

# **Annual Monitoring Report**

**1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011**



## CONTENTS

1.0	Executive summary .....	2
1.1	Overview.....	2
1.2	Contextual indicators .....	2
1.3	Local Development Scheme (LDS) .....	2
1.4	Core output indicators.....	2
2.0	Introduction and context .....	6
2.1	Background .....	6
2.2	Publishing the Annual Monitoring Report.....	6
2.3	Context of the Annual Monitoring Report.....	7
2.4	The monitoring framework .....	7
2.5	Structure of the Annual Monitoring Report.....	8
3.0	A Borough profile .....	9
3.1	Introduction.....	9
3.2	Setting the scene – Nuneaton and Bedworth Borough.....	9
4.0	Contextual indicators for the Borough .....	12
4.1	Introduction.....	12
4.2	Population.....	12
4.3	Housing .....	14
4.4	Transport.....	18
4.5	Employment.....	19
4.6	Earnings and income .....	19
4.7	Health .....	20
4.8	Education.....	21
4.9	Crime.....	21
4.10	Indices of deprivation.....	22
5.0	Delivery of the Local Development Scheme .....	23
5.1	Introduction.....	23
5.2	Local Development Scheme progress so far.....	23
5.3	Borough Plan progress (Table 18).....	25
5.4	Current position – as at November 2011 .....	25
6.0	Core output indicators .....	27
6.1	Introduction.....	27
6.2	Employment.....	27
6.3	Town centre uses .....	31
6.4	Housing .....	33
6.5	Gypsy and traveller pitches .....	37
6.6	Delivery of affordable housing .....	37
6.7	Housing quality .....	39
6.8	Transport.....	40
6.9	Minerals and waste.....	41
6.10	Flood protection and water quality .....	41
6.11	Biodiversity.....	42
6.12.1	Renewable energy .....	42

## **1.0 EXECUTIVE SUMMARY**

### **1.1 OVERVIEW**

1.1.1 This is the seventh Annual Monitoring Report (AMR) produced by 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 under the following subheadings of employment, town centre uses, housing, transport, flood protection, biodiversity and renewable energy as set out in table A.

### **1.2 CONTEXTUAL INDICATORS**

1.2.1 Contextual indicators show the population of the Borough has increased by 200 in 2010/11 after births, deaths and net migration are taken into account. 73.7% of the Borough's population of 120,200 are working age.

1.2.2 The Borough has an average household size of 2.43 people (2001 Census), whilst house prices in the area are the lowest in the county. There is a housing stock of 54,088 and a high population density, which is over five times greater than the average for Warwickshire.

### **1.3 LOCAL DEVELOPMENT SCHEME (LDS)**

1.3.1 Consultation on the Core Strategy Issues and Options (now known as Borough Plan) was completed in 2009 however, the timetable for producing the Preferred Option has been pushed back so the Council can revisit the development targets for the Borough in line with the pending abolition of Regional Spatial Strategies through the Localism Bill. During the monitoring year the Council has undertaken work on developing a new set of growth requirements. The timescales for the completion of the work will feed into the revision of the LDS. A revised timetable for the production of the Borough Plan will be published in January 2012.

### **1.4 CORE OUTPUT INDICATORS**

1.4.1 In 2010/11 4362sq metres (gross) of land was developed for employment and 18% of this was on allocated employment land. Within the Borough there is currently a total of 138.92ha of employment land, of which, 52.03ha is still available for development.

1.4.2 171sq metres of A1 retail and 3327sq metres of B1(a) offices were completed in 2010/11 however, none of this was in town centre areas.

1.4.3 During 2010/11 there were 331 net residential completions within the Borough, 99% were located in the urban area and 86% were on Previously Developed Land (PDL). 80% of residential development

was built at a density higher than 50 dwellings per hectare and 13% were flats and 87% houses.

- 1.4.5 There were 2 additional permanent gypsy/traveller pitches provided during the monitoring year.
- 1.4.6 144 affordable dwellings were completed in 2010/11, which is 38% of all completions.
- 1.4.7 Of the non-residential developments completed within 2010/11 87% complied with the parking standards set out in the Local Plan.
- 1.4.8 There were no planning permissions granted contrary to advice from the Environment Agency.
- 1.4.9 In 2010/11, Solar thermal panels were installed on 17 dwellings at St. Mary's Road, Nuneaton and on 38 dwellings at Camp Hill Phase 3
- 1.4.10 The Borough also completed 60 dwellings at St. Mary's Road Nuneaton which met the 'very good' standard under the Building for Life Assessment and a further 28 at Jodrell Street Nuneaton that were classed as 'good'.

Table A: Summary of output indicators 2010/2011

Indicator			Local Plan policy	Target	Output		Para. in report		
Employment (business development)	BD1	Amount of floorspace completed for employment use by type (sq m):	-	No Target			6.2.3		
		B1(a, b, c)			3163				
		B8			405				
		B1 Business, B2 General industry, B8 Storage/ warehousing			794				
	Local	Amount of floorspace developed for employment, on land allocated for employment use (sq m): B1 (a, b, c), B2, B8	EMP1 EMP2	No Target	794 (18%)		6.2.3		
	BD2	Amount of floorspace completed on Previously Developed Land (sq m):	EMP1 EMP2	61%	11%	■	6.2.3		
		B1(a, b, c)							
		B2 General industry B1 Business, B8 Storage/ warehousing							
		B1 Business, B2 General industry, B8 Storage/ warehousing							
	Local	Amount of employment land lost (sq m):	EMP14	No Target			6.2.5		
		(i) Demolished			3240				
		(ii) Loss to other uses			0				
	Local	Amount of employment land lost to completed residential development			8700				
	BD3	Employment land available by type (ha):	-	132 ha by 2011		▲	6.2.6– 6.2.11		
		B1(a) Ancillary offices						10.44	
		B1(b) Research & development						0	
B1(c) Light industry		0.89							
B2 General industry		7.28							
B8 Storage/ warehousing		18.76							
Mix of B1, B2, B8 use		37.78							
Mix of B1		3.55							
Mix of B2, B8		2.70							
Mix of B1, B8		16.45							
Mix of B1, B2		3.70							
Infrastructure/ no status		6.87							
Allocated future	30.51								
Town centre uses	BD4 (i)	Amount of floorspace completed:	-	No Target			6.3.2		
		Retail			171				
		Office Leisure development			3327 1014				
	BD4 (ii)	Amount completed in town centres:	S1						
		Retail			0				
		Office Leisure development			0 0				

		Indicator	Local Plan policy	Target	Output	Para. in report
<b>Housing</b>	H2	Housing trajectory	-	5600 1996- 2011 (max)	<b>6460</b> ▲	6.4.7- 6.4.10
	H3	Percentage of new & converted dwellings on Previously Developed Land (PDL)	H1	64%	<b>86%</b> ▲	6.4.12
	Local	Dwellings built in urban area	-	No Target	<b>99%</b> ▲	6.4.12
	Local	Percentage of new dwellings completed at:	-	0%  100%	<b>2.5%</b> <b>17.5%</b> <b>80%</b> ▲	6.4.13
		(i) Less than 30 dph				
		(ii) Between 30 and 50 dph				
		(iii) Above 50 dph				
	Local	Distribution of flats, houses and bungalows	-	No target	<b>13 flats</b> <b>86.7% houses</b> <b>0.3 bunglws</b>	6.4.14
	H4	Net additional gypsy & traveller pitches	H13	No Target	<b>2</b>	6.5.2
	H5	Affordable housing completions	H3 ENV14	2500 by 2011	<b>144 (38%)</b> ●	6.6.1-6.6.8
Local	Affordable housing in pipeline	H3 ENV14	<b>285 (31%)</b> ●		6.6.9- 6.6.12	
H6	Quality of new housing developments (number of dwellings):	-	No Target		6.7.2	
	Very good					
	Good					
	Average					
	Poor					
<b>Transport</b>	Local	Amount of completed non-residential development within UCOs A, B & D complying with car parking standards set out in the Local Plan	T10	No Target	<b>87%</b>	6.8.2
<b>Flood protection &amp; water quality</b>	E1	Number of planning permissions granted contrary to advice of Environment Agency on either flood defence grounds or water quality	-	No Target	<b>0</b>	6.10.2
<b>Biodiversity</b>	E2	Change in areas and populations of biodiversity importance	-	No target	No data available	6.11.2
<b>Renewable energy</b>	E3	Renewable energy capacity installed by type	-	No Target	<b>55 Solar thermal units</b>	6.12.3

## **2.0 INTRODUCTION AND CONTEXT**

### **2.1 BACKGROUND**

- 2.1.1 Monitoring is an important part of the Government's approach to policy making. The Annual Monitoring Report is the main tool for assessing the performance of the Local Development Framework (LDF), Local Development Scheme (LDS) and any outstanding policies within the Local Plan.
- 2.1.2 The Annual Monitoring Reports role is to provide comment on and review targets and policies set within Local Development Documents. This is designed to show how these targets are being successfully met, and if they are not being met, to establish why this is the case.
- 2.1.3 This report is the seventh Annual Monitoring Report to be produced by Nuneaton and Bedworth Borough Council. Work towards the Council's LDF started in 2006 and the Local Plan covers the time period from 2006-2011. Certain policies in Nuneaton and Bedworth's Local Plan have been saved beyond the Plan period via the Secretary of State while work on a new Borough Plan continues. Saved policies in the Local Plan will be superseded by the Borough Plan when it is adopted.
- 2.1.4 This Annual Monitoring Report is a position statement as at 31<sup>st</sup> March 2011 and covers the monitoring year 2010/11. Economic circumstances are likely to impact on the progress of the LDF and the development of the Borough Plan. It is important to note this report covers the time period where the effects of the global recession were being felt.

