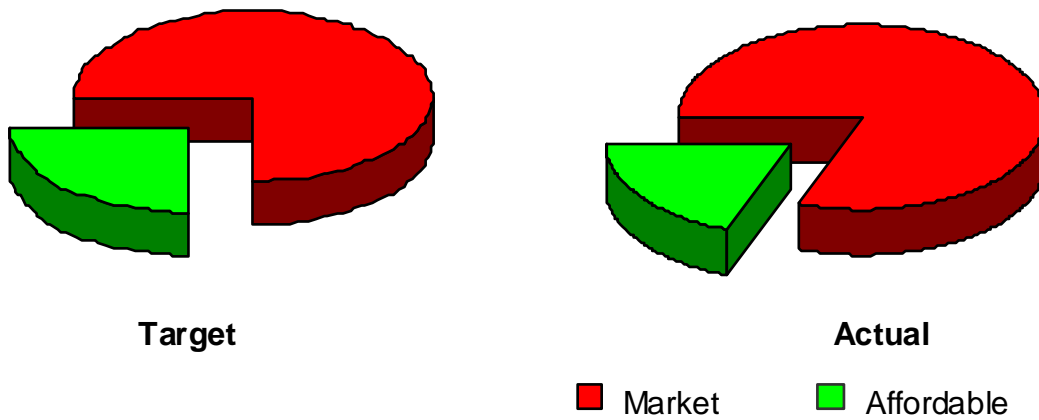


Fig 5: Target and Actual Affordable/ Market Split of Completions 2007/08

6.8 Table 9 illustrates that during 2007/08 there were 59 affordable dwellings completed within the Borough, 16.8% of all the dwellings completed within the year. Not all sites meet the threshold that requires the provision of affordable housing (this being more than 0.5ha or 15 or more dwellings). Of the sites that did meet the threshold 22.5% of dwellings built were affordable. This is 2.5% lower than the current target set in the adopted Local Plan.

6.9 There are a number of factors which explain why the number of affordable completions is below the target of 25%. They can be summarised as follows:

- a. On some sites no affordable housing was sought and in other cases a lower proportion than 25% was requested. With some exceptions this is largely because permission was granted prior to the adoption of the current thresholds in the Local Plan.
- b. On 2 sites the affordable housing element of the development was not completed during the 2007/08.
- c. An additional 13 completions during the year were low cost market dwellings. However because they are not recognised as affordable in PPS3 they have not been included in the figures.

6.10 Of all the dwellings currently in the pipeline (i.e. those under construction, with planning permission or allocated in the Local Plan) 15.9% will be affordable. Of the dwellings on sites in the pipeline that are eligible to provide an element of affordable housing it is expected that 18.8% will be affordable. This is however based on the premise that all the allocations in the Local Plan will deliver 25% affordable housing when a planning application comes forward. Discounting the allocations, of the eligible windfall sites currently in the pipeline (i.e. those under construction or with planning permission) only 14.8% will be affordable. In addition £500,000 has been committed through a commuted sum.

Housing Quality

		Core Indicator H6	
		Quality of New Housing Developments	
		Number of Sites	Number of Dwellings on Sites
Building for Life Criteria	Very Good	Not Available ?	
	Good		
	Average		
	Poor		

Table 10: New Build Completions with Building for Life Assessments 2007/08

6.11 Core indicator H6 is a new indicator requiring all housing sites of 10 or more new dwellings to be assessed and ranked against the Building for Life Criteria, a Government endorsed assessment benchmark developed by CABE².

6.12 At present the Council is unable to carry out this assessment. Investigations are however being undertaken to explore how the assessments can be completed in future years.

Anticipated Total Number of Dwellings to be Delivered to 2011

Completions to March 1996-2008	5682
Housing in Pipeline ³	2114
Local Plan Allocations	138
Projected Windfall 100 per annum x 3 years (estimated)	300
Total	8234

Table 11: Total Dwellings to be Delivered to 2011

6.13 Table 11 outlines the anticipated number of dwellings to be delivered between 1996 and 2011. Adding together all the sources of supply it is expected that by 2011 8234 dwellings will have been delivered within

² CABE is the Commission for Architecture and the Built Environment, Government's advisor on architecture, urban design and public space.

