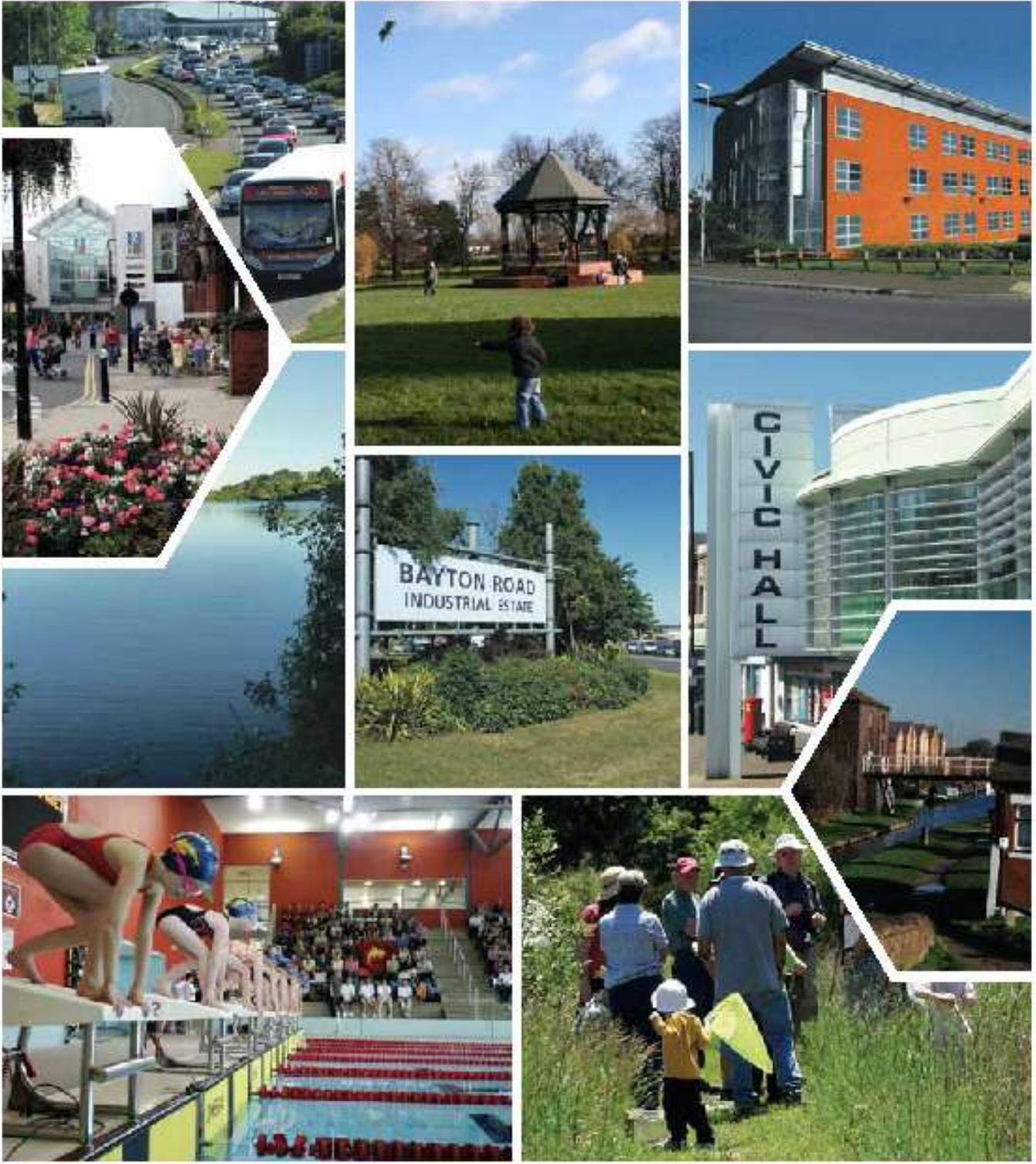


Nuneaton & Bedworth Borough Council

Borough Plan

1st April 2013 – 31st March 2014
Authority Monitoring Report



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INTRODUCTION

This is the tenth Authority Monitoring Report (AMR) produced by Nuneaton and Bedworth Borough Council. The AMR serves two main purposes. Firstly, the AMR reports on the performance within the adopted Plan. Secondly, the AMR reports on the implementation of the Local Development Scheme (LDS). This AMR covers the period 1st April 2013 – 31st March 2014.

STRATEGIC PLANNING MATTERS

Development of Policy Documents

Borough Plan

Stage	Timescale
Commencement	May 2006
Consultation on Issues and Options	July – August 2009
Consultation on Preferred Options	July – August 2013
Consultation on Pre-Submission	February – March 2015
Preparation of Submission version	April – July 2015
Consultation on Submission version	August – September 2015
Submit to Secretary of State	September 2015
Pre Examination meeting	December 2015
Examination	March 2016
Inspectors Report	September 2016
Adoption and Publication	October – December 2016

Currently new evidence is being analysed and comments from the preferred options consultation have been taken into account to feed into the pre-submission document.

Duty to Co-operate

The Council is continuing to work with other local authorities through the Coventry and Warwickshire Planning Officers Group, Cross Border Delivery Partnership (with North Warwickshire and Hinckley and Bosworth Borough Councils) and the A5 Transport Group.

During the 2013/14 monitoring year, the Council jointly commissioned a Strategic Housing Market Assessment with other local authorities within Coventry and Warwickshire. This study was completed in November 2013. A further, updated projections report was completed in September 2014 in response to the publication of the 2012 sub-national population projections and to consider the implications of different levels of employment growth on housing provision within the housing market area. The Council is currently working with other authorities to prepare a brief for a Joint Green Belt study, which will be commissioned during 2014/15.

The Council is also working with service delivery partners through an Infrastructure Planning and Delivery Group. During 2013/14 the Group met twice and the Council also met partners on an individual basis to inform work on the Preferred Options and development of Pre-Submission version of the Borough Plan and accompanying Infrastructure Delivery Plan.

Neighbourhood Plans Progress

There are currently no neighbourhood plans in place within the Borough. There are also no formally designated neighbourhood planning areas or neighbourhood forums.

Community Infrastructure Levy

A corporate group has continued to undertake preparatory work on the development of a Community infrastructure Levy (CIL) charging schedule. This included commissioning consultants to undertake a viability assessment, of which the results are expected late 2014.

IMPLEMENTATION OF PLAN POLICIES

The Borough Plan is still going through the necessary stages before it can be adopted, therefore, the Council have published the datasets relating to the matters that have previously been reported on. As the Borough Plan progresses there will be a need to monitor the policies that emerge from the plan, these will be reported through future AMR's. The information in this AMR is presented through the following themes:

- Economy (employment and retail)
- Housing
- Gypsy and Travellers
- Planning appeals
- Natural environment

Within these themes, key monitoring statistics are presented along with explanations of any trends that have been identified. An outlook for the future is also discussed, based on sites that are at the planning permission stage.

ECONOMY

Employment Land Summary

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

As at 31st March 2014, 7.87 ha of employment land has been developed since 2010.

During the monitoring period 01/04/2013 to 31/03/2014 a net figure of 3.89 ha of employment was developed. A large part of this figure was made up by the Dunlop site at Prologis (1.94 ha). As at 31st March 2014, 0.17 ha of employment land was still under construction.

In total, there are 16.74 ha of land with planning permission, with 5.08 ha having full permission and 11.66 ha with outline permission.

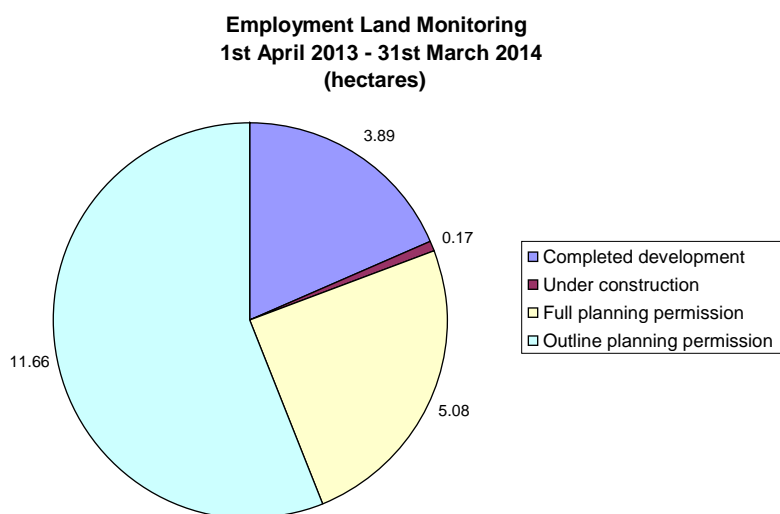


Figure 1: Employment Land Monitoring

Employment Land Planning Permissions

During the monitoring year sole B1, B2, B1a, B1c and B8 use permissions totalled 1.8 ha. B1/B8 uses totalled 1.03 ha, most of which came from sites at Hemdale industrial estate and Prologis park. Mixes of B1/B2/B8 contained the largest figures at 14.19 ha. This repeats the split of previous years where there has been a high level of B1/B2/B8 commitments.

