

Authority
Monitoring Report
at April 2013

Nuneaton & Bedworth Borough Council
Borough Plan



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OVERVIEW

This is the ninth Monitoring Report, which is now referred to as the Authority Monitoring Report (previously known as the Annual Monitoring Report), produced by Nuneaton and Bedworth Borough Council, in a revised format, as a result of the Local Planning Regulations 2012, which changed the requirements for local authority reporting.

These changes can be summarised as follows:

- The requirement to submit the report to the Secretary of State is removed.
- There is a duty to monitor, which is now viewed as a continuous process, information being published online as soon as practical on the Council's website, www.nuneatonandbedworth.gov.uk.
- Consequently, instead of a single report, there is series of mini reports covering a range of topics, which are then collated into an annual "Authority Monitoring Report".
- There is flexibility regarding content – "it is therefore a matter for each council to decide what to include in their monitoring reports" ⁽¹⁾, however, key findings & progress must be included on:
 - The local plan & its associated documents.
 - The implementation of the plans policies. These cover the following themes:
 - Economy
 - Housing
 - Natural Environment
 - The level of co-operation with neighbouring local authorities – "the Duty to Cooperate".
 - The development of Neighbourhood Plans.
 - Information on the implementation of the Community Infrastructure Levy.

These sub headings will form the basis for the reports contents.

(1) DCLG Letter to Local Authority Planning Officers from Bob Neill MP, March 2011
http://www.planningportal.gov.uk/uploads/pins/local_plans/Letter_to_Chief_Planning_Officers.pdf

Key outcomes

2012-2013

Strategic Planning Matters

←Completed Stages→		← Future Stages→			
Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	

Issues & Options - Complete 2009

Preferred Options Consultation - Complete August 2013

Pre - Submission Consultation - Early 2014

Examination - Summer 2014

Duty to Co-operate with Other Authorities

Delivery with North Warwickshire Borough Council and Hinckley & Bosworth Borough Council as part of the Cross Border Partnership. It works on issues that fall in the two adjoining Local Enterprise Partnerships of Coventry & Warwickshire and Leicester & Leicestershire.

Contributed to the A5 Transport Group - A Group of Officers representing the Highways Agency, Shire, Metropolitan and District/Borough Councils along the route of the A5 between Gailey in Staffordshire and Weedon in Northamptonshire. The Group meets two or three times a year to consider the performance and future role of the A5 against the background of a strategy completed in 2012.

The Council has undertaken a number of joint research and evidence base studies with neighbouring authorities to inform policy development. In 2012/2013, this includes:

- Gypsy and Traveller Assessment working with North Warwickshire Borough Council. Work is now complete and will be published in due course.
- Strategic Housing Market Assessment working alongside Coventry and Warwickshire Councils. A final report is expected November 2013.
- Sub-Regional Green Infrastructure Report (CSWAP0, 2013) Coventry, Warwickshire and Solihull. A final report is expected by December 2013.

Other bodies

The Council has established an Infrastructure Planning and Delivery Group consisting of public and private bodies involved in delivering infrastructure. The Group has also extended its reach by inviting environmental bodies who have an interest in the delivery and potential mitigation of the Plan. This Group meets to feed information into key stages of Borough Plan preparation. No meeting was held during the monitoring year 2012/2013. The Environment Agency supported the Council in preparing a Strategic Flood Risk Assessment Level 2.

Neighbourhood Plans Progress	At present there are no designated Neighbourhood Forums or Neighbourhood Areas within the Borough. However, interest has been expressed by local groups.
Community Infrastructure Level	<p>The Council have commenced the development of a CIL. During the monitoring period an internal working group has been established. The working group is chaired by the Director of Finance, and consists of representatives from:</p> <ul style="list-style-type: none"> - Assets - Development Control - Estates - Finance - Housing & Communities - IT - Legal - Parks & Countryside - Planning Policy <p>During the monitoring period the group were developing a tender document for a full plan viability study, which will include the work required for the preliminary draft charging schedule. In addition work has commenced on identifying the implications of implementing a CIL at the Council.</p>

Planning Appeals 2012/2013 Summary

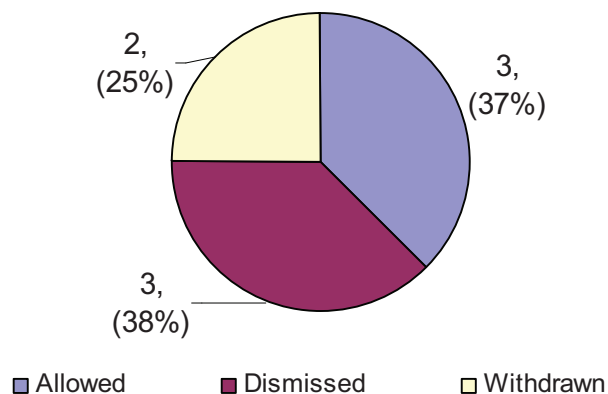
During 2012/2013 there were 11 appeals of note, 3 were allowed, 3 dismissed, 2 were withdrawn and three are still awaiting decision but with a site visit being undertaken.

Those appeal decisions which were “allowed” and gained planning permission included :

- 84 dwellings at Midland Road, Nuneaton
- 8 dwellings at Alice Close , Bedworth
- A fast food outlet on Weddington Road, Nuneaton.

Appeals dismissed by the Planning Inspectorate consisted of three residential applications for 17 dwellings.

Planning Appeals



Implementation of Plan Policies

The Borough Plan is still being developed; therefore, the Council have published the most pertinent datasets relating to matters previously reported. These are likely to require ongoing reporting. As the Borough Plan progresses there will be a need to monitor the policies that emerge from that plan. Future Authority Monitoring Reports will report on these. The requirements placed on Local Authorities to monitor have changed and will change in the future, again future AMR's will reflect those changes.

Economy

Total land developed over the three years since 2010 amounts to 3.98 ha, including 1.83 ha during 2012/2013.

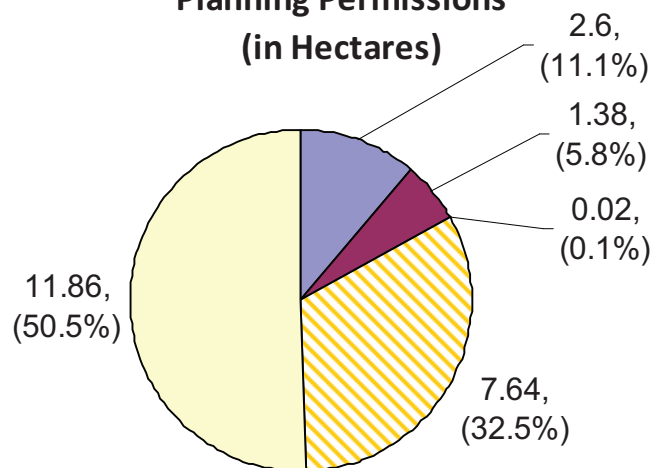
At year end just 0.02 ha of employment land was under construction.

In total there are 19.5 ha of land with planning permission, with 7.64 ha having full permission and 11.86 with outline permission.

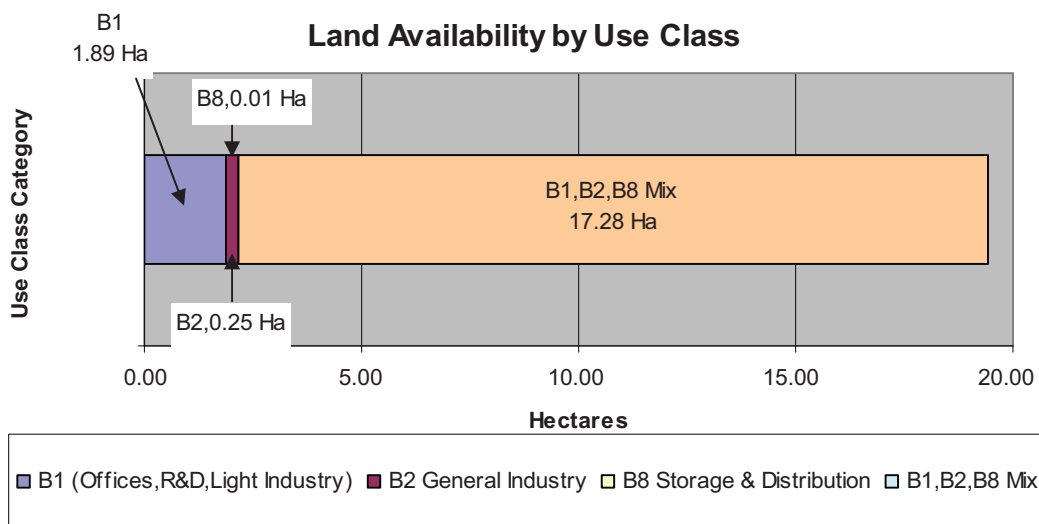
75 ha of employment land is proposed within the Borough Plan between 2010 – 2028.