³ Includes dwellings currently under construction, those with full planning permission and those with outline planning permission minus a 10% non-implementation rate.

the Borough. This is 3129 dwellings more than the target set by the RSS⁴.

Housing Trajectory

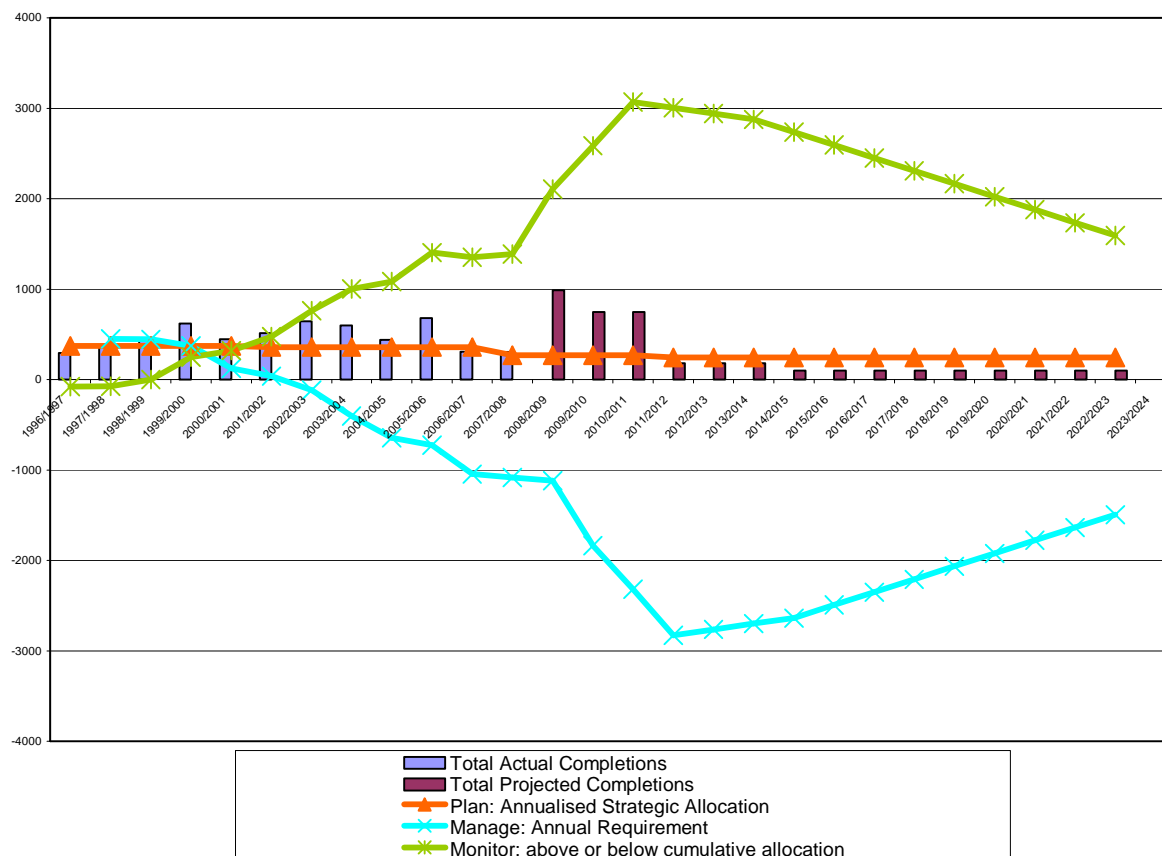


Fig 6: Housing Trajectory 1996-2024

Housing trajectory showing:

- (i) Net additional dwellings since 1996 = **5682**
- (ii) Net additional dwellings for the current year = **303**
- (iii) Projected additional dwellings up to the end of 2011 = **2552**
- (iv) The annual net additional dwelling requirement = **373, 360, 270, 243** (reflecting step change of RSS)
- (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances = **-192**

⁴ Housing figures in the RSS are not disaggregated to a district level. The figure of 5105 dwellings was therefore calculated using district housing proportions identified in policy H1 of the WASP to the Warwickshire figure contained in the RSS. This approach is advocated in a letter by the then ODPM published 15th June 2005.