In the last three years, the trend for B1/B2/B8 has raised its share of the total available land from 79% to 85% of the total employment land. This demonstrates that this type of planning permission is popular within the Borough. It may also be an indication of the current economic climate and that developers are covering a number of uses to try to offer wider development opportunities to the market.

During the monitoring period, the B2 use has had 0.37 ha of committed losses and 0.69 ha committed gains. This equates to a net gain of 0.32 ha.

The committed losses of the 0.37 ha is made up of the following:

- Holman Way B2 to D2 Assembly and Leisure (-0.16 ha) - this permission is due to expire in Nov 2014. However, Sealability moved here in 2013, therefore, this would need to be reviewed in the next AMR, as this loss may not occur.
- Marlborough Road B2 to D1 Non-Residential Institution (-0.14 ha) – New during the monitoring period 2013 - 2014.
- Princes Avenue B2 to C3 Residential (-0.07 ha) - New during the monitoring period 2013 - 2014.

The committed gains of the 0.69 ha is made up of the following:

- King Street (+0.08 ha) B2 Tyre Sales and fitting - New during the monitoring period 2013 - 2014.
- Weddington Road (+0.01 ha) MOT bay extension - New during the monitoring period 2013 - 2014.
- Liberty Way Attleborough Industrial Estate rear extension to factory (+0.60 ha) - The open storage element of the development for this planning permission number 030212 was completed by April 2014, therefore, the extension permission has not expired and the permission is still live.

There are indications that companies may still be wary of expanding too quickly in the current economic climate. Despite there being an overall net gain in B2 usage commitments the development of this use class has still been relatively slow in the last monitoring year. For example the development at Liberty Way in Attleborough Industrial Estate mentioned above has not started. Another example is the development of B1a use at Vicarage Street (0.46 ha) which expired but has since been renewed at the time of writing, details of this will be reported in the next AMR. However, there are still some positives to take from the monitoring year for example, the Dunlop installation at Prologis was completed amounting to 1.94 Ha.

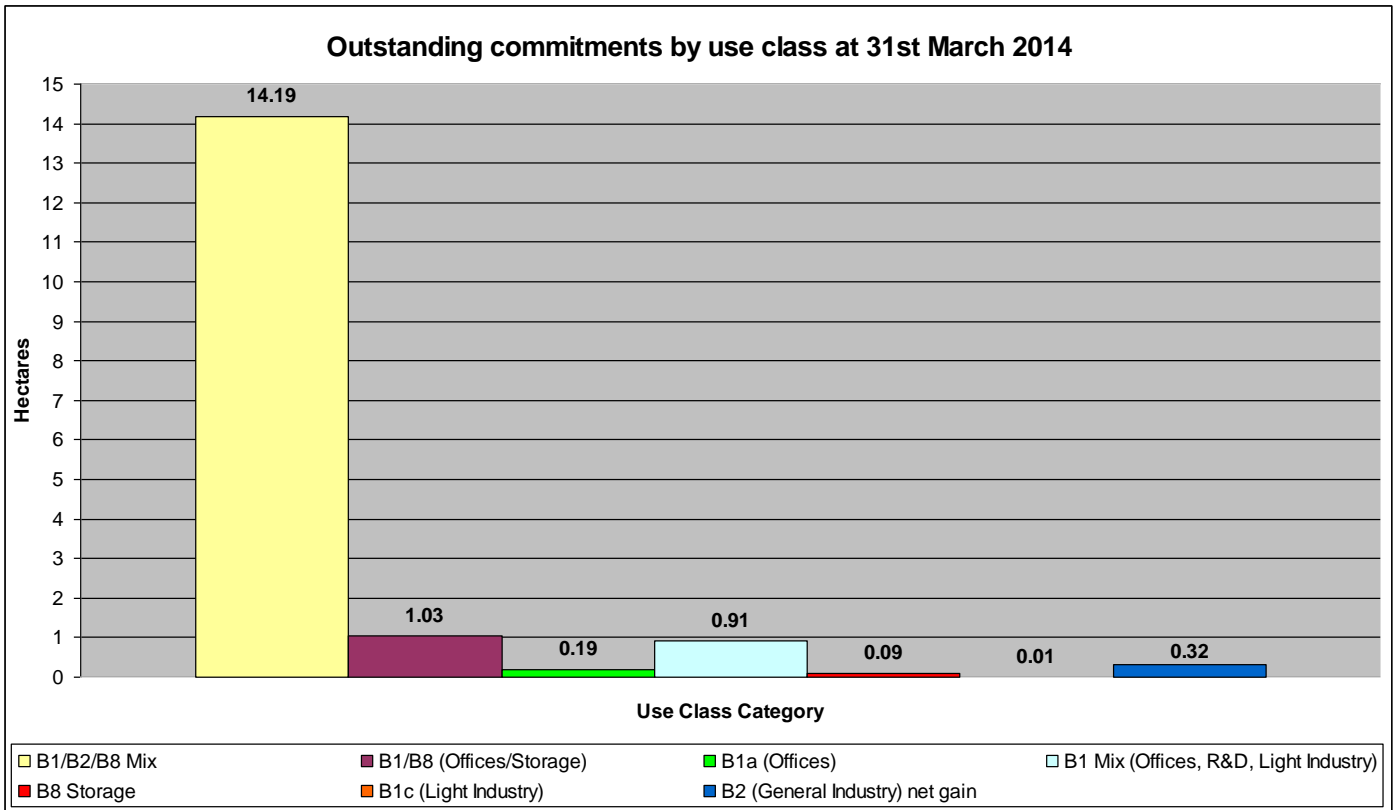


Figure 2: Outstanding commitments by use class at 31st March 2014

Floorspace Losses & Gains

Industrial Floor Space: Gains & Losses 2013 - 2014

During the monitoring period 2013-2014 there was 6645 sqm of extra industrial floor space compared to a loss of 3162 sqm giving a net gain of 3483 sqm. The largest gain was in the B1/B2/B8 category – the new Dunlop development at Prologis with 5634 sqm. The largest loss was in the B2 General Industrial category where the Abbey Metal Demolition in late 2012 has been recorded retrospectively. The site is now levelled. This land could still be used for employment uses, therefore, only a loss of floor space has been recorded at this stage.