### **2.2 PUBLISHING THE ANNUAL MONITORING REPORT**

- 2.2.1 Under section 35 of the Planning and Compulsory Purchase Act the Annual Monitoring Report is required to be submitted to the Secretary of State by the end of December 2011. It is however expected that this requirement will be removed when the Localism Bill is enacted.
- 2.2.2 The Borough Council is required under Regulation 48(8) of the Town and Country Planning (Local Development) (England) Regulations 2004 to make the Annual Monitoring Report available to local communities both in hard copy and electronically on the Council's website [www.nuneatonandbedworth.gov.uk](http://www.nuneatonandbedworth.gov.uk).

## **2.3 CONTEXT OF THE ANNUAL MONITORING REPORT**

2.3.1 The 2004 Planning and Compulsory Purchase Act requires that Annual Monitoring Reports should contain the following information:

- Progress in the implementation of the Local Development Scheme, see section 5 of this report.
- Information on the extent to which policies set out in Local Development Documents are being achieved. For the Borough, these policies are currently contained in the 2006-2011 Local Plan, see section 6 of this report.

2.3.2 Where milestone or targets are not being achieved, or are not on track to be reached, the Annual Monitoring Report should:

- Explain why these targets are not being met.
- Consider whether changes need to be made to help achieve the target in future.
- Set out the steps the authority will take to address the issue.

The Parliamentary Under Secretary of State, Bob Neill MP, wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community. This is something being considered by the Council at present and until a new format for the report has been decided the report's content and format will remain the same as previous versions.

## **2.4 THE MONITORING FRAMEWORK**

2.4.1 The LDF is monitored through a series of indicators. However, as the Local Plan is currently the statutory Local Development Document these indicators have been applied to current Local Plan policies. The policies are monitored under the following framework.

- Core output indicators – these are defined by the Department of Communities and Local Government (DCLG) and seek to achieve a consistent data set for all local authorities. They measure the direct effects of current planning policies in place within local authorities.
- Local indicators – these are indicators set at a local level and are deemed important enough to warrant reviewing as part of the monitoring process, however, these are not covered under the core



output indicators set by the Department of Communities and Local Government.

- Contextual indicators – these measure the changes in the wider social, economic, and environmental background within each local authority. For example, changes in population and house prices over the monitoring period.

## **2.5 STRUCTURE OF THE ANNUAL MONITORING REPORT**

2.5.1 This report will begin by setting out a background to the Nuneaton and Bedworth Borough. This will create a profile of the geographical layout of the area showing the major urban conurbations and areas of countryside. The report will then measure the contextual indicators looking at changes in the social, economic and environmental setting of the Borough.

2.5.2 Progress in the delivery of the Nuneaton and Bedworth Local Development Scheme is then considered. This is followed by an analysis of the implementation of policies in the Local Plan using both core output indicators and local indicators. These will be broken down into the following topics, employment (business development), town centre uses, housing, transport, flood protection and water quality, biodiversity and renewable energy.

2.5.3 The Annual Monitoring Report does not monitor every policy in the adopted Local Plan. Instead, the report focuses primarily on policies associated with the mandatory core output indicators outlined in Local Development Framework Monitoring: A Good Practice Guide 2008. Some local indicators have however also been included. It is hoped more local indicators will be added over time, along with significant effects indicators (which measure the significant effects of the Development Plan). It is also expected that in future years contextual indicators will be presented for each of the localities in the Borough.

2.5.4 The performance of the milestones in the Local Development Scheme and policies in the Local Plan are signposted by the use of the following symbols.

- |   |   |                             |
|---|---|-----------------------------|
| ▲ | = | On track                    |
| ● | = | Positive progress           |
| ■ | = | Off track / Slippage        |
| ? | = | Insufficient data available |

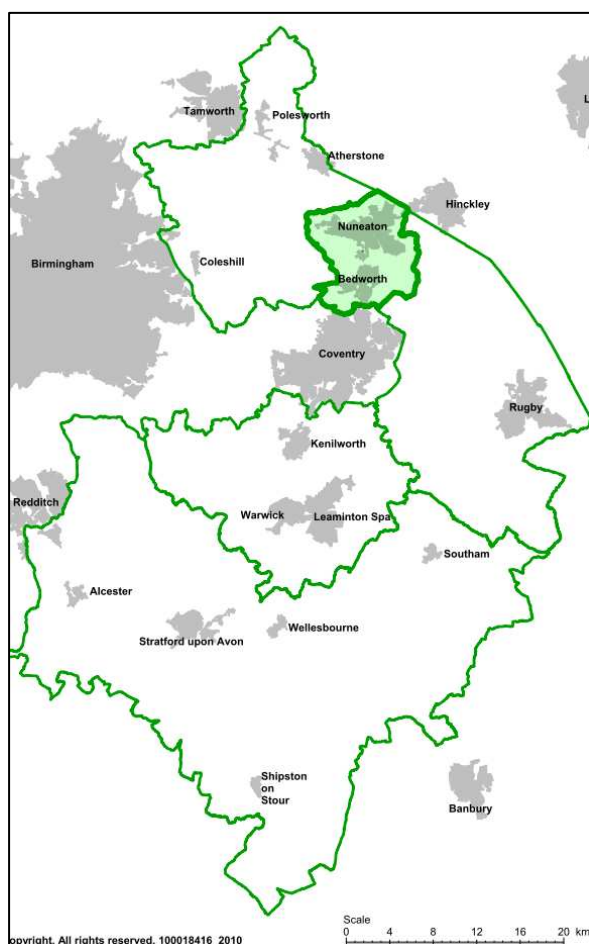
## 3.0 A BOROUGH PROFILE

### 3.1 INTRODUCTION

3.1.1 This section of the report provides an overview of the Borough, setting the scene for the contextual indicators that follow.

### 3.2 SETTING THE SCENE – NUNEATON AND BEDWORTH BOROUGH

3.2.1 Nuneaton and Bedworth Borough is one of five districts in Warwickshire and lies in the northern part of the county. The Borough is bordered by North Warwickshire, Coventry, Rugby and Hinckley and Bosworth districts. It has the second largest population in the county but is the smallest in geographical area at 7,895 hectares<sup>1</sup>. The map below shows the spatial position of the Borough in the county.



**Figure 1:**

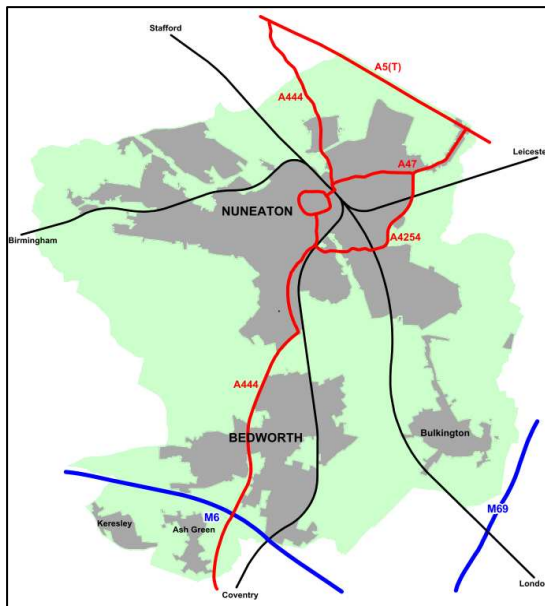
The map shows the geographical position of the Borough and its location within the county of Warwickshire.

The Borough is located in the centre of the country meaning it benefits from good communication links by rail and road to surroundings areas such as Birmingham and Coventry.

3.2.2 The Borough is largely urban in nature and made up of three main conurbations, Nuneaton, Bedworth and Bulkington. These three settlements are separated by narrow areas of countryside that have been designated as Green Belt land. There are other smaller

<sup>1</sup> Source: Ordnance Survey Boundary-Line database

settlements in the Borough and it is likely that as part of the Borough Plan a settlement hierarchy will be developed.



**Figure 2:**

The map shows the settlement plan for the Borough. Nuneaton, Bedworth and Bulkington are highlighted in the map and the areas of countryside are shown in green. This illustrates the large amount of Green Belt land and the small strips of open land that separate the three main conurbations.

3.2.3 The Borough itself is broken down into 17 wards. In addition the Borough is divided into localities, which are of a larger scale than wards. The Borough has been broken down into 7 different localities that operate above the ward level. These are:

- Abbey & Wembrook
- Camp Hill & Galley Common
- Weddington & St Nicolas
- Arbury & Stockingford
- Whitestone & Bulkington
- Bede & Poplar
- Bedworth North and West

## Localities Boundaries – Nuneaton and Bedworth

**Figure 3:**

The map below shows the localities boundaries for the Borough.