Employment Land Summary

2012- 2013 Economy - Land Take Up & Planning Permissions (in Hectares)

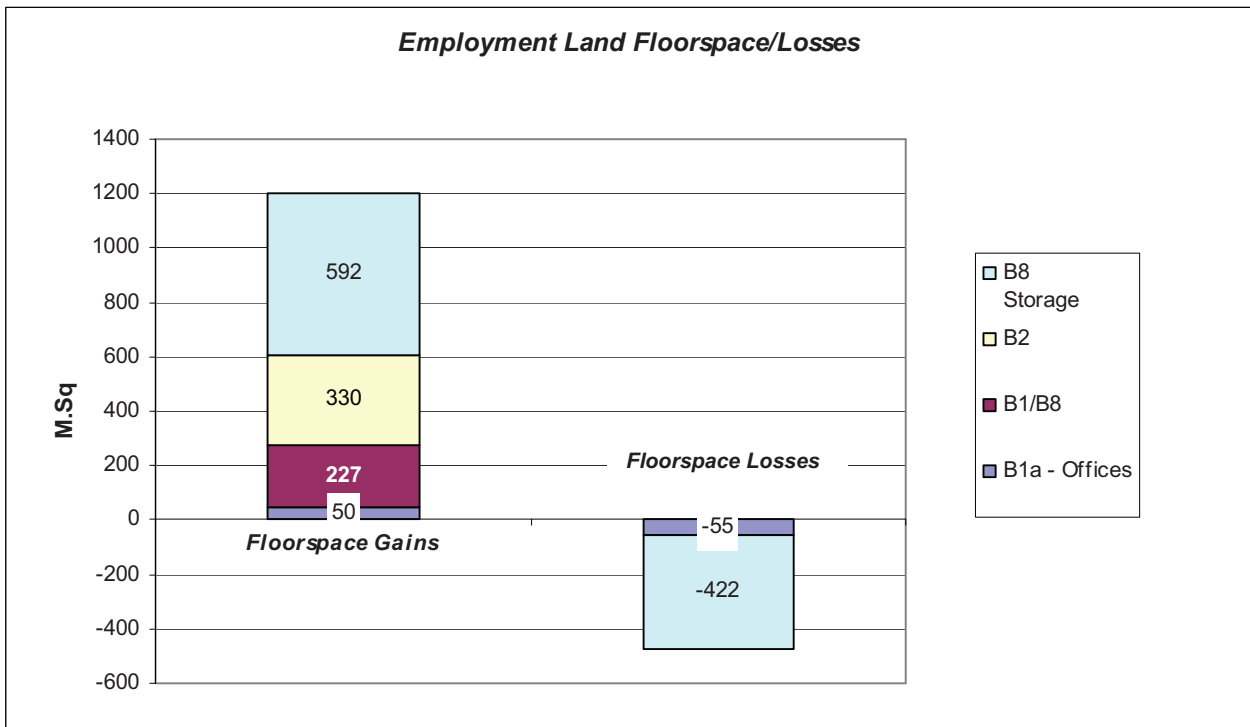


Employment Land Availability



Available land for sole B1, B2 & B8 uses is very modest being 2.15ha. Mixes of B1, B2 & B8 dominate with 17.28 ha available with planning permission.

Industrial Floor Space : Gains & Losses : 2012 - 2013



During 2012/2013, there was 1,199 sq.m. of extra industrial floor space compared to a loss of 477 sq.m, giving a net gain over the year of 722 sq.m. The largest gain was in the B8 (storage) category of 592 sq.m, then B2 with 330 sq.m.

Retail & Town Centre Developments : Completed in the Borough During 2012-2013

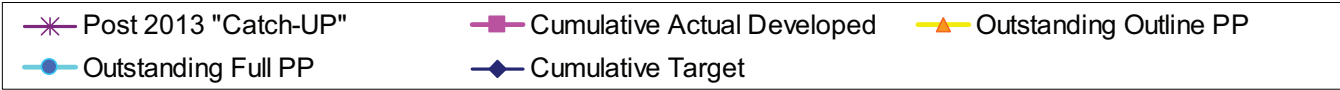
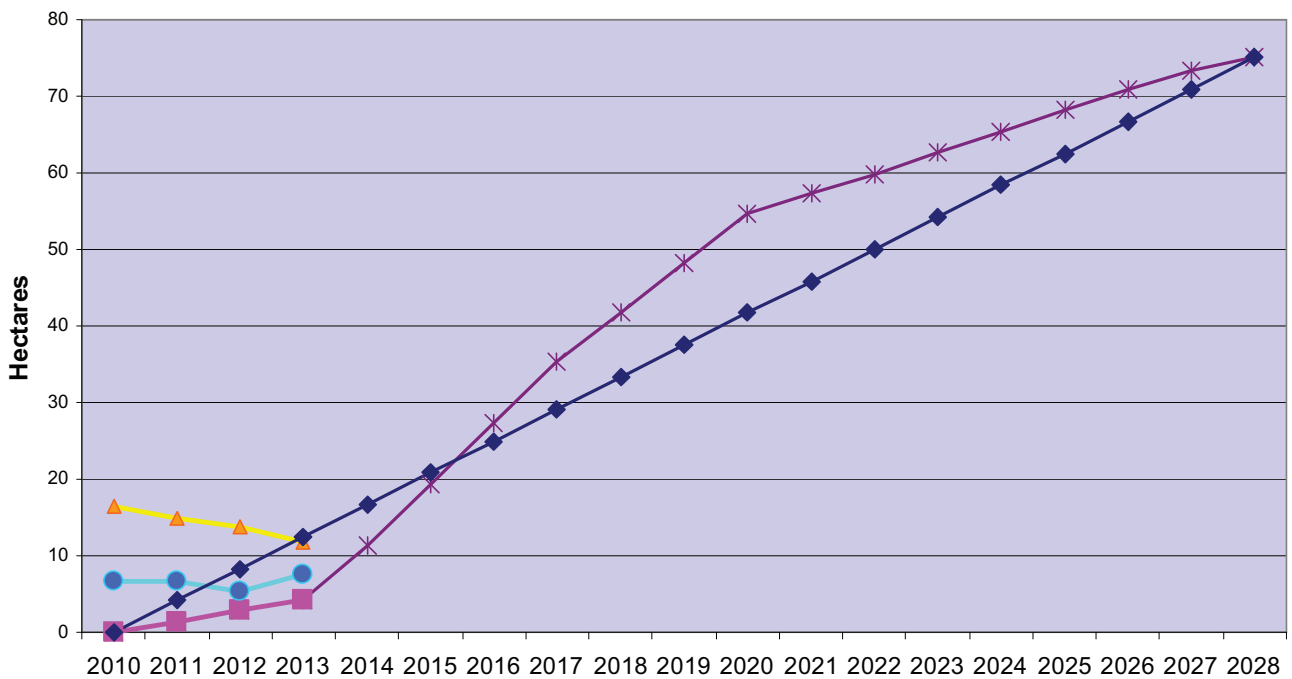
There has been a net increase of 1,213 sq.m. of commercial Floorspace in the Borough during the year, with 1,435 sq.m. of new Floorspace and a small loss of 222 sq.m. from general retail (A1) to financial (A2). Just over 60% of these smaller commercial development occurred on brownfield land, 843 sq.m.out of 1,425 sq.m.

There were just two town centre developments totalling 271 sq.m.

Since the 2008 recession town centre activity has been low.

For more detail see, Table 4.

Employment Land : 2010 - 2028 Development Rate & Land with Planning Permission



The aspiration of the emerging Borough Plan is to deliver 75 hectares of new employment land.

Converting the employment land target into an annual average rate, this equates to 4.61 ha per year. The average actual build rate is currently 1.41 ha per year.

Over the last four years, however, there has on average 6.59 ha of employment land with full permission per year and an average of 14.23 ha with outline permission available for development each year.

The land is available but the development has not materialised, further work needs to be undertaken to identify why these permissions have not come forward.