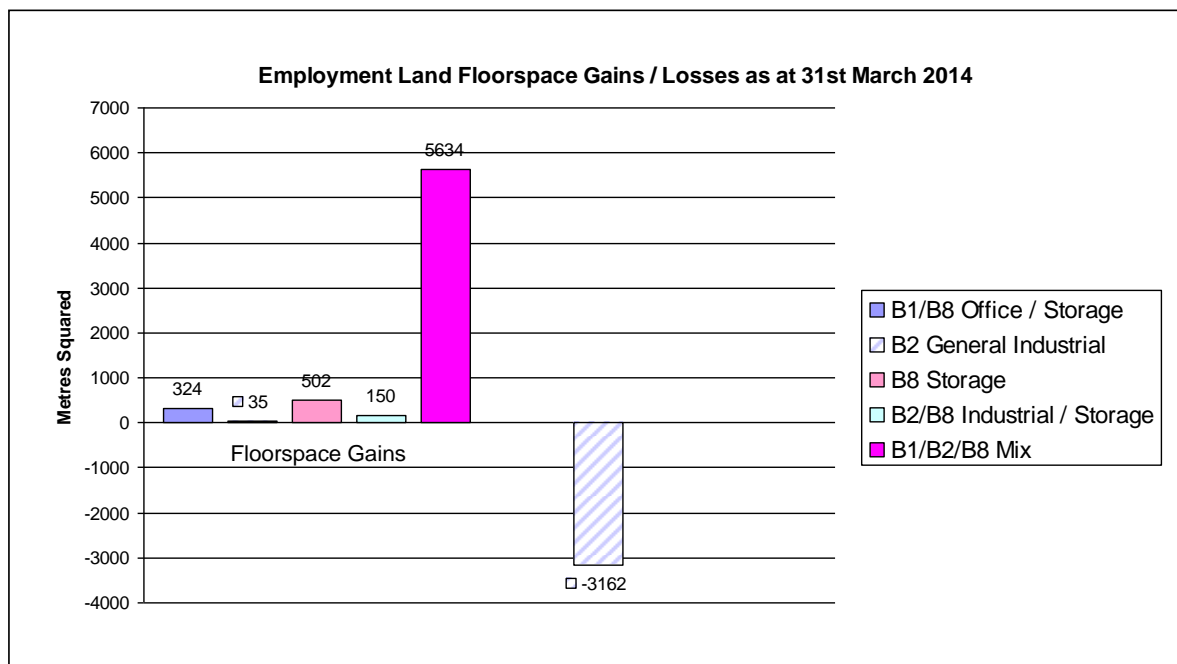


Figure 3: Employment land floorspace gains and losses as at 31st March 2014

Employment Land Targets

The aspiration of the emerging Borough Plan is to deliver 75 ha of new employment land. Converting the employment land target into an annual average rate, this equates to 4.16 ha per year. The current average actual build rate is 2.58 ha per year. During the monitoring period, 01/04/2013 - 31/03/2014, development was completed on 3.89 ha of land. This is an indication that there is an upward trend, as completed developments more than doubled the land from completions during the last monitoring period, 01/04/12 - 31/03/2013, which was 1.38 ha.

In order to deliver the 75 hectares, the average development target would need to increase to take account of the lower completions in recent years. In order to meet the 37.42 target for 31/3/2019, it would need another 27.12 hectares of completions. This averages out at 5.42 hectares per year from now until 31/3/2019. This is not an unrealistic target if current development trends continue to rise.

Over the last four years, there has been on average 6.06 ha of employment land with full permission and an average of 13.03 ha with outline permission available for development each year. The total of which amounts to 19.09 ha. This gives an average 4.59 ha year rolling supply of land.

In November 2013, the Council introduced a Discretionary Rate Relief – Local Discount Policy to run for 18 months, where the Council has powers to offer a business rate relief. 45 firms have currently expressed an interest in this scheme. It is hoped that in the short term this will attract new businesses to the area and encourage existing firms to increase their existing floorspace or move to larger premises.

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

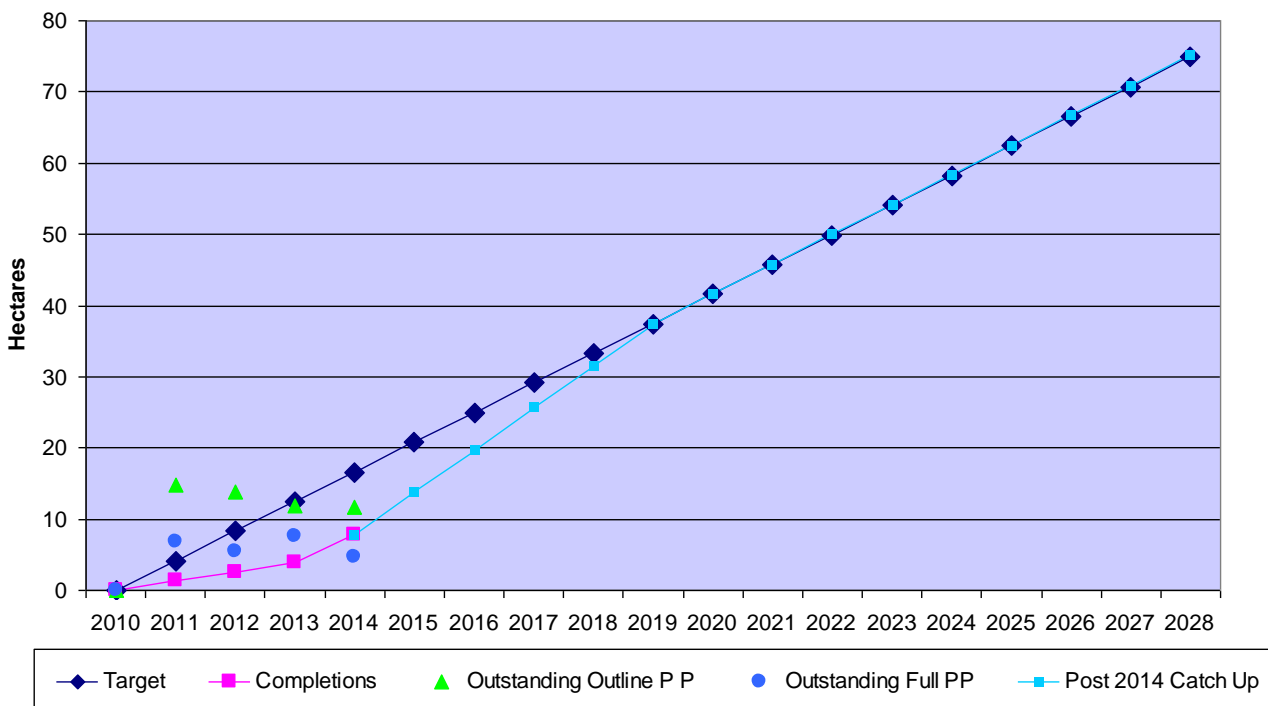


Figure 4: Employment land targets compared with actual development and permissions

Retail & Town Centre Developments

Retail & Town Centre Developments Completed in the Borough 1st April 2013 to 31st March 2014

In terms of completions, there has been a net increase of 730 sqm of retail floorspace in the Borough during the monitoring period 1st April 2013 to 31st March 2014 with 1103 sqm of new floorspace and a small loss of 373 sqm from general retail (A1) to financial and professional (A2). 51% of these small retail developments occurred on brownfield land (562 sqm out of 1103 sqm).

A full breakdown of the figures can be seen in table 5a in the appendices. Those of note are listed below:

- One retail development of 75 sqm took place in Bedworth Town Centre in – the former Doorway office changed its use to Cuttsy's Hairdressers.
- One change of use took place in Nuneaton Town Centre – the former First Choice Travel Agents has changed its use to A2 or financial and professional inside Asda in Nuneaton. The new operator is called Oyster.
- Bermuda Park in Nuneaton has seen a block of three new retail outlets completed, which equated to 541 sqm.

A review of the past monitoring figures appears to show a trend of 2 yearly upward swings in retail development. The current monitoring period is experiencing an upward trend, with development split between retail and leisure. The leisure developments were new Scout Buildings in Higham Lane Nuneaton – 325 sqm; a new mixed use facility in Bermuda Nuneaton – a nursery and a soft-play facility – 735 sqm. Further details can be seen in tables 5a – 5f in the appendices. A summary of the previous commercial development in order of monitoring year are listed below and details can be found in the corresponding AMR:

- 2009-2010: Lidl 1324 sq m, Devalls 580 sqm 7-8 Hamilton Way 606 sqm, NICA Lutterworth Rd 197 sqm
- 2010-2011: 171 sqm not in town centre – 3 small shop extensions
- 2011-2012: 6459 sqm in town centre new Tesco 5539 Leekes 1064 extra sqm Dunelm 786 sqm
- 2012-2013: 175 sqm 2 small shops.

HOUSING

Completions

Completions – Gross and Net figures

	2010/11	2011/12	2012/13	2013/14
Gross completions	376	278	291	171
Demolitions	40	38	6	16
New build	368	274	279	156
Gains from conversion	4	2	7	5
Loss from conversion	2	1	5	2
Gains due to change of use	3	2	5	10
Loss due to change of use.	2	0	1	0
Net completions	331	239	279	153

The table shows the number of new builds, conversions and change of use losses and gains, demolitions, gross and net completions for the past four monitoring periods. The amount by which the Borough's housing stock increases is referred to as net completions and is calculated by the formula $a-b-c+d$, where:

- a = new build
- b = conversion and change of use losses
- c = demolitions
- d = conversion and change of use gains

In 2013/14 the figure for the gross completions is determined by adding 156 (new build) and 15 (conversion and change of use gains). This equals 171 gross completions.

The figure for 2013/14 net completions is calculated by using the formula above:
 $156 - 2 - 16 + 15 = 153$.

The table above demonstrates that the number of dwellings completed in 2013/14 was less than half of those 3 years ago in 2010/11. Over the last three years, there has been little in the way of new, larger developments commencing and the completions have come mainly from existing sites. During the monitoring year 2013/14, it was evident that several larger sites have begun construction with a capacity of just over 400 dwellings. This should result in an increase in completions in 2014/15 and beyond as the houses on these sites are completed.