## 4.0 CONTEXTUAL INDICATORS FOR THE BOROUGH

### 4.1 INTRODUCTION

4.1.1 This section of the report provides the contextual indicators for the Annual Monitoring Report. These comment on issues such as population, employment, health, crime, levels of deprivation and earnings. The information provides a baseline against which the outputs of future monitoring can be assessed.

### 4.2 POPULATION

**Table 1: Population change 1971 – 2010 (thousands) (ONS 2010)**

	1971	1981	1991	2001	2009	2010	% Change 1971-2010
<b>Nuneaton &amp; Bedworth</b>	<b>107.9</b>	<b>113.9</b>	<b>117.5</b>	<b>119.2</b>	<b>122.0</b>	<b>122.2</b>	<b>13.3</b>
North Warwickshire	58.4	60.0	61.0	61.8	61.9	61.9	6
Rugby	84.5	87.5	85.0	87.5	93.3	94.2	11
Stratford-on-Avon	95.6	100.7	105.4	111.5	118.9	119.0	24.4
Warwick	111.7	115.1	118.1	126.1	139.0	138.8	24.3
<b>Warwickshire</b>	<b>458.1</b>	<b>477.2</b>	<b>487.1</b>	<b>506.2</b>	<b>535.1</b>	<b>536.0</b>	<b>17</b>
West Midlands	5,146.0	5,186.6	5,229.7	5,280.7	5,431.1	5455.2	6
England	46,412.0	46,820.3	47,875.0	49,449.7	51,809.7	52234.0	12.5

4.2.1 The above table shows the Borough has a population of 122,200 which is 23% of the overall population of the county of Warwickshire. There has been a 13.3% increase in the population since 1971, which is higher than the national and regional average.



**Table 2:  
Population estimates by selected age groups (thousands) (ONS 2010)**

	All ages Mid-2010	Children 0–15	Working age 16-64M/59F	Older people 65M/60F and over
<b>Nuneaton &amp; Bedworth</b>	<b>122.2</b>	<b>23.7</b>	<b>73.7</b>	<b>24.8</b>
North Warwickshire	61.8	10.9	37.4	13.5
Rugby	94.2	18.9	55.5	19.8
Stratford-on-Avon	119.0	21.2	67.4	30.4
Warwick	138.8	23.4	88.1	27.3
<b>Warwickshire</b>	<b>536.0</b>	<b>98.0</b>	<b>322.1</b>	<b>115.8</b>
West Midlands	5455.2	1,055.4	3,299.0	1,100.7
England	52234.0	9,766.3	32,303.8	10,164.0

4.2.2 Of the 122,200 people in the Borough, 23,700 are classified as children between the ages of 0-15. There are 73,700 working age people while 24,800 are classed as older people, these are men above 64 and women above 59. The percentage figures for each category within the Borough are roughly on average with those for the whole of Warwickshire.

**Table 3:  
Population estimates, components of change (thousands) (ONS 2010)**

	Mid- 2009 pop	Live births	Deaths	Natural change	Net migration & other changes	Total change	Mid- 2010 pop
<b>Nuneaton &amp; Bedworth</b>	<b>122.0</b>	<b>1.6</b>	<b>1.1</b>	<b>0.5</b>	<b>-0.3</b>	<b>0.2</b>	<b>122.2</b>
North Warwickshire	61.9	0.7	0.6	0.1	-0.1	0.0	61.9
Rugby	93.3	1.2	0.9	0.3	0.5	0.8	94.2
Stratford-on- Avon	118.9	1.1	1.2	0.0	0.2	0.1	119.0
Warwick	139.0	1.6	1.1	0.5	-0.7	-0.2	138.8
<b>Warwickshire</b>	<b>535.1</b>	<b>6.1</b>	<b>4.8</b>	<b>1.3</b>	<b>-0.4</b>	<b>0.9</b>	<b>536.00</b>
West Midlands	5431.1	71.2	49.8	21.4	2.7	24.1	5455.2
England	51809.7	677.6	455.1	222.0	201.8	424.3	52234.0

4.2.3 The above table shows the population change within the Borough. Since mid 2009 the overall population has increased by 200. There were 500 more births than deaths, however, 300 people were lost to net migration and other issues, creating the population increase of 200. Nuneaton and Bedworth along with Warwick were the only districts in Warwickshire to experience a loss in net migration and have the joint highest level of natural change.

## 4.3 HOUSING

### Households composition (ONS Census 2001)

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

4.3.1 Housing composition is shown above. Of the 122,200 people within the Borough 26.6% live alone. Of those that live alone, 13.3% are classified as lone pensioners. Married couples account for 42.1% of the household composition while people co-habiting and lone parents account for 8.4% and 9.2% respectively. The average household size in the Borough is 2.43 people per household.

### House prices (DCLG 2010)

**Table 4: Ratio of lower quartile house price to lower quartile income**

	2001	2005 <sup>R</sup>	2006 <sup>R</sup>	2007 <sup>R</sup>	2008 <sup>R</sup>	2009 <sup>R</sup>	2010
<b>Nuneaton &amp; Bedworth</b>	<b>3.60</b>	<b>6.43</b>	<b>6.53</b>	<b>6.68</b>	<b>6.32</b>	<b>5.82</b>	<b>5.57</b>
North Warwickshire	3.91	6.59	6.86	6.84	7.25	6.13	6.02
Rugby	3.61	6.35	7.16	7.09	6.51	5.31	5.79
Stratford-on-Avon	6.55	10.19	9.63	8.97	9.00	8.48	9.84
Warwick	5.85	8.63	8.26	8.59	8.35	7.38	8.39
Coventry	3.04	5.42	5.76	6.32	5.91	4.99	4.99
Solihull	5.35	7.39	8.76	7.97	7.25	6.97	8.49
<b>Warwickshire</b>	<b>4.48</b>	<b>7.24</b>	<b>7.28</b>	<b>7.19</b>	<b>6.95</b>	<b>6.49</b>	<b>6.95</b>
West Midland	3.69	6.47	6.79	6.88	6.61	5.82	6.05
England	4.08	6.82	7.15	7.25	6.97	6.28	6.69

<sup>(R)</sup> Figures have been revised due to revisions in Annual Survey of Hours and Earnings (ASHE) data)

4.3.2 Nuneaton and Bedworth has a ratio of lower quartile house prices to lower quartile income of 5.57. This is lower than the county and national average and has dropped from 5.82 in 2009 to the lowest ratio since 2001. Only Coventry has a lower figure and the Borough has much lower ratios than those in Stratford-upon-Avon and Solihull.

**Table 5: Ratio of median house price to median income**

	2001	2005 <sup>R</sup>	2006 <sup>R</sup>	2007 <sup>R</sup>	2008 <sup>R</sup>	2009 <sup>R</sup>	2010
<b>Nuneaton &amp; Bedworth</b>	<b>3.86</b>	<b>6.03</b>	<b>6.05</b>	<b>6.27</b>	<b>5.56</b>	<b>5.35</b>	<b>5.43</b>
North Warwickshire	3.90	6.07	6.29	6.33	6.32	5.72	5.67
Rugby	3.73	6.54	6.96	6.51	5.98	4.87	5.57
Stratford-on-Avon	6.49	9.31	9.59	8.82	8.92	7.43	9.05
Warwick	5.76	8.18	7.42	7.54	7.68	6.91	8.28
Coventry	2.95	4.94	5.00	5.37	4.97	4.53	4.57
Solihull	5.68	7.32	7.94	7.82	6.91	6.56	7.81
<b>Warwickshire</b>	<b>4.81</b>	<b>7.35</b>	<b>7.00</b>	<b>7.09</b>	<b>6.87</b>	<b>6.11</b>	<b>6.86</b>
West Midland	3.91	6.19	6.43	6.46	6.11	5.67	5.94
England	4.47	6.81	6.97	7.23	6.93	6.27	7.01

<sup>(R)</sup> Figures have been revised due to revisions in ASHE data)

4.3.3 The ratio of median house price to median income is at its lowest level since 2001, like the lower quartile scale in table 4. The figure of 5.43 for the Borough in 2010 is below the county, regional and national averages. Coventry is the only one with a figure lower than that of the Borough.