Housing	Total Dwelling Capacity by Source
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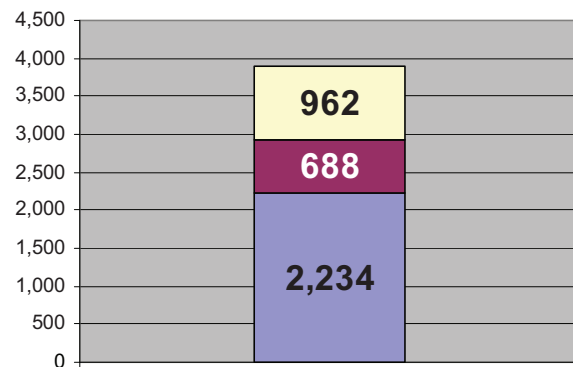
Looking at the period from 2010/2013 there are 179 housing sites in Nuneaton & Bedworth having a site capacity of 3,884 dwellings.

Of these 139 have planning permission & provide a total of 2,922 dwellings.

There are a further 39 housing sites, with a potential 962 dwellings which have been identified through the Strategic Housing Land Availability Assessment (SHLAA) process.

Dwellings by Type		
	No. of dwellings	As % of Total
Houses	2,412	82.58%
Flats	447	15.27%
Bungalows	58	1.98%
Barn Conversions	5	0.17%
Totals	2,922	100.00%

Capacity by Source



Nos.



These are split by planning status, with 2,234 dwellings on sites with full planning permission, there are 688 dwellings which have outline permission and a further 962 dwellings coming from the SHLAA.

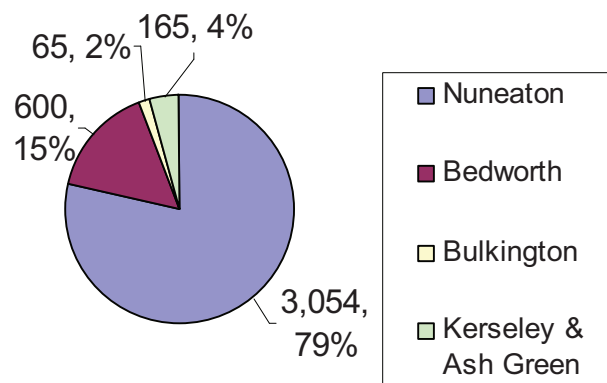
For geographic distribution of housing sites, see map section.

Geographic Distribution by Settlement

Dwelling Capacity by Settlement	Bedworth	Nuneaton	Bulkington	Keresley / Ash Green
Full	225	1,842	12	155
Outline	6	678	4	0
SHLAA / Borough Plan	369	534	49	10
Totals	600	3,054	65	165
	15.45%	78.63%	1.67%	4.25%

The total site capacity for all sites (those with planning permission and SHLAA sites), amounts to 3,900 dwellings.

Around 79% of dwellings (3,054) are to be built in Nuneaton, with 15% (600) in Bedworth and about 2% (65) for Bulkington & 4% in Keresley / Ash Green, totalling 165 dwellings.



Sites with Planning Permission : Brownfield / Greenfield Site Profiles

There are 139 housing sites with planning permission, 96 brownfield housing sites (69.1% of the total) and 43 greenfield sites (30.9%).

Brownfield housing sites make the largest contribution in terms of dwellings, providing 2,240 dwellings (76.7% of the total).

They are built at higher densities, on average 48.2 per hectare. Out of 96 sites, 50 have net densities over 50 per hectare. Many of these sites are included within the Urban Village at Camp Hill.

In all 38.5% of brownfield dwellings have been completed (862) during the period 2010 - 2013.

Brownfield Housing Site Profile	Totals
Count of Housing Sites	96
Gross Area	58.65
Net Area	48.15
Net Density	
No of sites with densities of :	
Less than 30 per hectare	24
30 - 50 per hectare	22
Over 50 per hectare	50
Total Capacity	2,240
Total built since 2010	862
Built during year 2012/2013	277
Total Completions in Year (Gross)	291
As % of all completions	95.19%

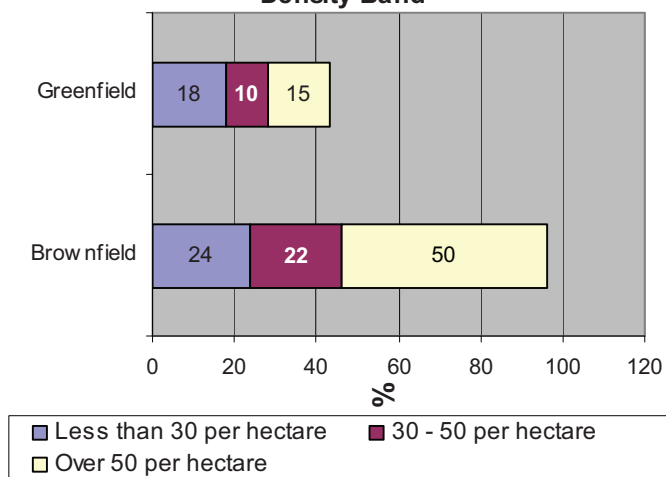
By contrast, dwellings to be built on greenfield sites account for just 23.2% of the total (682 dwellings); these being mostly on sites with outline permission.

Densities are much lower, the average being 35.98 dwellings per hectare. Eighteen out of the 43 greenfield sites have densities less than 30 per hectare.

The majority of dwellings on greenfield sites have yet to be built, just 82 out of the 682 completed by 31st March 2013.

Greenfield Housing Site Profile	Totals
Nos. of Greenfield Housing Sites	43
Gross Area	23.80
Net Area	18.95
Net Density (per hectare)	35.98
No of sites with densities of :	
Less than 30 per hectare	18
30 - 50 per hectare	10
Over 50 per hectare	15
Total Capacity	682
Total built since 2010	82
Built during year 2012/2013	14
Total Completions in Year (Gross)	291
As % of all completions	4.81%

No. of Brownfield / Greenfield Sites by Density Band



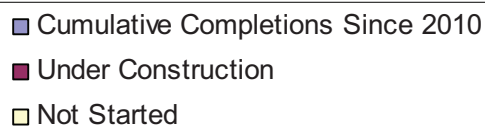
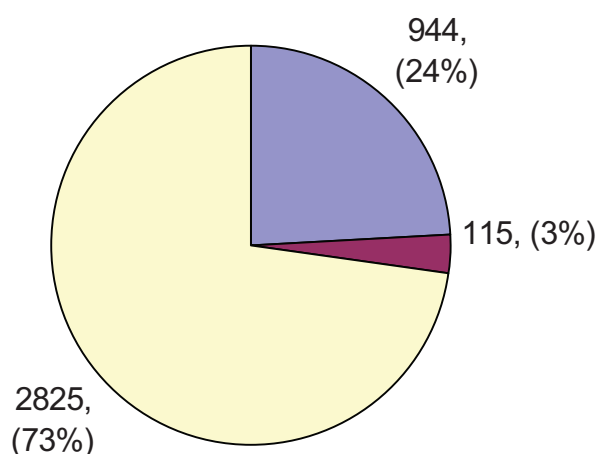
Construction Summary

Since April 2010, there have been 944 gross completions, this equates to 849 net completions. In all, 115 dwellings are under construction, with 2,825 yet to start as at 31st March 2013.

For the year 2012/2013 there has been 291 completions. This is lower than needed for the Borough Plan which envisages an annual average of 439 net completions.

During 2012/2013, 277 completions were on brownfield sites within the urban area (95.2%) with just 14 on greenfield sites (4.81%).

Construction Summary



Construction Summary by Settlement

Construction Summary by Settlement	Bedworth	Nuneaton	Bulkington	Keresley & Ash Green
Cumulative Completions Since 2010	140	741	1	62
Under Construction	11	104	0	0
Not Started	449	2,208	65	103
Totals	600	3,053	66	165
	15.4%	78.6%	1.7%	4.2%

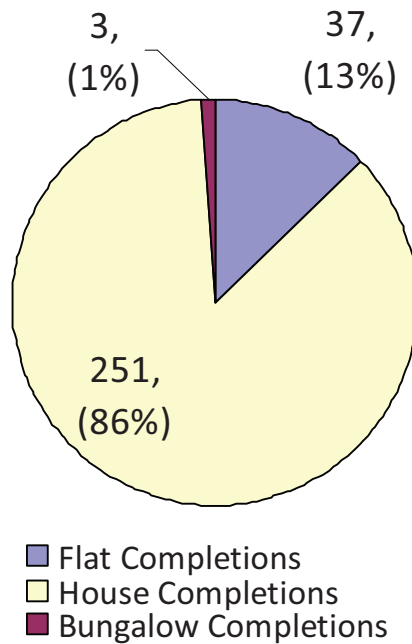
Nuneaton has 78.6% of all potential new dwellings and it also has 78.5% of completions (741) since 2010. Bedworth 15.5% of potential new housing stock & 14.8% (140 new dwellings) of completions. Bulkington & Keresley / Ash Green have seen just 6.7% of completions (63 new dwellings) since 2010.