Brownfield/Greenfield Sites

Of the 171 gross completions, 149 dwellings (87%) were on Brownfield land and 22 dwellings (13%) were on Greenfield land.

As can be seen from the table below the Borough has maintained a high percentage of builds on Brownfield sites from the start of the plan period. This is expected to decrease over the next few years as availability of brownfield land reduces.

	10/11	11/12	12/13	13/14
Brownfield	86%	92%	95%	87%
Greenfield	14%	8%	5%	13%

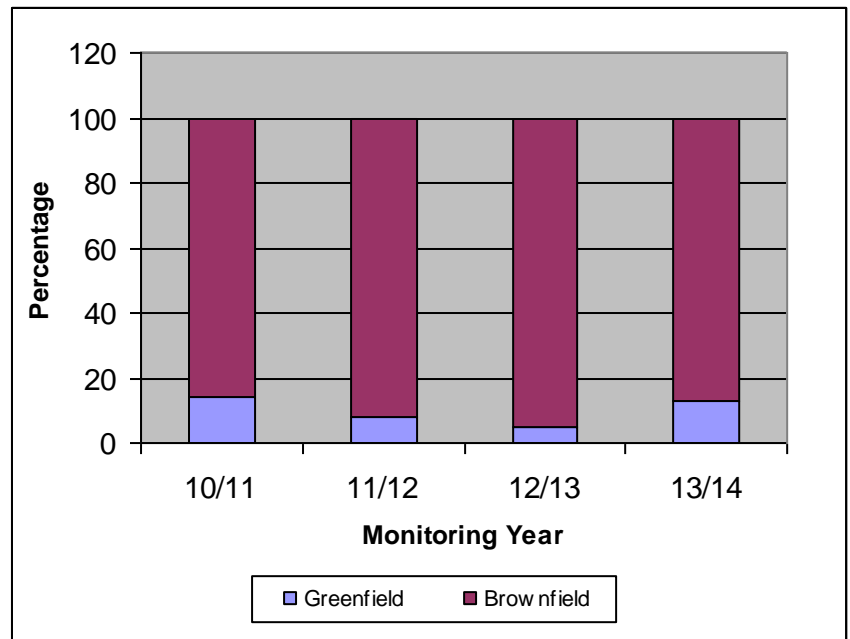


Figure 5: Percentage of land developed on greenfield and brownfield land

Construction Summary

The table below shows the construction situation at 1st April 2014 across the Borough's settlements. These are dwelling numbers with full planning permission. The figures demonstrate that the majority of these permissions are in Nuneaton. The larger sites which are coming forward in Nuneaton are mainly proposed allocations from the emerging Borough Plan being implemented in the Weddington and Long Shoot areas of the town. It is worth noting that these sites are not currently designated Green Belt. This is in contrast to the south of the Borough where the majority of land outside the urban area is Green Belt, therefore, the land north of Nuneaton is not afforded as much protection under current legislation.

	Nuneaton	Bedworth	Bulkington	Ash/Neal's Green	Keresley	Totals
Completions	164	5	1	1	0	171
Under construction	145	100	3	0	0	248
Not started	1534	107	22	16	68	1747

The following tables provide an indication of how the 171 completions were split over the borough by the dwelling type and the number of bedrooms and by the relevant locality and ward.

Dwelling Type and Bedroom Numbers

Dwelling Type	Number of bedrooms					
	1	2	3	4	5	6
House	0	20	51	38	1	0
Bungalow	1	1	0	0	0	0
Flats	14	45	0	0	0	0

Net Completions by Locality Area

Abbey & Wem Brook	Arbury & Stockingford	Bede & Poplar	Bedworth North & West
20	62	2	4

Camp Hill & Galley Common	Weddington & St Nicolas	Whitestone & Bulkington
54	1	10

Net Completions by Ward

Ward	Abbey	Arbury	Attleborough	Barpool	Bede	Bulkington
Completions	10	45	10	2	0	0

Ward	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar
Completions	53	1	1	0	15	2

Ward	Slough	St Nicolas	Weddington	Wem brook	Whitestone
Completions	3	1	0	10	0

Dwellings in the Pipeline by Settlement

The table below indicates how the planning permissions are spread across the settlements within the Borough. The location of all the permissions can be seen in Map 1 in Appendix 1. For a full list of the planning permissions please refer to the five year land supply position statement 2014.

Planning Status	Nuneaton	Bedworth	Bulkington	Keresley	Ash/Neal's Green
Full	1032	192	21	68	16
Outline	643	15	4	0	0
Prior Notification	4	0	0	0	0
Total	1679	207	25	68	16

Affordable Housing

Affordable Housing Completions 2013-14

Tenure Type	Nos.	% of Total
Affordable Rented	26	15
Affordable Share Ownership / Low Cost	3	2
Market Housing	142	83
Totals	171	100

The table above uses gross figures to illustrate the percentage split as using the net figures would artificially affect the figures by showing a much lower percentage. This is because of the large numbers of demolitions on developments.

The target for affordable homes on any new site with 15 or more dwellings, or if the site is 0.5 hectares or over is 25%. The figure for this year is 17%. The reason for this low figure is that over the last two years there were several large sites which completed their affordable allocations early, which gave figures of 33% in 2012/13 and 44% in 2011/12.

In the monitoring year 2013/14, there were numerous sites commencing, which means it will take some time for their affordable completions to come through. On certain occasions, there are justifications as to why the 25% target has not been met. This can happen when a development is a sub-site of a larger site and the affordable requirement has already been met, or an agreement has been reached with the Borough Council to provide alternative infrastructure, financial obligations or non-provision on viability grounds.

Affordable Housing in the Pipeline with Full Permission

	Rented	Shared Ownership	Total of Rented and Shared Ownership
Nuneaton	304	40	344
Bedworth	104	6	110
Bulkington	0	0	0
Keresley	55	12	67
Ash/Neal's Green	0	0	0
Totals	463	58	521

The table above shows the number of dwellings in the pipeline with full planning permission. The total number of dwellings across all tenures is 1329 of which 521 are affordable housing. This equates to just over 39%, putting the 25% affordable housing target on track again.

Sites with 100% affordable housing include:

- Sandringham Court, Nuneaton with 49 dwellings.
- Grove Lane, Keresley with 52 dwellings,
- Edinburgh Road, Nuneaton with 63 dwellings,
- Park Lane, Nuneaton with 41 dwellings,
- Former Leekes store site, Bedworth with 38 dwellings,
- Templar Drive, Nuneaton with 30 dwellings,

- Golden Eagle Public House, Howat Road with 15 dwellings.

Affordable Housing with Outline Planning Permission

	Rented	Shared Ownership	Total of Rented and Shared Ownership
Nuneaton	40	10	50
Bedworth	0	0	0
Bulkington	0	0	0
Keresley	0	0	0
Ash/Neal's Green	0	0	0
Totals	40	10	50

The table shows there are a further 50 affordable housing units in the pipeline. These affordable dwellings are located on land off Church Lane and Weddington Road, Nuneaton. However, these figures may change due to the early stage of the proposal. For example, if viability becomes an issue an alternative agreement may need to be reached, as mentioned in the affordable housing completions section.

Housing Site Density

Density

Although there is no longer a national requirement for a minimum density figure, the Borough's developments will continue to be monitored to ensure efficient use of land.