**Table 6: Median house prices based on Land Registry data (DCLG 2010)**

	2001 £	2005 £	2006 £	2007 £	2008 £	2009 £	2010 £
<b>Nuneaton &amp; Bedworth</b>	<b>65,950</b>	<b>119,995</b>	<b>124,950</b>	<b>135,000</b>	<b>119,500</b>	<b>130,000</b>	<b>123,000</b>
North Warwickshire	75,000	145,000	148,300	140,000	143,250	160,000	149,950
Rugby	89,475	140,000	157,000	170,000	149,998	155,000	168,000
Stratford-on-Avon	144,500	216,000	230,000	229,950	240,000	215,000	225,000
Warwick	119,950	178,000	202,000	207,000	175,000	182,500	214,375
Coventry	65,950	119,950	129,500	132,000	116,000	123,000	124,725
Solihull	124,250	190,000	199,960	213,500	175,000	195,000	205,000
<b>Warwickshire</b>	<b>99,950</b>	<b>160,000</b>	<b>173,950</b>	<b>180,432</b>	<b>162,500</b>	<b>167,500</b>	<b>177,500</b>
West Midland	79,000	136,000	145,750	149,950	137,500	147,000	146,500
England	95,995	161,452	172,000	180,000	165,000	174,000	182,000

4.3.4 The Borough has the lowest median house prices in the county of Warwickshire. Since 2001, house prices in the Borough have steadily risen before falling during 2008, coinciding with the national fall in house prices due to the recession. In 2009, the average house price picked back up to 130,000, but in 2010, has fallen to £123,000. This is significantly lower than the county, regional and national averages.



**Table 7: Housing stock and population density**

Housing stock: 54088  
(Council Annual Monitoring)

	<b>Population density per square kilometre</b>
<b>Nuneaton &amp; Bedworth</b>	<b>1,547</b>
North Warwickshire	217
Rugby	268
Stratford-on-Avon	122
Warwick	492
<b>Warwickshire</b>	<b>271</b>

4.3.5 The Borough has an existing housing stock of 54008, which is an increase of 331 from the previous monitoring period's figure of 53,757. There is also a population density of 1,547 people per kilometre. This is significantly higher than other districts in the county and over five times higher than the Warwickshire average.

#### **Housing tenure and stock types**

- Percentage of households in council housing: 11.2%
- Percentage of households in registered social landlord / other public housing: 1%
- Percentage of households in private sector: 87.7%  
(Housing Strategy Statistical Appendix (HSSA) 2010)

4.3.6 The Borough currently has 11.2% of its housing stock in council housing with a further 1% with registered social landlords or other public housing companies. The majority, 87.7%, is housing in the private sector.

**Table 8: Percentage of housing stock types (ONS Census 2001)**

	Detached %	Semi-detached %	Terraced %	Flat, maisonette or apartment %	Caravan or other mobile or temporary structure %
<b>Nuneaton &amp; Bedworth</b>	<b>23.8</b>	<b>38.3</b>	<b>27.5</b>	<b>9.9</b>	<b>0.5</b>
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	<b>28.8</b>	<b>34.7</b>	<b>23.6</b>	<b>12.3</b>	<b>0.6</b>

4.3.7 Of the housing stock in the Borough 23.8% is detached housing. This is the lowest figure in the county and below the Warwickshire average. The district also has 38.3% semi detached housing and 27.5% terraced. The percentage of terraced housing is the highest out of all the districts in the county and above the county average of 23.6%. 9.9% of the housing stock is made up of flats, maisonettes or apartments and this is lower than the Warwickshire average. The Borough also has 0.5% of its housing made up by caravans or temporary structures.

**Table 9: Percentage of housing tenure types (ONS Census 2001)**

	Owner occupied %	Rented from local authority %	Rented from housing association %	Private landlord %	Other %
<b>Nuneaton &amp; Bedworth</b>	<b>77.1</b>	<b>13.0</b>	<b>2.4</b>	<b>5.0</b>	<b>2.5</b>
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	<b>75.6</b>	<b>9.2</b>	<b>5.1</b>	<b>7.0</b>	<b>3.1</b>

4.3.8 The Borough has 77.1% of its housing owner occupied which is above the county average and the highest figure of all the districts in the county. Despite this, the Borough still has the highest percentage of housing rented from the local authority and is around 3% more than the Warwickshire average. The Borough has the lowest percentage of housing rented from housing associations and also has the lowest percentage of housing with private landlords.

## 4.4 TRANSPORT

**Table 10: Commuting pattern (ONS Census 2001)**

	Percentage commuting by car/van %	Percentage commuting by public transport %	Percentage commuting outside their home district %
<b>Nuneaton &amp; Bedworth</b>	<b>73.4</b>	<b>5.8</b>	<b>48.9</b>
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	<b>71.2</b>	<b>4.8</b>	<b>43.5</b>

4.4.1 Of the residents in Nuneaton and Bedworth 48.9% of them travel outside of the Borough to work. 21% travel to neighbouring Coventry. This is higher than the Warwickshire average but significantly lower than North Warwickshire where 57.8% commute to places of work outside of the district.

4.4.2 73.4% of residents also commute to work by car while another 5.8% use some form of public transport. These figures are slightly above the Warwickshire average, however, Nuneaton and Bedworth has the second highest percentage of residents travelling to work by public transport in the county.

## 4.5 EMPLOYMENT

**Table 11: All people - economically active - unemployed (model based) Jan 2010 to Dec 2010 (ONS 2010)**

	Percentage of all people Economically active - unemployed %
<b>Nuneaton &amp; Bedworth</b>	<b>8.7%</b>
North Warwickshire	6.4%
Rugby	7.4%
Stratford-on-Avon	3.9%
Warwick	5.4%
Coventry	9.0%
Solihull	7.6%
Warwickshire	<b>6.3 %</b>
West Midlands	8.8%
Great Britain	7.7%

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

4.5.1 The Borough has a figure of 8.7% which is higher than the Warwickshire and national average, however, it is slightly lower than the regional average. Only Coventry has higher figures in the whole of Warwickshire.

## 4.6 EARNINGS AND INCOME

**Table 12: Typical gross annual wage, full-time workers (ONS, Warwickshire County Council, 2010)**

	Residence	Workplace
Nuneaton & Bedworth	<b>£24,833</b>	<b>£23,257</b>
North Warwickshire	£24,942	£23,893
Rugby	£27,695	£27,339
Stratford-on-Avon	£27,951 *	£26,080
Warwick	£26,536	£26,070
Warwickshire	<b>£26,277</b>	<b>£25,627</b>
West Midlands	£23,902	£23,838
South East	£28,792	£27,500
England & Wales	£26,094	£26,052

(\*Stratford-on-Avon's Residence figure is that as at 2009)

(The statistics are based on median earnings and are less influenced by extreme values)

4.6.1 Nuneaton and Bedworth has the lowest typical gross annual wage within the county with figures of £24,833 for residence and £23,257 for the workplace. This is below the Warwickshire average and the national average of £26,094. The Borough's figures are significantly lower than those obtained in Warwick and Stratford-upon-Avon.

**Table 13: Household income 2006 (Warwickshire Observatory, 2006)**

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

4.6.2 Other than Coventry, Nuneaton and Bedworth has the lowest mean and median income levels in Warwickshire, these are also lower than the national average. The Borough has a mean income of £31,000 and a median income of £26,200 which are around £1,000 lower than the national averages.

#### 4.7 HEALTH

**Table 14: Percentage of persons in 2001 who stated their health was: good, fairly good, not good (ONS Census 2001)**

	General health: Good %	General health: Fairly good %	General health: Not good %
Nuneaton & Bedworth	<b>67.38</b>	<b>22.87</b>	<b>9.75</b>
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	<b>69.91</b>	<b>21.96</b>	<b>8.13</b>
West Midlands	67.21	23.06	9.73
England	68.76	22.21	9.03

4.7.1 67.38% of the residents in the Borough claimed to be in good health. This is lower than the Warwickshire and national averages but slightly higher than the regional figure. 22.87% claimed to be in fairly good health and 9.75% are not in good health. The average for people in not good health is higher than the whole of Warwickshire and higher than the regional and national averages.

## 4.8 EDUCATION

**Table 15: Percentage of all pupils at the end of KS4 achieving five or more GCSEs at grades A\* to C (not inclusive of Maths or English) or equivalent results (ONS 2010)**

	Sep01- Aug02	Sep02- Aug03	Sep03- Aug04	Sep04- Aug05	Sep05- Aug06	Sep06- Aug07	Sep07- Aug08	Sep08- Aug09	Sep09 Aug10
<b>Nuneaton &amp; Bedworth</b>	42.1	42.4	42.8	47.0	51.4	48.3	55.9	61.2	71.4
North Warwickshire	40.3	43.0	44.9	46.4	46.8	47.9	55.9	61.5	69.0
Rugby	56.7	56.9	58.5	61.8	61.8	64.9	67.6	74.2	78.4
Stratford-on-Avon	64.4	64.4	67.4	68.6	68.7	68.5	71.3	74.3	79.4
Warwick	53.8	60.9	56.7	59.8	60.0	60.4	70.3	71.8	79.7
<b>Warwickshire</b>	<b>51.5</b>	<b>53.5</b>	<b>54.1</b>	<b>56.7</b>	<b>57.9</b>	<b>58.0</b>	<b>64.2</b>	<b>68.6</b>	<b>76.0</b>
West Midland	48.1	50.2	50.9	54.2	56.3	59.3	64.1	70.1	77.9
England	51.6	52.9	53.7	56.3	58.5	62.0	65.3	69.8	75.4

4.8.1 During 2009/10, 71.4% of pupils achieved five or more GCSEs at A\* to C. Over the monitoring period shown, there has been a clear increase in the percentage of pupils that have achieved this with only 42.1% meeting this target in 2001/02. Despite this marked improvement, the Borough still has the second lowest pass rate in the whole of Warwickshire. It is also still significantly lower than county, regional and national averages.