Year	Total Actual Net Completions	Total Projected Completions	Cumulative Completion from 1996	Plan: Annualised Strategic Allocation	Cumulative Requirement from 1996	Manage: Annual Requirement	Monitor: Above or below Cumulative Allocation
1996/97	297		297	373	373		-76
1997/98	378		675	373	746	449	-71
1998/99	444		1119	373	1119	444	0
1999/00	620		1739	373	1492	373	247
2000/01	446		2185	373	1865	126	320
2001/02	515		2700	360	2225	40	475
2002/03	646		3346	360	2585	-115	761
2003/04	601		3947	360	2945	-401	1002
2004/05	442		4389	360	3305	-642	1084
2005/06	682		5071	360	3665	-724	1406
2006/07	308		5379	360	4025	-1046	1354
2007/08	303		5682	270	4295	-1084	1387
2008/09		988	6670	270	4565	-1117	2105
2009/10		749	7419	270	4835	-1835	2584
2010/11		749	8168	270	5105	-2314	3063
2011/12		180	8348	243	5348	-2820	3000
2012/13		180	8528	243	5591	-2757	2937
2013/14		180	8708	243	5834	-2694	2874
2014/15		100	8808	243	6077	-2631	2731
2015/16		100	8908	243	6320	-2488	2588
2016/17		100	9008	243	6563	-2345	2445
2017/18		100	9108	243	6806	-2202	2302
2018/19		100	9208	243	7049	-2059	2159
2019/20		100	9308	243	7292	-1916	2016
2020/21		100	9408	243	7535	-1773	1873
2021/22		100	9508	243	7778	-1630	1730
2022/23		100	9608	243	8021	-1487	1587
2023/24		100	9708	244	8265	-1343	1443

Table 12: Figures upon which Housing Trajectory is Based

6.14 Figure 6 is Core Indicator H2, the housing trajectory for Nuneaton and Bedworth 1996-2024. The trajectory charts the total net completions in the Borough 1996-2008, the projected annual completions 2008-2024, and the annualised strategic allocation in accordance with the adopted RSS. Also identified is a monitor line identifying the extent to which annual provision varies from the cumulative requirement and a manage line which identifies the annual housing requirement needed to correct the monitoring line.

6.15 Reflecting the fact that the number of cumulative completions in Nuneaton and Bedworth has continued to exceed the cumulative requirement since 1999/00, the monitor line from 2002/03 onwards is inevitably made up of minus figures to correct the over provision.

6.16 Annual housing completions will continue to be monitored closely. The current position will also be reassessed in light of emerging revised housing requirements which will be published in the review of the West Midlands RSS, the Examination in Public for which is scheduled for April 2009.

7.0 Transport

		Local Indicator	
		Development Complying with Car Parking Standards in Local Plan	
Use Class	A	Number of Sites Completed	Sites Complying with Parking Standards
		B	1
	D	10	4
Total		0	-
		11	5 (45%)

Table 13: Number of Developments Complying with Local Plan Parking Standards

7.1 Table 13 identifies the amount of development completed within the Borough during 2007/08 that complies with Car Parking Standards in the Local Plan. As illustrated in the table, less than half of the sites completed in 2007/08 had parking provision that was in accordance with the parking standards in the Local Plan. It is however an improvement on 2006/07 when only 33% of completions complied with policy.