Density is recorded on sites that are 100% completed in the current monitoring year. The density is split into 3 bands as follows:

- Up to 30 dwellings per hectare
- 31 – 50 dwellings per hectare
- Over 50 dwellings per hectare

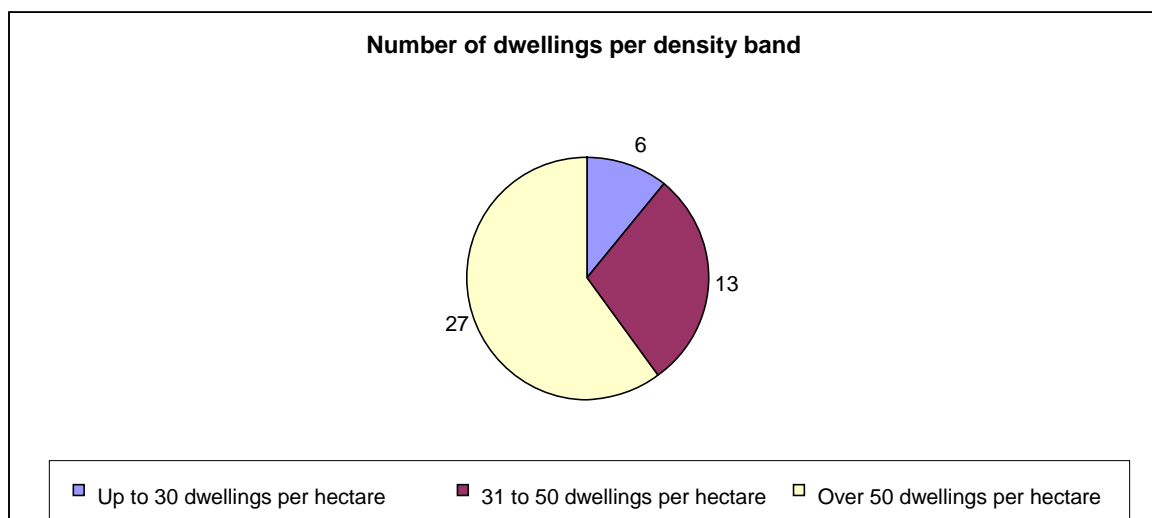


Figure 6: Number of dwellings completed in each density band

Dwellings per hectare	2010/11	2011/12	2012/13	2013/14
Up to 30 (band 1)	4	4	22	6
31 to 50 (band 2)	2	143	72	13
Over 50 (band 3)	103	323	226	27

The table above demonstrates that over the past four monitoring years, the majority of dwellings in the Borough (72%) are being built at a density of over 50 per hectare. Density is only recorded on sites that are 100% completed in the current monitoring year, therefore, the figures differ from the actual number of completions that may have taken place that year.

Housing Trajectory: 2010 - 2028

Figure 7 shows the projected build rate for the Plan period, 2010-2028. It takes account of sites with full and outline planning permission, urban strategic housing land availability assessment (SHLAA) sites and the strategic housing sites set out in the Borough Plan Preferred Options.

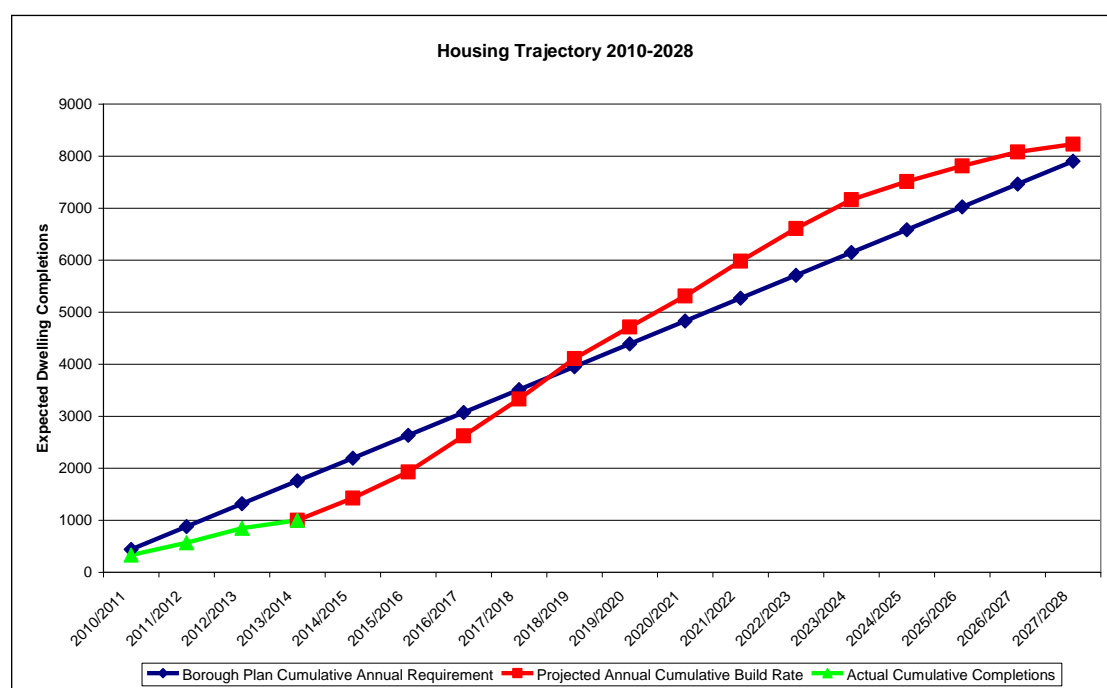


Figure 7: Housing Trajectory 2010 - 2028

The future supply of housing is considered in terms of the first five year period, 2014 to 2019, and post 2019 provision.

For details about the five year land supply (FYLS) assessment see the document, Five Year Land Supply Position Statement at April 2014, on the Borough Council's website.

The FYLS document shows that there is between 3.10 to 3.89 years supply of housing land depending on whether the Sedgfield or Liverpool calculation methods are used. The Sedgfield method of

calculating land supply involves adding any shortfall of housing from previous years within the first five years of a local plan, whereas the Liverpool method spreads the shortfall over the whole plan period.

Beyond 2019, a further 654 dwellings are identified from sites with extant planning permission and from urban SHLAA sites. In addition, a further 4,233 dwellings will need to be allocated through the Borough Plan process to meet the housing target of 7,900 by 2028.

Figures 8 and 9 show the anticipated house building numbers over the next five years, the expected build rates from sites with full and outline planning permission and SHLAA sites. They also demonstrate how the Sedgfield and Liverpool methods affect the figures.