## 4.9 CRIME

**Table 16: Recorded crime rates Apr-Mar 2009-10 versus Apr-Mar 2010-11 (Warwickshire Observatory 2011)**

	All crimes		Domestic burglary		Violent crime		Vehicle crime		Criminal damage	
	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11	2009-10	2010-11
<b>Nuneaton &amp; Bedworth</b>	77.37	76.43	14.90	13.80	15.21	16.65	8.56	8.29	15.90	14.39
North Warwickshire	56.43	56.89	8.31	8.35	7.99	9.22	10.64	10.40	10.48	9.51
Rugby	69.74	63.49	9.88	9.73	15.28	13.07	8.70	7.73	13.35	11.24
Stratford-on-Avon/Warwick	56.85	54.53	8.10	6.42	8.89	9.00	7.42	6.38	10.30	10.07
<b>Warwickshire</b>	<b>63.75</b>	<b>61.36</b>	<b>9.97</b>	<b>8.88</b>	<b>11.34</b>	<b>11.48</b>	<b>8.28</b>	<b>7.52</b>	<b>12.13</b>	<b>11.19</b>

Most Similar Forces	All crimes		Domestic burglary		Violent crime		Vehicle crime		Criminal damage	
	*60.95	60.20	*7.67	7.54	*13.23	12.95	*5.90	5.78	*11.62	11.03

(Rates are per 1000 population except domestic burglary which is per 1000 households e.g. Warwickshire 227000 households (2008) and Nuneaton and Bedworth 51000 households (2008))

\*only available rate from previous AMR showing Nov 2009- Sep 2010 figure.

4.9.1 Nuneaton and Bedworth has a crime rate of 76.43 per 1,000 of the population and this is significantly higher than other districts in the county. Domestic burglary, violent crime, vehicle crime and criminal damage are all above the average rates across Warwickshire and, with the exception of vehicle crime in North Warwickshire, are the highest figures for any district in Warwickshire.

## 4.10 INDICES OF DEPRIVATION

**Table 17: Index of multiple deprivation 2010 – District level summary (DCLG)**

Rankings: 1 = most deprived; 354 = least deprived

	Rank of average rank <sup>1</sup>	Rank of average score <sup>2</sup>	Rank of extent <sup>3</sup>	Rank of local concentration <sup>4</sup>	Rank of income scale	Rank of employment scale
<b>Nuneaton &amp; Bedworth</b>	<b>115</b>	<b>108</b>	<b>106</b>	<b>76</b>	<b>130</b>	<b>125</b>
North Warwickshire	172	182	198	198	290	278
Rugby	225	219	194	194	240	230
Stratford-on-Avon	271	278	294	303	244	249
Warwick	260	257	237	238	197	188

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.

4.10.1 Nuneaton and Bedworth Borough is ranked 115 out of 354 most deprived districts (1 being most deprived). This is significantly higher than any other district in the Warwickshire area, with Stratford-upon-Avon being ranked 271. The Borough is also ranked in the low one hundreds for all the other indicators, these are lower than any other district in any other category. This shows that Nuneaton and Bedworth is the most deprived district in the county by some considerable margin. Especially of note is the high concentration of population.

## **5.0 DELIVERY OF THE LOCAL DEVELOPMENT SCHEME**

### **5.1 INTRODUCTION**

5.1.1 This section of the Annual Monitoring Report outlines progress in preparing Nuneaton and Bedworth Borough Council's LDF up to 31<sup>st</sup> March 2011. The scope and timetable for this work is set out in the Council's Local Development Scheme (LDS), providing the benchmark against which performance is assessed.

5.1.2 The section reviews the progress made so far, the current position of the LDF and any changes that need to be made to the work programme.

### **5.2 LOCAL DEVELOPMENT SCHEME PROGRESS SO FAR**

5.2.1 So far work has focused on delivering the Borough Plan, which commenced in 2006. The Borough Plan was consulted on at the Issues and Options stage in June 2009. This statutory public consultation period lasted ten weeks, four weeks longer than required under the LDF regulations.

5.2.2 The consultation was deemed a success as the Council gathered over 4,000 comments from more than 600 individuals or organisations on the issues set out in the document. The details of the representations are available online.

5.2.3 The Council attempted to use a variety of consultation methods to raise public awareness about the Borough Plan and these are highlighted below:

- 40 events were held across the Borough on a variety of days and at a variation of times allowing a range of people to comment on the proposed options.
- An interactive version of the Issues and Options document was made available to view online and paper copies were available from Council buildings, Borough libraries and community centres.
- A static display was on show in the Town Hall and Bedworth Civic Hall with posters displayed in Nuneaton and Bedworth town centres.
- A letter was sent to around 1,150 people on the Council's LDF consultation database.



- There was widespread newspaper coverage throughout the consultation period and a two page article appeared in 'In Touch' which is delivered to every household in the Borough.
- Radio interviews were held and Oak FM were commissioned to run a 25 second commercial twelve times a day over a ten day period.
- A 17 minute film was uploaded on You Tube with links from the Council's website and was also available as a DVD. Copies were sent to community groups and were available for free from the Town Hall and Bedworth Area Office.
- A Blog, accessible from the Council's website, provided feedback on what happened at consultation events.
- Particular effort was also made to engage with hard to reach groups.

5.2.4 Following on from this consultation period work began on developing the Preferred Option for the Borough Plan.

5.2.5 Changes to the Government and the planning system have impacted on the Council's progress in preparing a Preferred Option. Further information on this is provided in paragraph 5.4.

5.2.6 The Council has continued preparing a robust evidence base by producing and commissioning various documents that will inform the Preferred Option and the direction development will take place in the Borough. Some of these documents include the Strategic Housing and Land Availability Assessment, Town Centres Study and a Convenience Store Study. The evidence base is an important aspect in developing a sound Borough Plan as this will justify and provide evidence for the strategic decisions made in choosing the Preferred Option and in the final adopted plan.

5.2.7 The following table provides a detailed breakdown of the current progress of the Council in meeting the main stages of preparing the Borough Plan, as set out in the adopted Local Development Scheme 2010. 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.

### 5.3 BOROUGH PLAN PROGRESS (TABLE 18)

(a) Stage of production	(b) Timetable in LDS	(c) Date(s) achieved	(d) On track?
Commencement (M)	May-06	May-06	▲
Preparation of Issues and Options including consultation	May 2006 - July 2009	May 2006 – Aug 2009	▲
Preparation of Preferred Options	September 2009 - October 2010	September 2009 – ongoing	■
Public participation on Preferred Options (M)	September - October 2010	-	-
Preparation of Submission Document	November 2010 - April 2011	-	-
Consultation on publication document (M)	May 2011 - June 2011	-	-
Submission to Secretary of State (M)	Oct-11	-	-
Pre-examination meeting	Dec-11	-	-
Hearing	Jan-12	-	-
Receipt of Inspectors binding report	May-12	-	-
Adoption (M) and publications	June - July 2012	-	-

#### Definitions

(M) Milestone

■ Off track / Slippage

▲ On track

### 5.4 CURRENT POSITION – AS AT NOVEMBER 2011

5.4.1 There has been slippage in the LDS timetable for completing the Borough Plan, as highlighted on the above table. The reasons for this are due to the changes to the planning system.

5.4.2 Since the coalition Government came to power in May 2010 there have been significant changes to the planning system. There has been a move away from top down centralist government policies and an attempt to create a more local planning system around the idea of 'localism'.

- 5.4.3 These changes have seen the removal of the regional tier of planning and as a result the abolition of Regional Spatial Strategies (RSS). The RSS provided housing, employment and other growth requirements for the Borough, as set by central government, and these had to be delivered in the time frame of the adopted Local Development Plan. These requirements have been removed and are no longer enforced upon the Council.
- 5.4.4 The housing requirements made up a large part of the evidence base which informs the strategic decisions made within the emerging Borough Plan. The removal of the housing requirements has had a knock on effect on other policy areas in the plan such as the levels of employment and retail land the Borough needs to provide.
- 5.4.5 The Government has indicated that local authorities are to set their own housing targets at a local level. Taking this into account, the Council set about reviewing its wider growth target which encompassed housing and employment requirements. During the monitoring period this work was still being finalised. As of November 2011 further work needs to be done in order reach the next formal consultation stage. It is anticipated that a revised Borough Plan timetable will be published in January 2012.

## 6.0 CORE OUTPUT INDICATORS

### 6.1 INTRODUCTION

6.1.1 This section of the report provides monitoring findings for the core output indicators, defined by the Department of Communities and Local Government, in order to directly measure the effects of policies set out within the Local Plan. Core output indicators BD1-4, H2-6 and E1-3 are reported on and supported by a range of local indicators covering issues such as transport and housing density. Each Indicator will be reviewed under the subheadings of employment, town centre uses, housing, transport, flood protection, biodiversity and renewable energy.