Completions by Property Type & Number of Bedrooms

The majority of new homes in Nuneaton and Bedworth are houses accounting for 86% of all completions or 251 dwellings.

Flats contributed 13% of new homes, 37 dwellings during the year, with new bungalows just accounting for 1% (3 flats) of the total.

**2012 / 2013
Completions by Type of Dwelling**



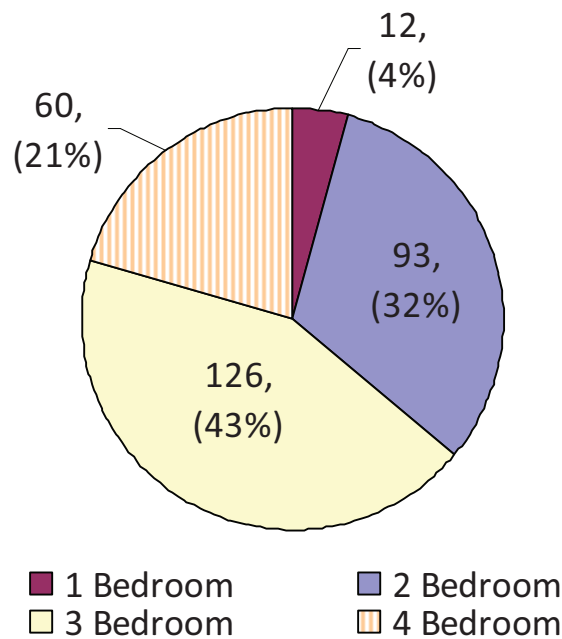
Family housing continues to be the dominant house type particularly two and three bedroom houses accounting for 74% of the 291 completions for 2012/2013.

New one bedroom properties account for only 4% of new house building stock.

As for larger properties, just 60 four bedroom properties were built and no five or six bed homes.

This very much is typical of the trend in new house construction over the past few years.

**2012 / 2013
Completions by Number of Bedrooms**



Housing Density : All Sites (with Planning Permission & SHLAA)

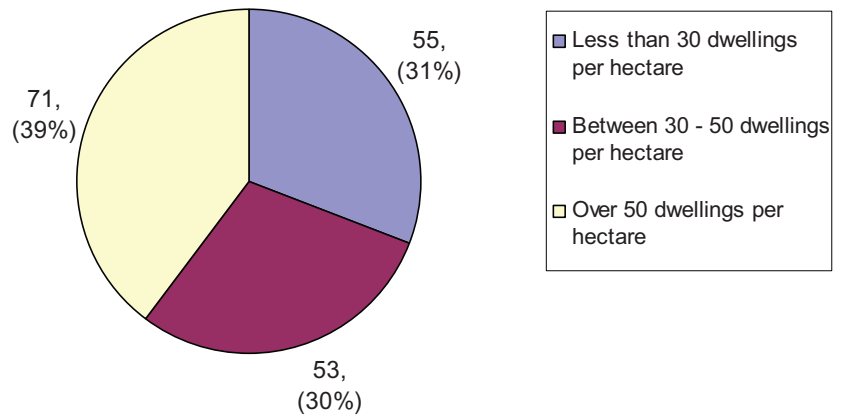
Up to 2012/2013 housing has been provided on brownfield sites at higher densities.

At present, 71 sites (39%) have average densities over 50 per hectare.

In the future, this is set to change as the urban supply of brownfield land dries up.

The number of dwellings contributed by density and planning permission type is shown below:

Housing Sites by Net Density



Sites with Net Densities of :	All Sites	Full	Outline	SHLAA
Less than 30 dwellings per hectare	55	38	4	13
Between 30 - 50 dwellings per hectare	53	27	5	21
Over 50 dwellings per hectare	71	62	3	6
Totals	179	127	12	40

Sites with Net Densities of :	All Sites	Full	Outline	SHLAA
Less than 30 dwellings per hectare	681	259	6	416
Between 30 - 50 dwellings per hectare	1,386	335	660	391
Over 50 dwellings per hectare	1,817	1,640	22	155
Totals	3,884	2,234	688	962

* Note – For SHLAA sites the density is ‘gross density’, a net figure is unknown at present.

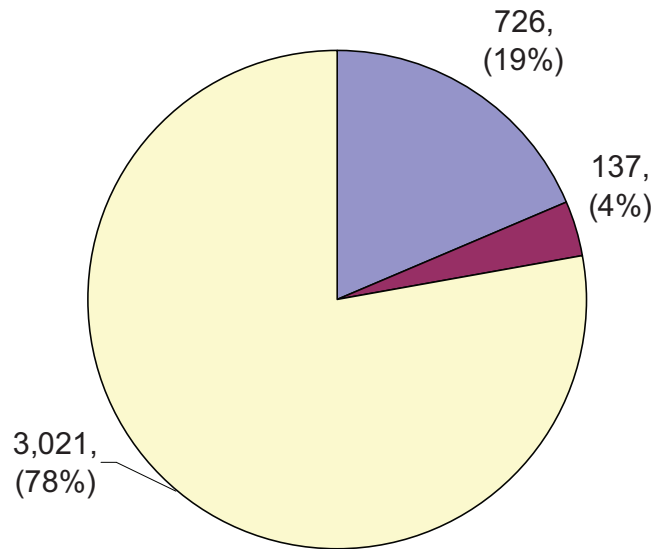
Looking at those sites with full permission, that is, those that are active or ready to start, there is a potential site capacity of 2,234 dwellings, of which 1,640 (that is over 42% of the Borough total) will be provided on sites having average densities over 50 per hectare.

Yet looking at “outline” permissions, where the principle of development has been granted but where a “full” permission is required for work to be able to start, the majority of the dwellings to be provided, 660 of them, are on sites with a density 30 – 50 per hectare.

Sites with very low densities (less than 30 per hectare) contribute only 681 new dwellings or 17.5% of the total.

Affordable Housing

Potential Housing Capacity by Tenure Type



■ Affordable Rented
 ■ Affordable Share Ownership / Low Cost
 ■ Market Housing

Tenure Type	Nos.	% of Total
Affordable Rented	726	18.7%
Affordable Share Ownership / Low Cost	137	3.5%
Market Housing	3,021	77.8%
Totals	3,884	100.00%

Out of the 139 housing sites with planning permission, 30 have an element of affordable housing. These include 17 sites provided by RSL's where 100% of capacity is affordable. On these, 397 affordable units are provided, 355 to rent and 42 with shared ownership.

In all, 13 private sites have an affordable element, giving 371 units for rent & 95 with 'shared-ownership'.

The current affordable home policy is to provide 25% of homes on eligible sites. For completed sites with an affordable element, a total of 1,698 units will have been provided, of which 562 will be classed as 'affordable', 33.1% in total. So the 25% affordable homes target has been exceeded.

During the monitoring year 2012/2013 there has been 74 dwellings for Rent & 26 Shared Ownership dwellings completed.

Most affordable dwellings are provided within Nuneaton (80.1%); Bedworth will have 116 dwellings (13.4%) and Keresley 56 dwellings (6.5%).