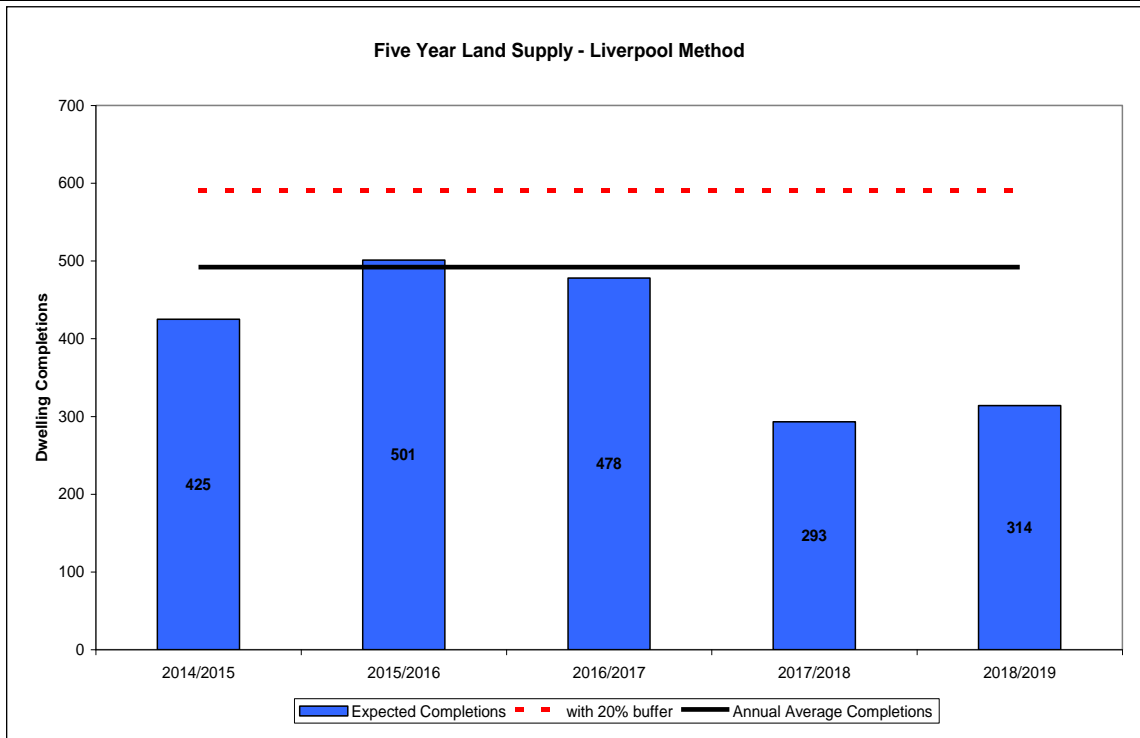


Figure 8: Liverpool Method

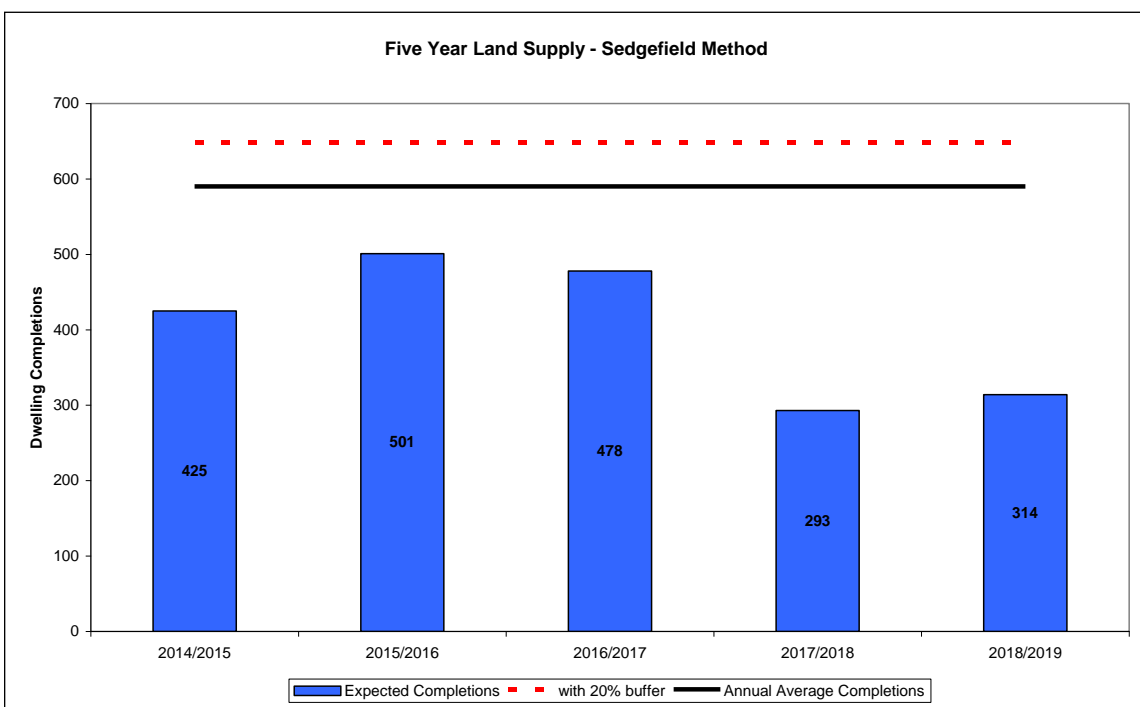


Figure 9: Sedgfield Method

GYPSY & TRAVELLER PITCHES

Four permanent pitches were approved on a new site on Watling Street, Nuneaton.

	Net additional gypsy & traveller pitches	
Number of pitches delivered	Permanent	4
	Transit	0

PLANNING APPEALS SUMMARY

Planning Appeals Summary 2013/2014

During 2013/14 there were 16 appeals, 8 were dismissed and 8 were allowed. The ones worthy of note are listed below.

Those appeal decisions which were allowed and gained planning permission were as follows:

- 12 dwellings (9 houses, 1 dormer and 2 flats), off Plough Hill Road, Nuneaton
- Change of use to hot food takeaway / cafe, King Street, Bedworth
- 15 affordable dwellings, The Golden Eagle P.H. Howat Road, Keresley
- Change of use to hot food takeaway, All Saints Square, Bedworth
- Retention of already built single storey extension, Wood Street, Bedworth
- Stable block to residential rear of 456 - 468 Nuneaton Road, Bulkington

The appeals which were dismissed were as follows:

- 105 dwellings (26 affordable), Tunnel Road, Nuneaton
- Canal marina 150 berths, 40 allotments, community centre and 169 dwellings (42 affordable), Hawkesbury Golf Course, Bedworth
- Canal marina 150 berths, 40 allotments, community centre and 200 dwellings (50 affordable)

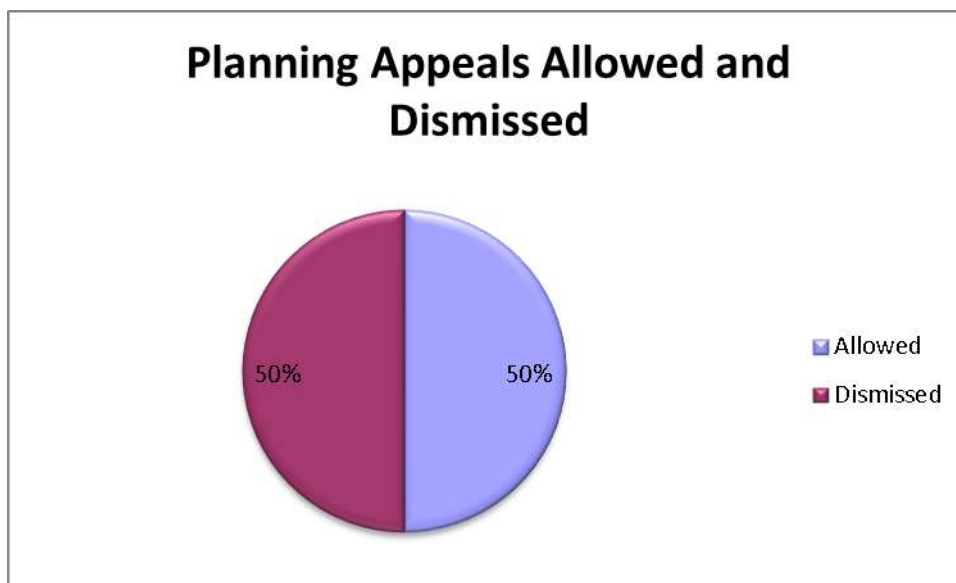


Figure 10: Percentage of planning appeals allowed and dismissed

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 table above shows that the figure for Nuneaton and Bedworth has increased this is 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.

Management of Local Wildlife & Geological Sites in Warwickshire is reported on each September; therefore they will remain the same as the figures for the Monitoring period 01/04/2012 to 31/03/2013 and be updated to September 2013 in the Authority Monitoring Report for the period 01/04/2014 to 31/03/2015.