### 6.2 EMPLOYMENT

6.2.1 Employment activity is monitored where it falls within use classes B1, B2 or B8 and meets a threshold of more than 500sq metres or 0.2 hectares in size. All employment land that is lost to other uses or demolished and not replaced is monitored regardless of size.

6.2.2 Employment activity in the Borough is reviewed by identifying any gains and losses to employment land supply in 2010-11. The total employment land supply is disaggregated according to status and use, therefore, meeting the requirements for monitoring core output indicators BD1, BD2 and BD3.

Table 19: Employment land competed 2010/2011		Core output indicator			Local indicator
		BD1		BD2	
		Amount of floorspace completed for employment use (sq m)		Amount of floorspace (gross) in BD1 completed on PDL (sq m)	
		Gross	Net		
Employment type	B1 (a,b,c)	3163	3163	92	0
	B8	405	405	405	0
	B1/B2	0	0	0	0
	B1/B2/B8	794	794	0	794
<b>Total</b>		<b>4362</b>	<b>4362</b>	<b>498 (11%)</b>	<b>794 (18%)</b>

#### Definitions

**PDL:** Previous developed land

**Gross:** Total amount of floorspace completed

**Net:** Total amount of floorspace completed minus floorspace lost by demolition or to other uses

6.2.3 Table 19 shows the total amount of employment land in the Borough during 2009/10. This information meets core output indicators BD1 and BD2. The Borough completed 4362 sq metres of employment floorspace (gross) during the monitoring period, which is a decrease of 3954sq metres from the amount completed in 2009-10. Of the floorspace developed, 11% was developed on PDL and 18% was developed on land which was identified for employment within the Local Plan. In 2008-9 57% of employment development was completed on allocated land, in 2009-10 the figure improved to 60%. Clearly the figure this year is a significant percentage fall with only 18% being developed on allocated land. This is something that needs to be monitored going forward. However it should be noted that there has only been a small amount of employment development during this period and consequently this is likely to skew the results.

6.2.4 During 2010-11 there has been an increase in B1a development within the Borough, however, there has been a marked decrease in B1/B2/B8 development. The major employment sites completed this monitoring period consist of:

- Paradise Farm Vauxhall B1/B2/B8 – 794 sq metres
- Paradise Farm Holland and Barratt Offices 3071 sq metres
- Bermuda Park Prefab Storage 144 sq metres
- Bayton Road – Arrowsmith Eng'g (92m2 B1 comb (B1a 70m2 B1c 22m2)) Bayton Road – Redland Roofing (70m2 B8), Berrington Road (60m2 B8), Prologis (131m2 B8) a further 353 sq metres

<b>Table 20: Employment land lost 2010/11</b>		<b>Local Indicator</b>	
		<b>Amount of employment floorspace lost (sq m)</b>	<b>Amount of floorspace lost on land allocated for employment (sq m)</b>
<b>Employment land lost</b>	Demolished	3240	0
	Loss to residential	8700	8700
<b>Total</b>		11940	8700(73%)

6.2.5 Table 20 shows the amount of employment land that has been lost in 2010-11. This includes satellite units at the former Quinton Hazell factory off Bermuda Road Nuneaton - demolished and not replaced. Redrow housing development has eaten into employment allocation at Judkins South. The Borough has lost 11940 sq metres of floorspace, of

which, 73% was on previously allocated employment land, and at the same time a loss of land to residential use.

### Total employment land provision

6.2.6 The table below summarises the employment land provision in the Borough as of March 2011. Identified in the table is the amount of completions since 1996, the amount of development that was under construction in March 2011, along with the current amount of land that is still available (with planning permission or allocated in the Local Plan). This meets the requirements of core output indicator BD3 showing employment land availability.

**Table 21: Employment land available (ha) March 2011**

Core output indicator BD3						
Site	Completed employment land 1996-2011	Land under construction 2011	Available employment land			
			With detailed PP	With outline PP	Allocated	Total
A444	0.00	0.00	0.38	0.00	0.00	0.38
Attleborough	4.66	0.00	0.60	0.00	0.00	0.60
Bayton Road Ind Est	2.31	0.00	0.25	6.10	0.26	6.61
Bermuda 1	4.22	0.00	0.00	0.00	0.89	0.89
Bermuda Park	25.56	0.00	0.51	0.00	2.04	2.55
Berrington Road	0.14	0.00	0.00	0.00	0.00	0.00
Black Horse Road	0.82	0.00	0.01	0.00	0.00	0.01
Griff Clara (extn to Bermuda Park)	5.19	0.00	0.00	4.67	4.33	9.00
Camp Hill Urban Village/Midland Quarry	1.09	0.00	1.01	0.00	2.81	3.82
Colliery Lane	0.00	0.00	0.00	0.00	0.60	0.60
Haunchwood Park	1.13	0.00	0.20	0.00	0.00	0.20
Gallagher Park	4.16	0.00	0.00	0.00	0.00	0.00
Hemdale Business Park	4.35	0.00	0.41	0.00	0.84	1.25
Liberty Way	0.00	0.00	1.02	0.00	0.00	1.02
King Street Bedworth	0.00	0.00	0.00	0.00	0.00	0.00
Marston Jabbett	1.63	0.00	1.10	0.00	0.00	1.10
Prologis Park	19.83	0.00	0.49	4.02	0.00	4.51
Judkins Quarry	0.27	0.00	0.00	0.00	15.73	15.73
Pool Road	0.98	0.00	0.00	0.00	0.00	0.00
Paradise Farm	4.43	0.00	0.00	0.00	1.60	1.60
Whitacre Industrial Estate	0.74	0.00	0.00	0.00	0.79	0.79
Shepperton Business Park/Dunns	2.73	0.00	0.28	0.00	0.62	0.90
Seymour Road	0.08	0.00	0.00	0.00	0.00	0.00
The Moorings Business Park	1.45	0.00	0.00	0.00	0.00	0.00

Vicarage Street	0.00	0.00	0.44	0.00	0.00	0.44
King Edward Road	0.46	0.00	0.00	0.00	0.00	0.00
Justice Centre Nuneaton	0.65	0.00	0.00	0.00	0.00	0.00
Weddington Road	0.00	0.00	0.03	0.00	0.00	0.03
<b>Total</b>	<b>86.87</b>	<b>0.00</b>	<b>6.73</b>	<b>14.79</b>	<b>30.51</b>	<b>52.03</b>

6.2.7 In 2011, the total amount of employment land completed rose to 86.87ha (total completed between 1996-2011) meaning that 1.38ha of land was completed in this monitoring period. There is potentially another 52.03ha of employment land available for development.

6.2.8 Cumulatively this totals 138.9ha of employment land within the Borough. This figure includes completed land, land under construction and available land. The Borough is expected to develop 132ha of employment land between 1996 and 2011 as set out in the adopted Local Plan (2006-2011). The Borough has successfully completed 86.87ha of land.

6.2.8 This means the Borough needs to develop a further 45.13ha of employment land by the end of the plan period to meet its target. Of the 45.13ha of land needed, 21.52ha has already received some form of planning permission. Should all the land with planning permission be developed the Borough would need to bring forward 23.61ha of the remaining 30.51ha of allocated land. The deliverability of the remaining allocated employment land will be assessed as part of the Borough Plan development process.

6.2.9 With only 1.38ha of employment land developed this monitoring year, it seems unlikely that the 45.13ha of land needed to meet the Warwickshire Structure Plan and Local Plan target will be developed before the end of the plan period. It is important to note, the Borough has made available 138.9ha of employment land, which is more than the required target, however, the current economic climate over recent years has significantly reduced the amount of land being brought forward for development.

**Table 22: Employment land availability by type March 2011**

<b>Core output indicator BD3</b>		
<b>Use class</b>	<b>Employment land</b>	
	<b>(ha)</b>	<b>(%)</b>
B1a (Offices)	10.44	8%
B1b (Research & Development)	0.00	0%
B1c (Light Industry)	0.89	1%
Mix of B1	3.55	2%
B2 (General Industry)	7.28	5%
B8 (Storage/ Warehousing)	18.76	13%
Mix of B1/B2	3.70	3%

Mix of B1/B8	16.45	12%
Mix of B2/B8	2.70	2%
Mix of B1/B2/B8	37.78	27%
Infrastructure	6.87	5%
No status	0.00	0%
Allocated (future B1/B2/B8)	30.51	22%
<b>Total</b>	<b>138.93</b>	<b>100%</b>

6.2.10 Table 22 shows the breakdown of employment land provision in the Borough according to use class. 27% of employment land is recognised as being a mix of B1/B2/B8 and this is the most significant make up of employment land. There are also substantial amounts of B1a, B8 and mixes of B1/B2, B1/B8, B2/B8 developments, which together with the B1/B2/B8 mix make up 65% of the boroughs employment land. With another 22% allocated as future development the remaining use classes make up only 13% of the employment provision.

6.2.11 Of the 30.51ha of employment land allocated for development, 16ha of that land is at Judkins Quarry. It is believed this land will not come forward for development for a number of years. This will, therefore, be outside of the Local Plan time period leaving only 14.51ha of allocated land available for future development to meet the Borough's target.