Affordable by Settlement	Rented	Shared Ownership	All Affordable
Nuneaton	571	120	691
Bedworth	99	17	116
Bulkington	0	0	0
Keresley & Ash Green	56	19	56
Totals	726	156	863

Housing Quality

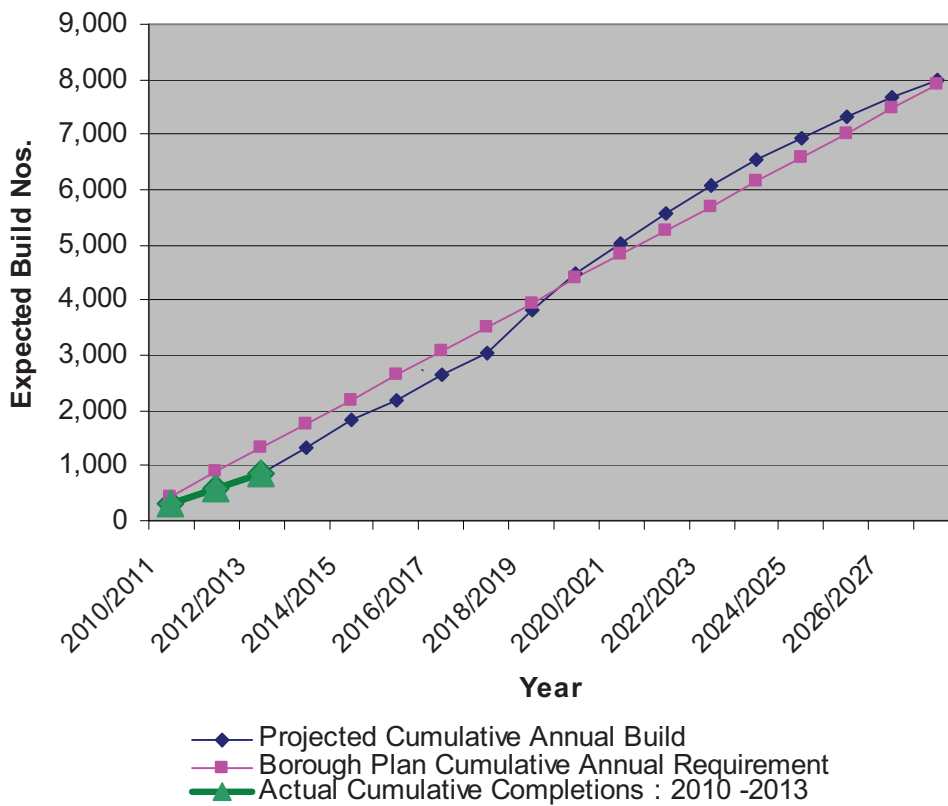
Looking at all housing sites with 10 or more new dwellings completed in the monitoring year these were assessed against the Building for Life Criteria, a Government endorsed assessment benchmark developed by CABE¹.

Note: A new assessment procedure has been developed; the results will be presented in future AMR's.

New build completions with Building for Life Assessments 2011/12		Quality of new housing developments	
		Number of sites	Number of dwellings on sites
Building for Life Criteria	Very good	1	35
	Good	0	0
	Average	5	340
	Poor	1	26

Future Housing

Housing Trajectory : 2010 - 2028



¹CABE is the Commission for Architecture and the Built Environment, Government's advisor on architecture, urban design and public space.

Housing Trajectory : 2010 - 2028

This short summary looks at future supply of housing in two parts:

- An assessment of housing land supply to 2017/2018
- Post 2017/2018 provision

For a detailed five year land supply assessment see the document, Five Year Land Supply Position Statement at April 2013, on the Nuneaton and Bedworth Borough Council website.

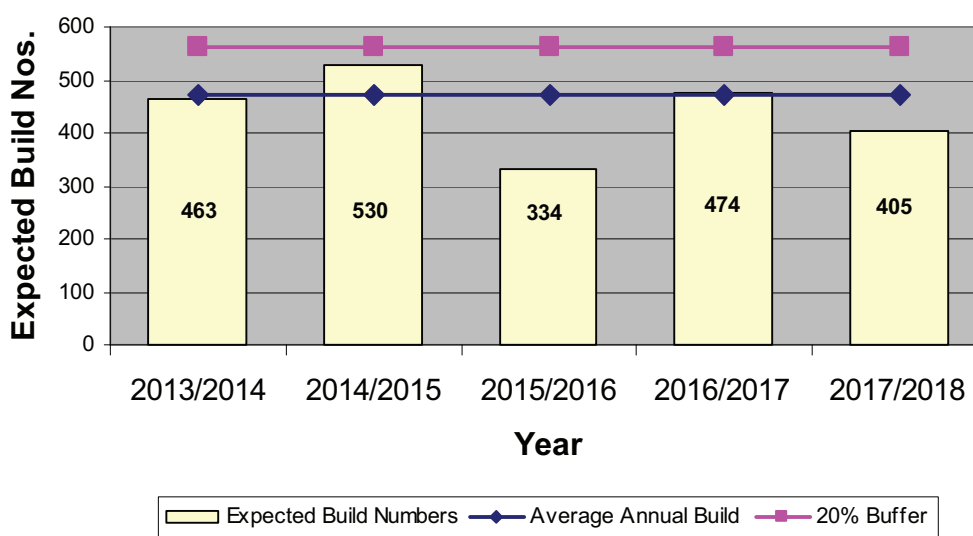
The statement shows that there is between 2.70 – 3.09 years supply of housing land depending on the calculation method used. This amounts to 1,524 dwellings.

Looking beyond 2017/2018, a further 1,812 dwellings could be provided from assessed sites (both with extant planning permission and from Strategic Land Availability Assessment sites.)

In addition, a further 4,564 dwellings will be allocated through the Borough Plan process giving the envisaged allocation of 7,900 by 2028.

The graph below shows the anticipated house building numbers for the next five years, the expected build numbers include sites with Full & Outline permission and from the Strategic Housing Land Availability Assessment (SHLAA).

Five Year Supply - Anticipated Build Numbers



Gypsy & Traveller Pitches

No gypsy and traveller pitches were delivered in the monitoring period.

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.

During the monitoring year 2012/2013 no permanent or temporary pitches for gypsies or travellers were granted planning permission.

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

Note: The Appeal at Two Trees farm for a number of static and transit pitches has been "called-in" by the Secretary of State.

Natural Environment

Management of Local Wildlife & Geological Sites in Warwickshire

	Numbers					%age				
	LWS All	LGS All	Total All	Managed All total	2012/13 SDL All	2011/12 SDL All	2010/11 NI197 All	2009/10 NI197 All	2008/09 NI197 All	
Warwick District	50	15	65	31	48%	50%	36%	26%	35%	
Stratford upon Avon District	76	31	107	37	35%	34%	35%	23%	18%	
North Warwickshire Borough	76	22	98	38	39%	38%	34%	32%	36%	
Rugby Borough	46	4	50	23	46%	47%	43%	33%	36%	
Nuneaton & Bedworth Borough	36	11	47	29	62%	57%	52%	50%	59%	
Warwickshire County	284	83	367	158	43%	43%	39%	31%	34%	

The changes are mainly due to LWS within Agri-environment schemes (+ or -)