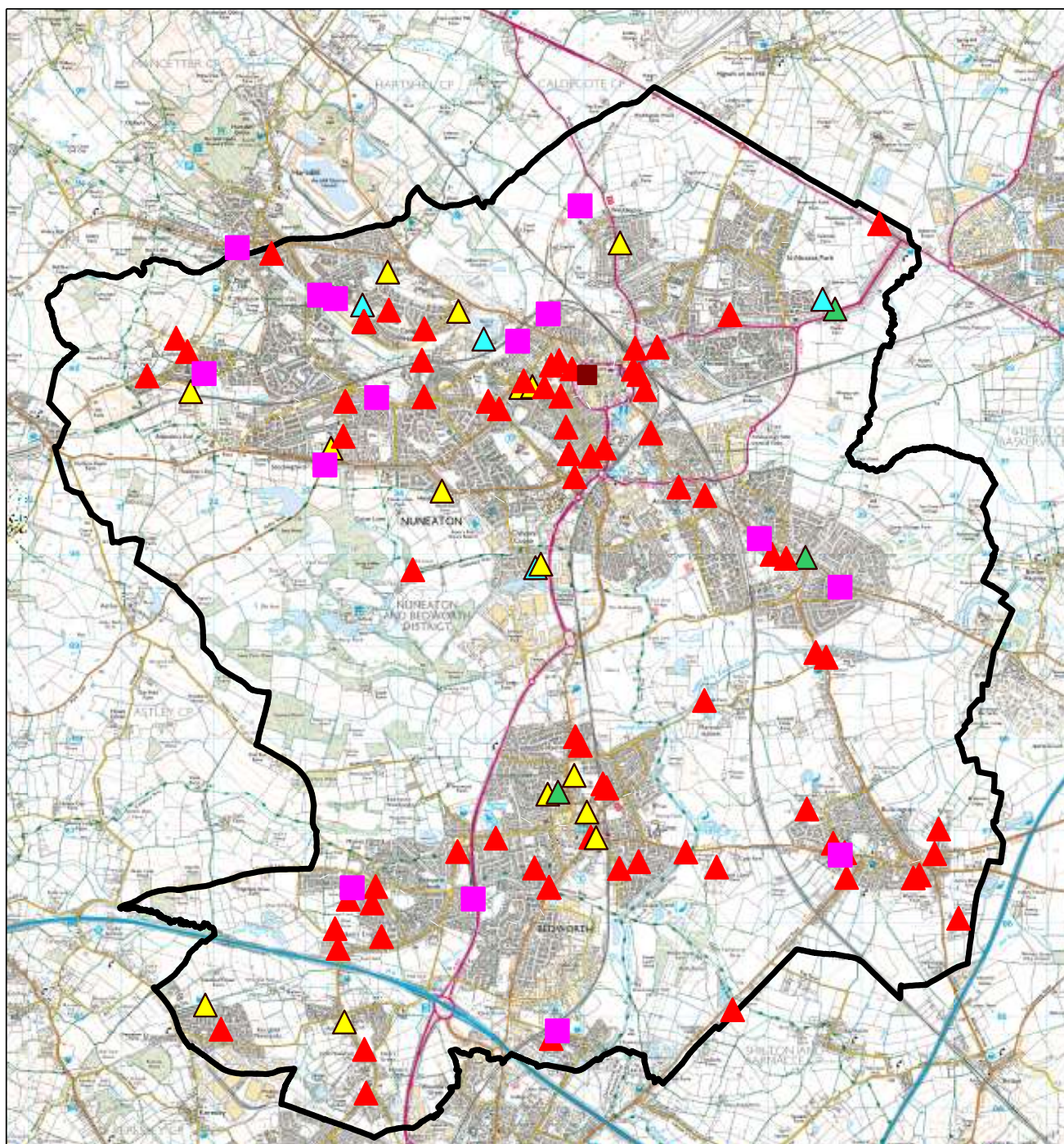
Habitat Loss/ Gain

Habitat Change For the Monitoring Period 01/04/2013 to 31/03/2014	
Number of LWS sites affected / destroyed	0
Loss (Hectares)	0

APPENDICES TO THE AUTHORITY MONITORING REPORT

APPENDIX 1 – MAPS

Map 1 – All Housing Sites



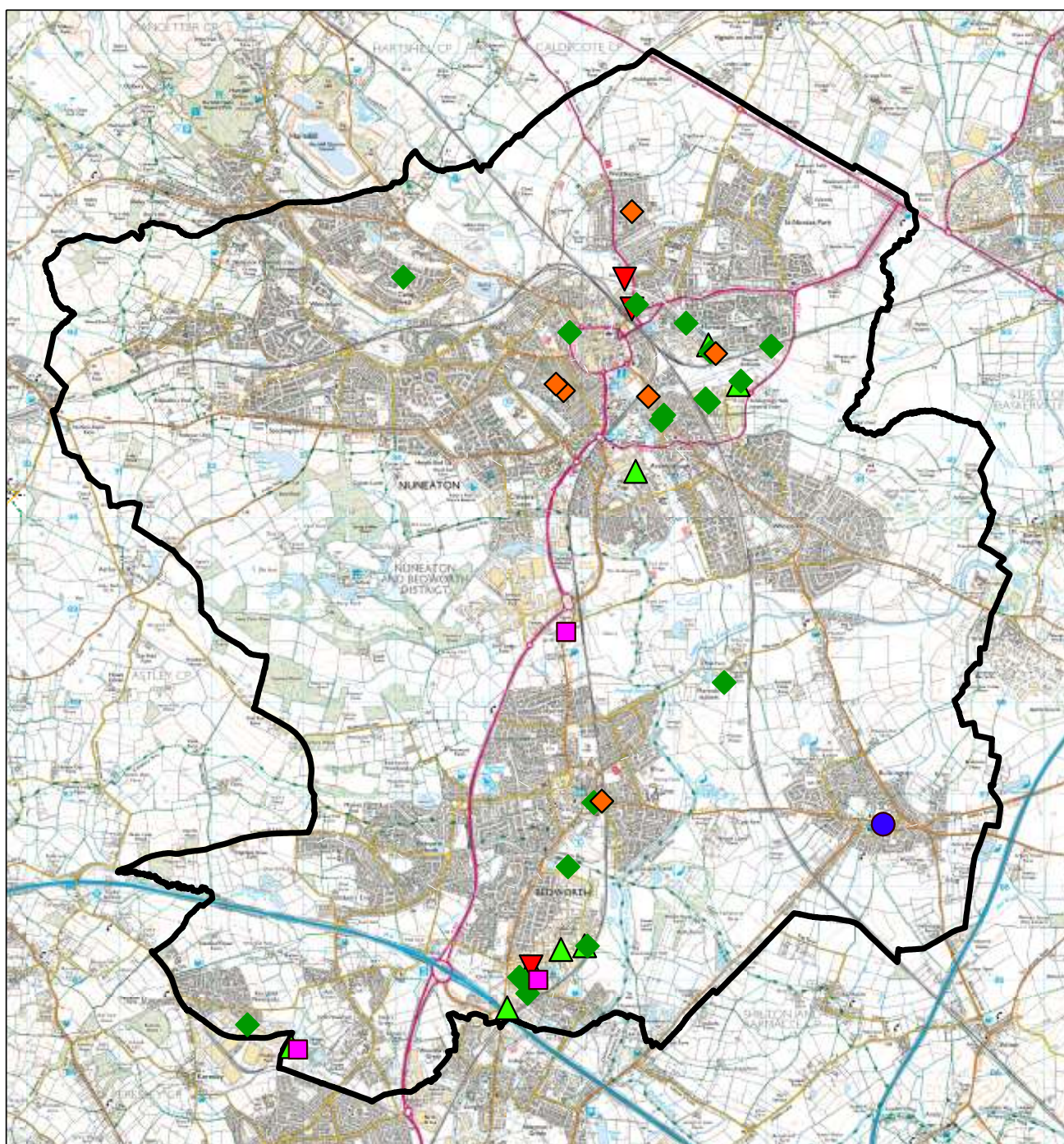
Key

- Borough Boundary
- Authority Monitoring review 2014
- Outline Planning Permission
- ▲ Full Permission 1-10
- ▲ Full Permission 11-50
- ▲ Full Permission 51-100
- ▲ Full Permission Over 100
- Prior Notification

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Map 2 - Employment Sites



Employment Monitoring 2013-14

Key

-  This Year Gains
-  This Year Loss
-  This Year Under Construction
-  Outline
-  Full Gain
-  Committed Loss
-  Borough Boundary

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APPENDIX 2 - TABLES

Employment Land

Table 1: Employment land completed and available in Nuneaton and Bedworth

Site	Completed Hectares 2010-14	Under Construction Hectares April 2014	Available Employment Land 2014 - Hectares		
			With Detailed Planning Permission	With Outline Planning Permission	Supply Total
Abbey Street High Street			0.08		0.08
Attleborough Industrial Estate	0.76		0.71		0.71
Attleborough Road Albion Buildings			0.03		0.03
Bayton Road Industrial Estate	0.72		1.59	4.91	6.5
Bermuda Park	0.89				0
Berrington Road	0.14				0
Black Horse Road			0.01		0.01
Camp Hill Urban Village - Midland Quarry			1.01		1.01
Dunns Business Village Shepperton Business Park	0.03				0
Griff Clara (Extension to Bermuda Park)				4.67	4.67
Grovelands Industrial Estate	0.99				0
Hemdale Business Park			0.41		0.41
Holman Way (Loss B2 to D2)			-0.16		-0.16
King Street			0.16		0.16
Marlborough Road (Loss B2 to D1)			-0.14		-0.14
Marston Jabbett			1.1		1.1
Paradise Farm	1.63				0
Princes Avenue			-0.07		-0.07
Prologis Park	2.38		0.49	2.08	2.57
School Road		0.17			0
Seymour Road (Loss B1/B2/B8 to C3)			-0.07		-0.07
Weddington Road					0
Weddington Terrace (Loss B8 to A1)	-0.02				0
Whitacre Industrial Estate	0.35		-0.07		-0.07
Total	7.87	0.17	5.08	11.66	16.74

Employment Completion Changes

Table 2: Employment Land Completed 2013/2014

Greenfield /Brownfield	Allocated	Description	Action	Loss to / Changed to	Industrial Estate	Planning Permission Number	Hectares	Infrastructure Hectares	B1a - Offices	B1 Combined	B1/B8	B2	B8 Storage	B2/B8	B1/B2/B8	car parking	max allowed
B	N ¹	Storeroom extension to factory, Agema Eng. Bayton Road Bedworth	gain	n/a	Bayton Road	30101	0.02						172			n/a	
G	N ¹	Design and manufacturing unit, Plot J west, Prologis	gain	n/a	Prologis	32049	1.94								5634	72	104
B	N	Railway land to open storage, Whitacre Road Industrial Estate Nuneaton	gain	n/a	Whitacre Road	31699-70	0.07									n/a	
B	N ¹	Extension to existing building and the erection of detached storage building, Staircraft (Midlands), Dunns Close, Nuneaton	gain	n/a	Dunns Business Village	32117	0.03				324					-12	n/a
B	N ¹	Change of use from skip storage to end of life vehicle storage including steel arch building (WCC Consultation)	gain	n/a	Bayton Road	31499	2.41							150		n/a	
B	N ¹	Erection of 32 metre lift test tower Oleo International Grovelands House	gain	n/a	Grovelands	32182	0.99					35				n/a	
G	N ¹	Erection of storage building Stephenson Road	gain	n/a	Bayton Road	32323	0.11						330				
B	N ¹	Open Pallett Storage	gain	n/a	Attleborough	30212	0.75						0			18	25
Total							6.32	0.00	0	0	324	35	502	150	5634		