### 6.3 TOWN CENTRE USES

6.3.1 This section of the report reviews core output indicator BD4 by looking at floorspace which has been completed for 'town centre uses'.

Table 23: 'Town centre uses' completed 2010/11		Core output indicator			
		BD4 (i)		BD4 (ii)	
		Total floorspace completed (sq m)		Amount of floorspace in BD4(i) completed in town centres (sq m)	
		Gross	Net	Gross	Net
Use class	A1 Retail	171	171	0	0
	A2 Offices	242	242	0	0
	B1 (a) Offices	3327	3327	0	0
	D2 Leisure	1014	1014	0	0
<b>Total</b>		4754	4754	0	0



6.3.2 Table 23 summarises the amount of additional local services completed in the Borough during 2010-11. As illustrated in the table there was 171 sq metres (gross) of A1 retail completed within the year, however, none of this was located within the designated town centre areas. Of note Marks and Spencer closed at the end of January 2011 in Nuneaton Town Centre with a footprint of 1550 sq metres vacant A1 floorspace including the former Starbucks outlet. The above development took place at:

#### A1 Summary

- 184a Church road Nuneaton – 40 sq metres
- 1 Ivanhoe Avenue Nuneaton – 24 sq metres
- 28 Attleborough Road Nuneaton – 107 sq metres

#### A2 Summary

- A1-A2 Change of Use 114 Abbey Street – 72 sq metres
- A1-A2 Change of Use 5 The Green Attleborough – 170 sq metres

#### B1a Summary

- Part of Vauxhall Dealership Paradise Farm – 186 sq metres
- Paradise Farm – Holland & Barratt 3 Storey Offices 3071 sq metres
- Unit 44 Bayton Road – Arrowsmith Engineering – 70 sq metres

#### D2 Summary

- Newdigate Sports & Social Club extension Smorrall Lane – 38 sq metres
- 1a Weddington Terr'(B1/B8–D2) Nun' Olympic Gymnastic Club – 790 sq m
- 1 Davis Court Attleborough Industrial Est B8 to D2 – 186 sq metres

## 6.4 HOUSING

6.4.1 This section of the report addresses 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. This section will report on core output indicator H2-3

### Housing completions 2010/11

6.4.2 Housing completions within the borough are monitored to show the level of housing delivery. This section will report on core output indicator H2 reporting on current and future housing delivery.

**Table 24: Housing completions since 2001**

Core output indicator H2 (a/b)		
Year	Housing completions (pa)	
	Net	Gross
2001/2002	515	517
2002/2003	646	653
2003/2004	601	614
2004/2005	442	503
2005/2006	682	706
2006/2007	308	361
2007/2008	303	351
2008/2009	301	344
2009/2010	146	231
2010/2011	<b>331</b>	<b>375</b>

### Definitions

**Gross:** Total amount of dwellings built

**Net:** Total amount of dwellings built minus those that have been demolished or lost to other uses

6.4.3 Table 24 shows that in the reporting year 2010/11 there were 375 gross and 331 net housing completions. The difference in figures is mainly accounted for by the Pride regeneration scheme at Camp Hill, which has demolished existing housing stock in poor condition and replaced it with new developments.

6.4.4 Net completed dwellings increased by 185 from the previous years figures. The reasons behind this appear to be an improvement in the financial situation from last year when some developments were put on hold. In particular Camp Hill Phase 3 saw 103 completions.

## Future housing

6.4.5 Table 25 below outlines the housing trajectory for the Borough for the period up to 2026/27 in line with the housing targets of the 2006 adopted Local Plan and adopted Regional Spatial Strategy.

6.4.6 The findings of the trajectory of summarised in the following points.

- Net additional dwellings since 1996 = 6460
- Net additional dwellings for the current year = 331
- Projected additional dwellings up to the end of 2012= 451
- The annual net additional dwelling requirement = 373, 360, 270, 243,244 (reflecting step change of RSS)
- Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances = -1355

**Table 25 – Housing Trajectory**

Year	Total Actual Net Completions	Total Projected Completions	Cumulative Completions from 1996	Plan:Annual-ised Strategic Allocation	Cumulative Requirement from 1996	Manage: Annual requirement	Monitor:Above or below Cumulative Allocation
96/97	297		297	373	373	373	-76
97/98	378		675	373	746	449	-71
98/99	444		1119	373	1119	444	0
99/00	620		1739	373	1492	373	247
00/01	446		2185	373	1865	126	320
01/02	515		2700	360	2225	40	475
02/03	646		3346	360	2585	-115	761
03/04	601		3947	360	2945	-401	1002
04/05	442		4389	360	3305	-642	1084
05/06	682		5071	360	3665	-724	1406
06/07	308		5379	360	4025	-1046	1354
07/08	303		5682	270	4295	-1084	1387
08/09	301		5983	270	4565	-1117	1418
09/10	146		6129	270	4835	-1148	1294
10/11	331		6460	270	5105	-1024	1355
11/12		451	6911	243	5348	-1112	1563
12/13		323	7234	243	5591	-1320	1643
13/14		323	7557	243	5834	-1400	1723
14/15		125	7682	243	6077	-1480	1605
15/16		125	7807	243	6320	-1362	1487
16/17		120	7927	243	6563	-1244	1364
17/18		120	8047	243	6806	-1121	1241
18/19		120	8167	243	7049	-998	1118
19/20		120	8287	243	7292	-875	995
20/21		120	8407	243	7535	-752	872
21/22		120	8527	243	7778	-629	749
22/23		120	8647	243	8021	-506	626
23/24		120	8767	243	8264	-383	503
24/25		120	8887	243	8507	-260	380
25/26		120	9007	244	8751	-136	256
26/27		120	9127	244	8995	-12	132

6.4.7 Table 25 is Core Indicator H2, the housing trajectory for Nuneaton and Bedworth 1996-2027. The table shows the total net completions in the Borough 1996-2011, the projected annual completions 2011-2027, and the annualised strategic allocation in accordance with the Regional Spatial Strategy. Also identified is a monitor figure identifying the extent to which annual provision varies from the cumulative requirement and a manage column which identifies the annual housing requirement needed to correct the monitoring figure.

6.4.8 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 figure is inevitably made up of minus figures to correct the over provision.

6.4.9 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 detailed in the forthcoming Borough Plan. Future housing trajectories will be based on localised housing targets, reflecting the provisions of the Localism Bill and pending abolition of Regional Spatial Strategies.

**New and converted dwellings on previously developed land (PDL)**

6.4.10 Core output indicator H3 reports on the gross number of new dwellings built on previously developed land. This is shown in the table and figure below.

**Table 26: Dwellings built on PDL 2010/11**

Core output indicator H3		Local indicator
Total completions (gross)	New and converted dwellings on PDL	Dwellings built in urban area
375	86% ▲	99% ▲

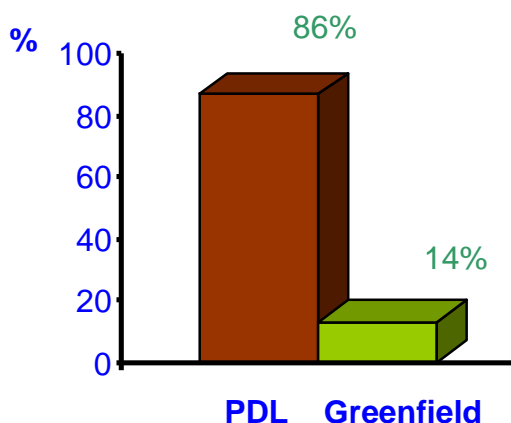


Figure 5: Percentage of completions on PDL and Greenfield sites

6.4.11 Figure 5 demonstrates the Borough is delivering 86% of residential development on previously developed land. This is similar to the figure (87%) from the previous monitoring period (2009/10) and exceeds the Boroughs target percentage of 64% and the expected national average of 80%<sup>2</sup>. Only 2 dwellings were completed outside the urban area which continues to indicate that development is being focused away from rural and green belt areas.

### Housing density and type

6.4.12 The table below shows that during the monitoring year 2010/11 80% of residential completions were built at a density of more than 50 per hectare.

Local indicator		
Density per hectare	% dwellings completed	▲
Less than 30	2.5	
30-50	17.5	
More than 50	80	

**Table 27:**  
Density of dwellings completed 2010/11

6.4.13 Table 28 indicates that of the dwellings constructed during 2010/11, 13% were flats (49 dwellings), with 86.7% being house completions (325 dwellings) and 0.3% being 1 bungalow. This continues the trend of rising house completions in comparison to that of flats.

**Table 28: Number and type of dwellings completed 2010/11**

Local Indicator				
Bedroom size	Flats completions	House completions	Bungalow completions	Total number
1 bedroom	11	2	0	13
2 bedrooms	38	78	0	116
3 bedrooms	0	184	0	184
4 bedrooms	0	54	1	55
5 bedrooms +	0	7	0	7
<b>Total</b>	49	325	1	375
<b>Percentage of total completions</b>	13%	86.7%	0.3%	100%

<sup>2</sup> Land Use Change Statistics (England) 2008 - provisional estimates (October 2009) - DCLG

6.4.14 One and two bedroom property completions were down again during the monitoring year to 34% from 45% in 2009/10. Three and four bedroom completions rose to 64% from 55% in 2009/10. Five bedroom properties rose from zero to 2%. This continues the move to building more family orientated property of three/four/five bedrooms.