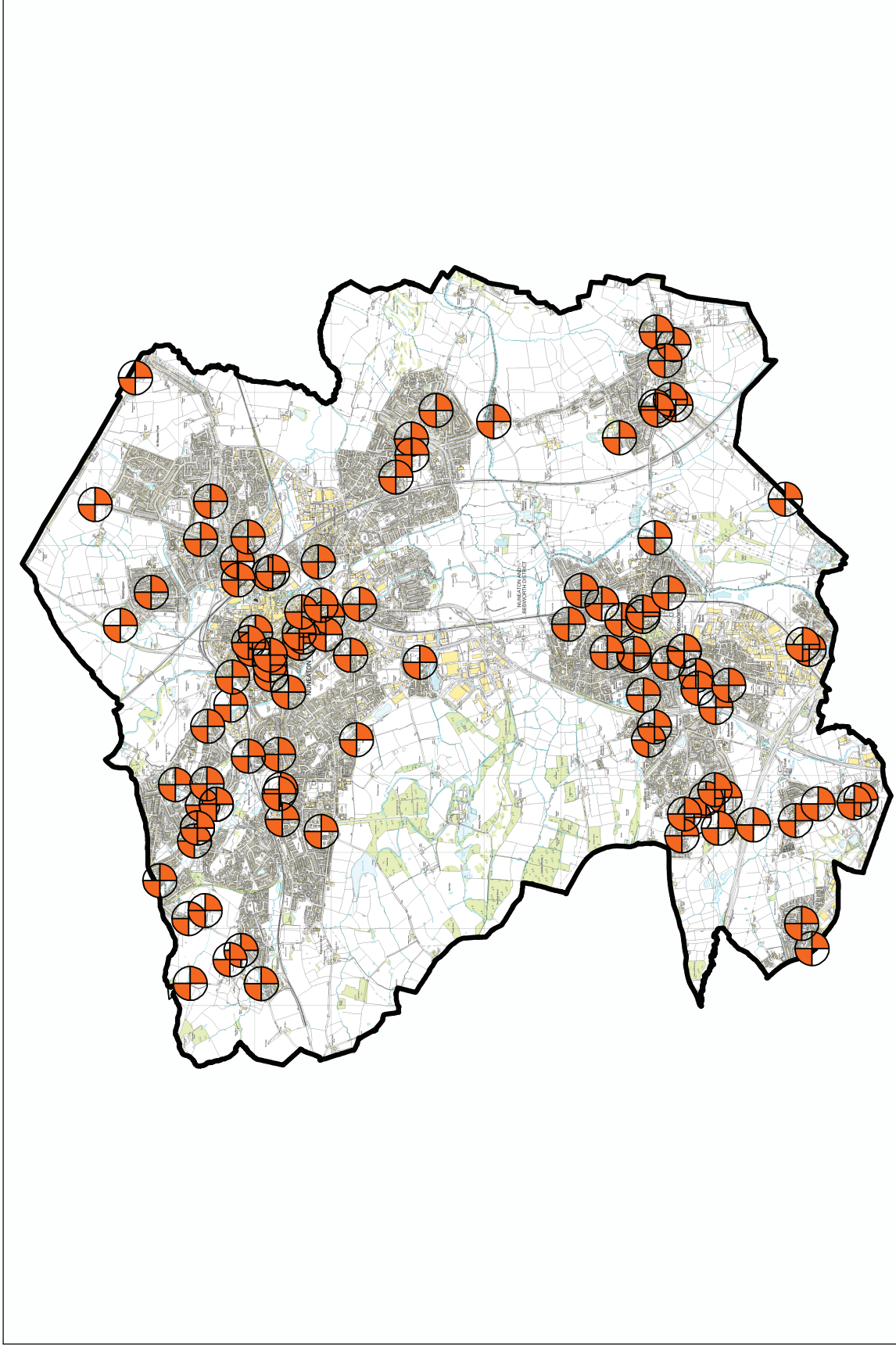
Nuneaton and Bedworth has the highest percentage of managed nature sites in Warwickshire at 62% significantly above the County average of 43% managed sites.

Habitat Loss

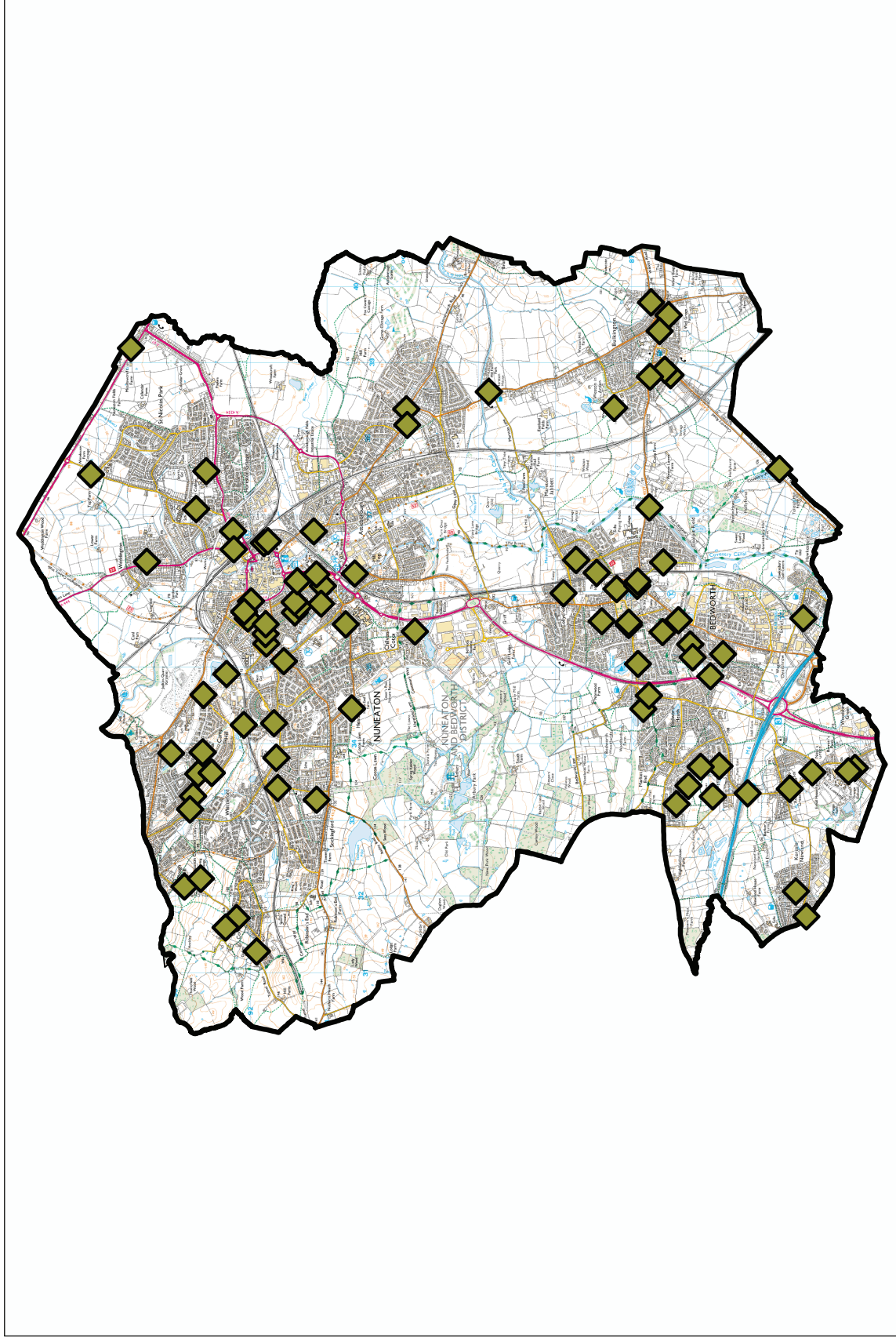
Number of LWS sites affected / destroyed	1	Hollystitches (part of site) from adjacent social housing development
Loss (Hectares)	0.15	

Appendix 1 – Maps

Map 1 – All Housing Sites



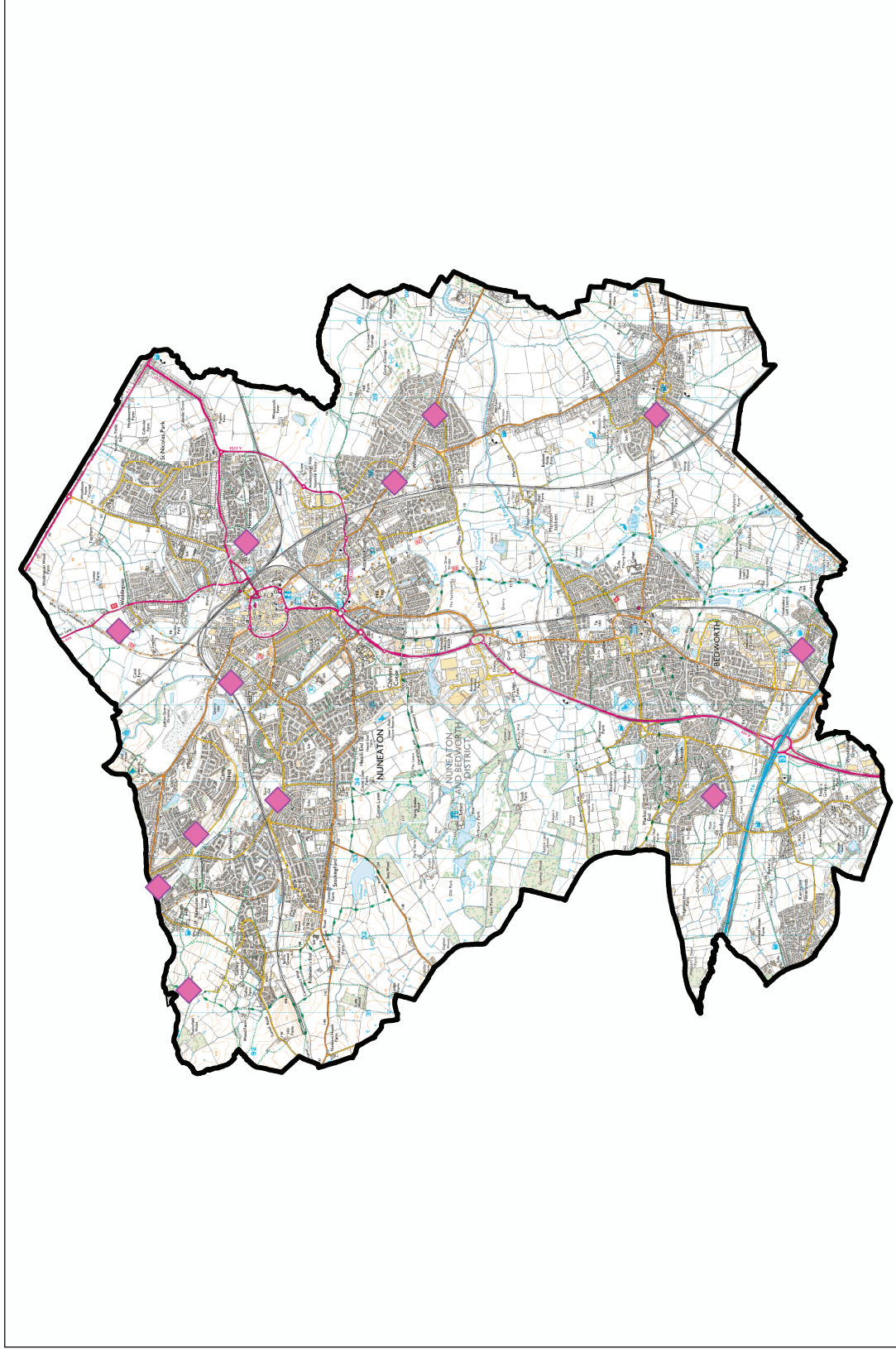
Map 2 – Housing Sites with Full Permission