Local Indicator	Output
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	96.8% ▲

Table 14: Accessibility of New Residential Development to Community Facilities

Hospital Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 mins Travelling Time of a NHS Hospital	2007/2008 Gross Housing Completions	%
338	351	96.3

Time frame used 09:00 to 10:00

GP Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 mins Travelling Time of a	2007/2008 Gross Housing Completions	%

GP Surgery		
351	351	100

Time frame used 09:00 to 10:00

Areas of Employment* Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 mins Travelling Time of Areas of Employment*	2007/2008 Gross Housing Completions	%
351	351	100

** Defined as Super Output Areas with 500+ jobs within them*

Time frame used 07:30 to 09:00

Primary School Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 mins Travelling Time of a Primary School	2007/2008 Gross Housing Completions	%
351	351	100

Time Frame used 08:00 to 9:00

Secondary School Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 mins Travelling Time of a Secondary School	2007/2008 Total Housing Completions	%
351	351	100

Time frame used 07:30 to 09:00

Major Retail Centre Access (30 Mins Public Transport Travelling Time)

2007/2008 Housing Completions within 30 minutes Travelling Time of a Major Retail Centre in Nuneaton or Bedworth	2007/2008 Total Housing Completions	%
297	351	84.6

Time frame used 09:00 to 11:00

- 7.2 With regards to table 14, Accession Software (an accessibility mapping and modelling tool) was used to identify the amount of new residential development completed in 2007/08 which is within 30 minutes travelling time of a range of services/ facilities. As highlighted in the tables above 100% of development is within 30 minutes travelling time (by public transport) of a GP surgery, areas of employment and a primary and secondary school. 96.3% is within 30 minutes travelling time of a hospital and 84.6% within 30 minutes travelling time of a retail centre. Cumulatively this means that 96.8% of all new residential development is within easy reach of a range of services and facilities. This reflects the compact nature of the Borough and positively demonstrates that development is being focused within the Borough's urban area.

8.0 Minerals and Waste

8.1 Indicators M1, M2, W1 and W2 on Minerals and Waste are addressed in the Warwickshire County Council *Minerals and Waste Development Framework Annual Monitoring Report (2007/08)*. This reflects the role of the County Council as the Minerals and Waste Authority for the area. A copy of the report can be accessed at www.warwickshire.gov.uk.

9.0 Flood Protection and Water Quality

Core Indicator E1	
Number of Planning Permissions Granted Contrary to Advice of Environment Agency	
At risk of flooding or increased risk of flooding elsewhere	0 ▲
Adversely affect Water Quality	0 ▲

Table 15: Flood Protection and Water Quality

9.1 During 2007/08 the Environment Agency objected to 5 planning applications in the Borough on flood risk grounds. In 3 cases the objections were because no flood risk assessment had been submitted. Two of the applications were later withdrawn, the other was refused. In the other 2 cases the Environment Agency objected because the flood risk assessment submitted was unsatisfactory. One of the applications was later refused, the other application was approved after a revised flood risk assessment was submitted and the Environment Agency withdrew its objection. The Environment Agency made no objections during 2007/08 on water quality grounds.

10.0 Biodiversity

Core Indicator E2	Output
Change in Areas of Biodiversity Importance	Not Available ?

Table 16: Change to Biodiversity 2007/08

10.1 The Council is unable to effectively complete this indicator at present however some of the survey work required is ongoing. As part of the Habitat Biodiversity Audit for Warwickshire 24.6 hectares of land within

the Borough was surveyed during 2007⁵. Of the 4 sites assessed none were selected to be designated Sites of Importance Nature Conservation (SINC) or Local Wildlife Sites (LWS). An additional 7 hectares has been assessed since April 2008 (at Bailey Park, Black Bank Pool and Coalpit fields), the findings of which will be published in 2009.

11.0 Renewable Energy

		Core Indicator E3	
		Renewable Energy Generation	
Type of Generation		Capacity from renewable energy development/ installations granted planning permission	Capacity from completed renewable energy development/ installations
		Wind	None
Solar Photovoltaic			
Hydro			
Biomass			

Table 17: Renewable Energy Installations in 2007/08

11.1 As identified in table 17, during 2007/08 no renewable energy installations were installed in the Borough.

⁵ Land surveyed included that at Ryder's Hill Allotments, Bedworth Cutting, Weston Lawn Fisheries and Stubbs Pool.