## 6.5 GYPSY AND TRAVELLER PITCHES

6.5.1 Core output indicator H4 shows the number of gypsy and traveller pitches that have been delivered in the monitoring period. These are pitches of land demarked for the use as accommodation by a single gypsy and traveller household, sometimes including extended families which may require more space, within one pitch, to provide for more than one caravan. This indicator does not include unauthorised pitches. Transit and permanent pitches are identified separately as set out in the table below.

<b>Core output indicator H4</b>	<b>Net additional gypsy &amp; traveller pitches</b>	
<b>Number of pitches delivered</b>	<b>Permanent</b>	2
	<b>Transit</b>	0

**Table 29:**  
**Number of authorised gypsy & traveller pitches completed 2009/10**

6.5.2 During the monitoring year 2010/11 2 permanent pitches for gypsies and travellers were granted planning permission. There were no transit pitches completed during the monitoring year 2010/11.

## 6.6 DELIVERY OF AFFORDABLE HOUSING

6.6.1 Core output indicator H5 reports on the delivery of affordable housing with the total supply of social rented housing and intermediate housing as set out in PPS3. Social rented housing is owned by the local authority and registered social landlords for which guideline target rents are determined through the national rent regime. Intermediate housing is housing that is above the price and rents of social housing but below the market prices, this includes shared equity. The 2010/11 figures are demonstrated in the table below.

Table 30: Affordable housing completed and in pipeline 2010/11		Core output indicator H5		Local indicator	
		Gross completions		In pipeline	
Number of affordable dwellings by type	Social Rented	115	●	216	●
	Intermediate	29		69	
	Unknown	0		0	
	Total	144		285	
	Percentage of total housing completions	38%		26%	

6.6.2 Table 30 illustrates that during 2010/11 there were 144 affordable dwellings completed within the Borough, which is an increase on the previous year's figure of 75. 144 dwellings, translates to 38% of all the properties completed during the year and this is 6% higher than 2009/10. Social Rented and Shared Ownership completions were similar last year at 56% rented and 44% Shared Ownership. 2010/11 however shows a rise in rented at 80% with shared ownership at 20%.

6.6.3 Of the sites that were required to provide affordable housing (sites of 15 or more dwellings or 0.5ha in size) 31% of the dwellings built were affordable. This therefore exceeds the Local Plan requirement to deliver 25% affordable housing on such sites. It should be noted however that the figure is somewhat skewed by development that has been 100% affordable housing.

6.6.4 There is a total of 285 affordable housing dwellings coming forward in the pipeline with 216 being social rented and 69 shared ownership. Pipeline housing is classed as dwellings under construction, with planning permission or allocated in the Local Plan.

6.6.5 The 285 affordable dwellings in the pipeline account for 31% of the total number of dwellings. Of the sites that meet the affordable housing threshold it is expected that 18.2% will be affordable, this is 6.8% below the Local Plan target.

6.6.6 The reason for dropping below the 25% target for pipeline dwellings is due to some applications providing less affordable housing than required by the policy.

- The Heath, Smorrall Lane is currently under construction but of the 103 dwellings only 15 are affordable. A 10% affordable housing target was applied to the original application for 70 dwellings. However, 25% affordable housing was requested on the additional 33 dwellings, which meant that the scheme will provide 15 affordable dwellings.

- Fox and Crane, at Weddington Road, is also under construction. Of the 25 dwellings 6 will be affordable. This equates to 24% affordable housing. This was considered an acceptable level for the development as there was a mixture of type containing both rented and shared ownership in the form of larger two and three bedroom houses and apartments.
- Rear of Allen Ford, Higham Lane will provide six shared ownership dwellings in the total of 26 (23.1%). Site constraints prevented the delivery of 25%.
- Midland Quarry at Tuttle Hill is currently under construction. Of the 142 dwellings none will be affordable. This is due to the fact that under previous approvals Section 106 obligations required a large financial contribution to be provided to help with the rest of the redevelopment at Camp Hill. This obligation is still valid and there are no grounds to renegotiate.

6.6.8 These schemes, especially Midland Quarry have resulted in the pipeline affordable housing figure being below the 25% target set in the Local Plan.

## 6.7 HOUSING QUALITY

6.7.1 Core indicator H6 is an indicator introduced in 2007/08 and assesses and ranks all housing sites of 10 or more new dwellings completed in the monitoring year against the Building for Life Criteria, a Government endorsed assessment benchmark developed by CABA<sup>3</sup>.

Table 31: New build completions with Building for Life Assessments 2010/11		Core output indicator H6	
		Quality of new housing developments	
		Number of sites	Number of dwellings on sites
Building for Life Criteria	Very good	1	60
	Good	1	28
	Average	0	0
	Poor	0	0

<sup>3</sup>CABA is the Commission for Architecture and the Built Environment, Government's advisor on architecture, urban design and public space.



6.7.2 In the monitoring period for 2010/11 there were 2 sites completed that had the Buildings for Life Assessment carried out. A break down of the sites assessed, their score and the number of sites that were built are shown below.

- Ref: 12552 – St.Mary’s Road, this development consisted of 60 dwellings and was scored a total of 18.5 in the Building for Life Assessment. This development was given an overall standard of ‘very good’.
- Ref: 29589 – Jodrell Street, this development consisted of 28 dwellings and was scored a total of 15 in the Building for Life Assessment. This development was given an overall standard of ‘good’.

## 6.8 TRANSPORT

6.8.1 This report is required to report on the level of development that complies with car parking standards as set out within the Local Plan. This is a local indicator which has been represented in the table below.

Local indicator		
Development complying with car parking standards in Local Plan		
Use class	Number of sites completed	Sites complying with parking standards
A	5	5
B	7	5
D	3	3
<b>Total</b>	15	13 (87%)

**Table 32:**

**Number of developments complying with Local Plan parking standards**

6.8.2 Table 33 identifies the amount of development completed within the Borough during 2010/11 that complies with car parking standards in the Local Plan. As illustrated in the table, 87% of the sites completed in 2010/11 had parking provision that was in accordance with the parking standards in the Local Plan. This is an improvement on the 75% last year, 86% in 2008-9, and a significant improvement on 2007/2008 and 2006/07 when only 45% and 33% of completions complied with policy.

6.8.3 In previous monitoring years the amount of new residential development within 30 minutes public transport travel time of a GP, a hospital, a primary school, areas of employment and major shopping centres were measured. This local indicator has not been reported on this year due to the need to make financial savings at the County level, which has meant that modelling this data has not been undertaken.



The Borough Council is currently investigating ways to record this data in order to report on this local indicator in future monitoring periods.

## 6.9 MINERALS AND WASTE

6.9.1 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 (2010/11). 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](http://www.warwickshire.gov.uk).

## 6.10 FLOOD PROTECTION AND WATER QUALITY

6.10.1 Core output indicator E1 looks at the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. This is designed to show the number of developments which are potentially located where they would be at risk of flooding, increase the risk of flooding elsewhere, or adversely affect water quality. This is shown in the below table.

<b>Core output indicator E1</b>		
<b>Table 33: Flood protection and water quality</b>	<b>Number of planning permissions granted contrary to advice of Environment Agency</b>	
<b>At risk of flooding or increased risk of flooding elsewhere</b>	0	
<b>Adversely affect water quality</b>	0	

6.10.2 During 2010/11 the Environment Agency objected to 1 planning application (30212 Liberty House rear extension Townsend Drive Attleborough Nuneaton). The objection was because an unsatisfactory flood risk assessment had been submitted. The application was later approved after a revised flood risk assessment was submitted and the Environment Agency withdrew its objection. The Environment Agency made no objection during 2010/11 on water quality grounds.

## 6.11 BIODIVERSITY

6.11.1 Core output indicator E2 requires the measurement of changes in areas of biodiversity importance. The aim of this indicator is to show losses or additions to biodiversity habitat and this has been highlighted in table 35.

<b>Core output indicator E2</b>	
	<b>Output</b>
<b>Change in areas of biodiversity importance</b>	No data

**Table 34:  
Change to biodiversity 2010/11**

6.11.2 The Council positively manages sites through a biodiversity action plan. There is no data available regarding change to biodiversity in the Borough during the 2010/11 monitoring year.

## 6.12.1 RENEWABLE ENERGY

6.12.2 Core output indicator E3 requires this report to measure renewable energy generation. This shows the amount of renewable energy generation by installed capacity and type.

<b>Table 35: Renewable energy installations in 2010/11</b>		<b>Core indicator E3</b>	
		<b>Renewable energy generation</b>	
		<b>Capacity from renewable energy development/ installations granted planning permission</b>	<b>Capacity from completed renewable energy development/ installations</b>
<b>Type of generation</b>	<b>Wind</b>		1 wind turbine (10kw pp) 55 solar thermal
	<b>Solar hot water</b>		
	<b>Hydro</b>		
	<b>Biomass</b>		