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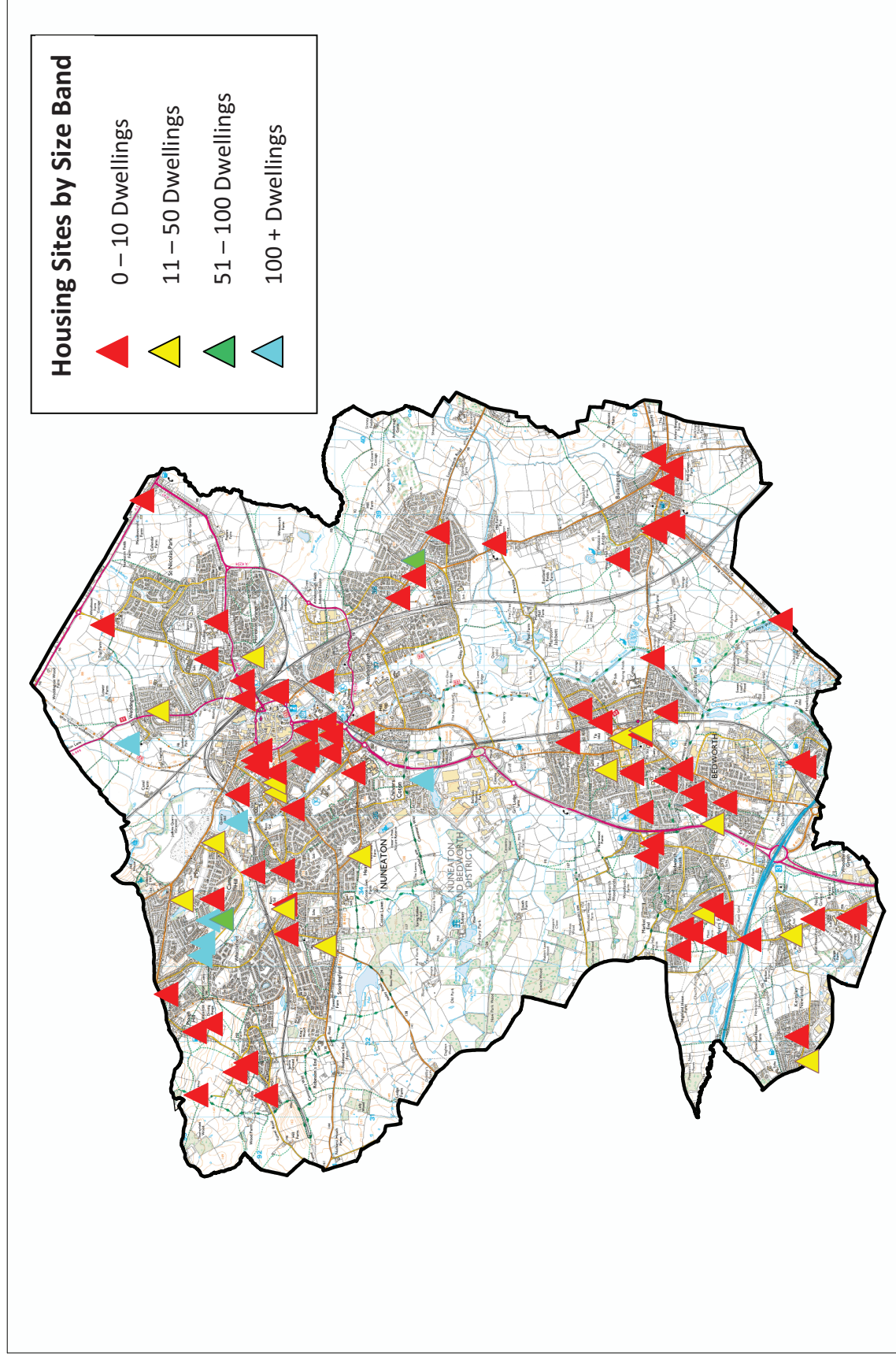
Map 3 – Housing Sites with Outline Permission



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Map 4 – Housing Sites by No of Dwellings



Appendix 2 – Tables

Total Employment land provision

Table 1 : Employment land completed and available in Nuneaton and Bedworth, April 2013

Site	Completed 2010-13	Under Construction April 2013	Available Employment Land		
			With Detailed Planning Permission	With Outline Planning Permission	Supply Total
Abbey Street/High Street	0.00	0.00	0.08	0.00	0.08
Attleborough Industrial Estate	0.01	0.00	0.63	0.00	0.63
Bayton Road Industrial Estate	0.59	0.02	1.57	5.11	6.68
Bermuda Park	0.89	0.00	0.00	0.00	0.00
Berrington Road	0.14	0.00	0.00	0.00	0.00
Black Horse Road	0.00	0.00	0.01	0.00	0.01
Camp Hill Urban Village/Midland Quarry	0.00	0.00	1.01	0.00	1.01
Griff Clara (Extension to Bermuda Park)	0.00	0.00	0.00	4.67	4.67
Hemdale Business Park	0.00	0.00	0.41	0.00	0.41
Holman Way (loss to D2)	0.00	0.00	-0.16	0.00	-0.16
King Street Bedworth	0.00	0.00	0.12	0.00	0.12
Marston Jabbett	0.00	0.00	1.10	0.00	1.10
Paradise Farm	1.63	0.00	0.00	0.00	0.00
Prologis Park	0.44	0.00	2.43	2.08	4.51
Vicarage Street	0.00	0.00	0.46	0.00	0.46
Weddington Road	0.00	0.00	0.12	0.00	0.12
Weddington Terrace (loss to A1)	0.00	0.00	-0.02	0.00	-0.02
Whitacre Industrial Estate (loss to Sui)	0.28	0.00	-0.12	0.00	-0.12
Total	3.98	0.02	7.64	11.86	19.50

Table 2: Employment Land Completed 2012/2013

Greenfield/Brownfield	Allocated	Description	Action	Loss to / Changed to	Industrial Estate	Planning Permission Number	Hectares	Infrastructure Hectares	B1a - Offices	B1/B8	B2	B8 Storage	car parking
B	N	Extension to office space M1 Taxis Liberty Way Nuneaton	gain	n/a	Attleborough	31525	0.01		50				4 ok
B	N	Rear extension unit 10, 18 Liberty Way Attleborough Karl Dung Nuneaton	gain	n/a	Attleborough	30869	0.00			227			11 11
B	N	New workshop to rear unit 11 Bayton Road Bedworth Bailey & Wade	gain	n/a	Bayton Road	29537	0.03				330		N/a
B	N	New storage building 15 Colliery Lane off Bayton Road Bedworth Budget Skips	gain	n/a	Bayton Road	30535	0.20					330	N/a
B	N	New storage building RS Components Bermuda Park Nuneaton	gain	n/a	Bermuda Park	31155	0.03					262	N/a
B	N	Additional Car Park behind EPIC Centre Eliot Park Paradise Farm Nuneaton	gain	n/a	Paradise Farm	31575	0.40	0.4					139 ok*
B	Y	Prologis additional car park (over TPO/0165/00) now complete 2013	gain	n/a	Prologis	31206	0.43	0.43					120 ok
B	N	New Car Park Whitacre Road Ind.Est. - Reginson Engineers	gain	n/a	Whitacre Road	31679	0.28	0.28					
							Total	1.38	50	227	330	592	

Table 21: Employment Land Lost 2012/2013

Greenfield/Brownfield	Allocated	Description	Action	Loss to / Changed to	Industrial Estate/Site	Planning Permission Number	Hectares	Infra' Hectares	B1a - Offices	B2	B8 Storage	car parking	max all'd
B	N	Storage - not within scope - is a canopy	loss	deleted	Bermuda Park	31154	0.03	-					
B	Y	New Car Park behind EPIC Centre for Martin Rumble Ltd encroaches	loss	TP/0657/9 7	Paradise Farm	31575	0.40	-					
B	Y	New commitment 31839 encroaches Plot J	loss	30160	Prologis	31839	1.94	-					
B	N	Halloween Planet Fancy Dress Retail Raven Way Nuneaton from B1a Office	loss	A1	Raven Way	31413	0.01	-	-55				
B	N	Weddington Terrace (Sharpe's) unit 3,4,5 and 6 from B8 to A1	loss	A1	Weddington Terrace	31877	0.02	-				-162	
							Total	-2.4	0	-55	0	-422	

Table 3 : Employment land available by type in hectares 2012 / 2013

Employment Land Available by Use Class in Hectares 2013	B1a (Offices)	B1b (Research & Development)	B1 Mix	B1c (Light Industry)	B2 (General Industry)	B8 (Storage/Warehousing)	B1/B2 Mix	B1/B8 Mix	B2/B8 Mix	B1/B2/B8 Mix	Infra-structure	Pipeline Total
Abbey Street / High Street	0.08											0.08
Attleborough					0.60	0.03						0.63
Bayton Road					0.00	0.00				6.68		6.68
Black Horse Road				0.01								0.01
Camp Hill Urban Village/Mid'd Qu'ry										1.01		1.01
Griff Clara (Extension to Berm Park)										4.67		4.67
Hemdale Business Park								0.41				0.41
Holman Way					-0.16							-0.16
King Street Bedworth	0.12											0.12
Liberty Way	0.00											0.00
Marston Jabbett			1.10									1.10
Prologis Park								0.49		4.02	0.00	4.51
Vicarage Street	0.46											0.46
Weddington Road/Terrace	0.12					-0.02						0.10
Whitacre Industrial Estate			-0.19			0.07						-0.12
Hectares	0.78	0.00	0.91	0.01	0.44	0.08	0.00	0.90	0.00	16.38	0.00	19.50
Percentage	4%	0%	5%	0%	2%	0%	0%	5%	0%	84%	0%	Total

Table 4 : Retail & Town Centre Services Completed in the Borough During 2012-2013

	Description	Town Centre?	Demolition = D Loss L	Planning Permission Number	ha	A1 (m2)	B1 a	A2	D2	Loss from A1 to A2	car parking	max allowed
B	Cambridge House Newdigate St Nuneaton B8 to A1	Yes		31277	0.01	115					n/a	n/a
B	1 Raven Way Halloween Planet Fancy Dress B1a-A1	No		31413	0.01	55					n/a	n/a
B	Sainsbury former Orchard Pub Coventry Road Exhall rear extension and new shop front	No		31665	0.01	156					n/a	n/a
B	Guys and Dolls Unisex Hair & Beauty Salon D1 to A1	Yes		31813	0.01	60					n/a	n/a
B	Aldi - Kingswood Road extension	No		31914	0.01	99					n/a	n/a
B	former Sharpe's Removals Weddington Road Nuneaton	No		31877	0.02	162					n/a	n/a
B	1 Donnithorne Avenue Nuneaton D1 to A1	No		31943	0.01	60					n/a	n/a
B	Unit 1 Alliance Close Attleborough Industrial Estate Nuneaton - change of use to Dance Centre (continued industrial use)	No		30847	0.01	136					15	6
G	New Sports and Social Club North of Bermuda Village Nuneaton	No		31064	0.33	592					42	27
B	Unit 2 Kingswood Road Nuneaton Wiclif Pet Supplies to Ladbrokes A1 to A2	No		31764	0.1			117			n/a	n/a
B	8 Copper Beech Road Nuneaton A1 to A2 Ladbrokes	No		31830	0.1			105			n/a	n/a
				Total	0.62	1435	0	222	0	0		

Table 4 : Retail & Town Centre Services Completed in the Borough During 2012-2013 (cont.)

Demolitions/ Losses 2012-2013												
		No	L									
B	Unit 2 Kingswood Road Nuneaton Wiclif Pet Supplies to Ladbrokes A1 to A2				31764	0.1					117	n/a
B	8 Copper Beech Road Nuneaton A1 to A2 Ladbrokes	No	L		31830	0.1					105	n/a
					Total	0.2	0	0	0	0	222	n/a

Table 5 : Planning Appeals

Planning Inspectorate Appeals Decisions for the Monitoring Year 1st April 2012 to 31st March 2013

Location	Description	Planning Application Number	Inspectorate Decision Reference	Decision	Decision Date
Former Graziers Site, Weddington Road, Nuneaton.	Erection of restaurant with drive through facility and associated car parking.	31318	APPW3710/A/12/2174719/NWF	Allowed	19/09/2012
Former BR Goods Yard and Land to the Rear of Jodrell Street, Midland Road, Nuneaton.	Erection of 84 houses (Outline to include access, appearance, layout and scale with landscaping reserved).	30803	APPW3710/A/12/2176750/NWF	Allowed	04/04/2013
Land rear of 67 - 69 Tunnel Road, Nuneaton.	Erection of 4 new dwellings with associated car parking and access driveway and new garage to existing dwelling.	31057	APPW3710/A/12/2176125/NWF	Dismissed	29/11/2012
Two Trees Farm, Mile Tree Lane, Alderman's Green, Coventry.	Change of use of land to residential caravan site for 2 gypsy families with a total of 3 caravans including 2 static mobile homes, 2 transit pitches for 2 families with a total of 4 caravans and laying of hardstanding.	31476	APPW3710/A/12/2181556/NWF	Awaiting Decision	
Land to the rear of Grove Lane, Keresley End, Coventry.	Erection of 52 dwellings.	31407	APPW3710/A/12/2184206/NWF	Withdrawn	24/01/2013
Land off Westminster Drive, Nuneaton.	Creation of vehicular access road off Westminster Drive to serve land to the rear of 221 Bucks Hill (outline with all matters reserved).	31306	APPW3710/A/12/2186343/NWF	Awaiting Decision	
Land off Triton Road, Nuneaton.	Residential development of up to 40 houses (Outline with all matters reserved).	31309	APPW3710/A/12/2188405/NWF	Withdrawn	17/04/2013
Site 104D003, Alice Close, Bedworth.	Residential development of up to 8 dwellings (Outline application with access, all other matters reserved) (Resubmission of application reference 030654).	31658	APPW3710/A/12/2188785/NWF	Allowed	01/05/2013
Site 62A011, Garages off John Street, Nuneaton.	Erection of 3 terraced houses with associated parking.	31591	APPW3710/A/12/2189403/NWF	Dismissed	20/06/2013
Hawkesbury Golf Course, Blackhorse Road, Exhall, Bedworth.	Creation of canal marina up to 150 berths, 40 allotments, community centre, up to 200 dwellings (up to 50 to be affordable), public open space including retention and creation of foot and cycle paths, creation of natural play area and associated landscaping (Outline including access).	31405	APPW3710/A/13/2192451/NWF	Awaiting Decision	
Land adjacent 23 Salisbury Drive, Nuneaton.	Erection of 10 apartments in 2/3 storey block (amendment to previous refusal 029441).	31390	APPW3710/A/13/2193351	Dismissed	09/09/2013

There were 30 Appeals between 1st April 2012 and 31st March 2013. Eleven of the most significant are above. Others comprised of 6 dwelling applications, 2 signs, 4 extensions or alterations, 2 kerb/conifers, 1 car wash, 1 rent an annex, 2 non-compliance and 1 opening hours.