Table 3: Employment Land / Floorspace Lost 2013/2014

Greenfield /Brownfield	Allocated	Description	Action	Loss to / Changed to	Industrial Estate/Site	Planning Permission Number	Hectares	Infrastructure Hectares	B1a - Offices	B1 Combined	B1/B8	B2	B8 Storage	B2/B8	B1/B2/B8	car parking	max allowed
B	N ¹	Change of use of units 3,4,5 + 6 from B8 to A1Former Sharpes Removals, Weddington Terrace (Weddington Road frontage)	loss	A1	Weddington Terrace	31877	-0.02					-162				n/a	
B	N ¹	Prior notification for demolition of Abbey Metal Finishing recorded in retrospect of 2012 demolition	loss	level ground	Weddington Road	31738	0					-3000				n/a	
B	N ¹	Change of use from skip storage to end of life vehicle storage including steel arch building (WCC Consultation)	loss	B2/B8	Bayton Road	31499	-2.41						0			n/a	
Total							-2.43	0	0	0	0	-3162	0	0	0		

Net Growth (gains minus losses)

3.89

Note: Previously developed land is regarded as 'Brownfield', not previously developed land is regarded as 'Greenfield'.

^[1] The site is mentioned in ECON1 - Existing Employment Sites number ED15 in the Borough Plan Preferred Option consultation document.

Table 4: Employment Land Commitments by Use Class in Hectares 2013/2014

Industrial Estate	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B2 (General Industry)	B8 (Storage / Warehousing)	Total Available / Committed Hectares
Abbey Street High Street				0.08				0.08
Attleborough Industrial Estate						0.6	0.11	0.71
Attleborough Road Albion Buildings			0.03					0.03
Bayton Road Industrial Estate		6.48					0.02	6.5
Black Horse Road					0.01			0.01
Camp Hill Urban Village - Midland Quarry		1.01						1.01
Griff Clara (Extension to Bermuda Park)		4.67						4.67
Hemdale Business Park			0.41					0.41
Holman Way (Loss B2 to D2)						-0.16		-0.16
King Street				0.12		0.08	-0.04	0.16
Marston Jabbett	1.1							1.1
Princes Avenue (Loss to C3)						-0.07		-0.07
Prologis Park		2.08	0.49					2.57
Weddington Road				-0.01		0.01		0
Whitacre Industrial Estate	-0.19	0.02	0.1					-0.07
Seymour Road (Loss B1/B2/B8 to C3)		-0.07						-0.07
Marlborough Road (Loss B2 to D1)						-0.14		-0.14
Total Available / Committed Hectares	0.91	14.19	1.03	0.19	0.01	0.32	0.09	16.74
Percentage	5%	85%	6%	1%	0%	2%	1%	Total

Retail and Town Centres

Table 5a: Retail and Town Centre Services Completed in the Borough During the Monitoring Year 1st April 2013 to 31st March 2014

Greenfield / Brownfield	Description	Facility Type	Town Centre?	Effect C = Contra'd below	Planning Permission Number	ha	Infrastructure	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2	car parking	max allowed
B	Former Lord Raglan Pub Coventry Road Exhall - A4 to A1	Retail	No	C	31531	0.14		262					18	7
B	Former 'Doorway' Office adjacent to Library to A1	Retail	Yes	New 2013-2014 and Complete	32008	0.01		75					n/a	n/a
B	Aldi Kingswood Road Nuneaton A1 extension	Retail	No	New 2013-2014 and Complete	32138	0.65		225					-4	n/a
G	St David's Way Nuneaton 3 new Retail units	Retail	No	New 2013-2014 and Complete	32146	0.26		541					18	14
B	11th Nuneaton Scout Hut Higham Lane Nuneaton - replace old Scout Hut and storage building with new	Leisure	No	C	31137	0.27					325		n/a	n/a
G	Bermuda Park Adjacent to Lakeside Bowling - new mixed use facility - Nursery (D1 use 390 m2) and Indoor Soft Play (D2 use recorded here at 735 m2)	Leisure	No	C	32119	0.08					735		n/a	n/a
B	First Floor Bond Gate Chambers Bond Gate Nuneaton from B1 to D1/D2 use (all 4 rooms recorded as D2 here)	Leisure	Yes	C	32348	0.01					120		n/a	n/a
B	1 Congreve Walk Loss - Change of use from A1 Shop to A2 Retrospective from Monitoring period 1st April 2012- 31st March 2013.	Financial and Professional	Yes	C	31325	0.01						125	n/a	n/a
B	former Blockbuster Video (A1 Use Class) 23 to 25 Leicester House Leicester Street Bedworth now Domestic and General Insurance Brokers - A1 to A2 Use Class.	Financial and Professional	Yes	C	32201	0.01						109	n/a	n/a
B	former Aladdins Cave 6 King Street Bedworth A1 to A2: now William Hill Bookmakers	Financial and Professional	Yes	C	32097	0.01						70	n/a	n/a
G	Dunlop west half of Plot J Prologis - office element only	Offices	No	C	32049	0.1			1044				72	80
B	Hilary Road Social Education Centre Nuneaton	Offices	No	New 2013-2014 and Complete	32389	0.01			172				4	6
B	Asda Superstore Newtown Road Nuneaton change of use from A1 to A2	Financial and Professional	Yes	New 2013-2014 and Complete	32497	0						69	n/a	n/a
					Total	1.56	0	1103	1216	0	1180	373		

Table 5b: Supply Added During the Monitoring Year 1st April 2013 to 31st March 2014 (Retail and Town Centre Services)

Greenfield /Brownfield	Description	Facility Type	Town Centre?	Effect	Planning Permission Number	ha	Infrastructure	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2	car parking	max allowed
B	former Cock and Bear Inn Queens Road Nuneaton A4 toA1	Retail	No	New Supply added 2013-2014	31938	0.03		325						
B	Unit 1 Bus Station Nuneaton A2 to A1	Retail	Yes	New Supply added 2013-2014	32112	0		27						
B	15 Abbey Green Nuneaton A2 to A1	Retail	No	New Supply added 2013-2014	32493	0.01		82						
G	Land Adjacent Auden Close Galley Common Nuneaton A1	Retail	No	New Supply added 2013-2014	32502	0.17		446						
B	44 Arden Road Bulkington Sui (garage) to A1	Retail	No	New Supply added 2013-2014	32527	0		25						
B	Picture Perfect Corporation Street Nuneaton B1 to A1	Retail	Yes	New supply added 2013-2014 Under Construction	32222	0.01		91						
B	Texaco Service Station Avenue Road Nuneaton	Retail	No	New supply added 2013-2014 Under Construction	32476	0		21						
B	Miners Welfare Park, Rye Piece, Bedworth, Extension	Leisure	No	New Supply added 2013-2014	32044	0.03					270			
B	Weddington Road Nuneaton Anker Service Station	Offices	No	New Supply added 2013-2014	32023	0			41					
					Total	0.25	0	1017	41	0	270	0		

Table 5c: Losses in Supply during the Monitoring Year 1st April 2013 to 31st March 2014 (Retail and Town Centre Services)

Greenfield / Brownfield	Description	Facility Type Supply Lost	Town Centre?	Effect	Planning Permission Number	ha	Infrastructure	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2	car parking	max allowed
B	Back Street Bond Street Nuneaton - <u>expired</u> planning permission 16/08/2013	Retail	Yes	Supply Loss due to Expiry	29139	0.04		430					n/a	n/a
B	Former HSBC Bank (lower floor) to Bingo Hall 20 Newdegate Street Nuneaton - <u>expired</u> planning permission 15/09/2013	Leisure	No	Supply Loss due to Expiry	30274	0.01					147		n/a	n/a
B	The Vicarage, Vicarage Street, Nuneaton - <u>expired</u> planning permission 12/03/2014	Offices	No	Supply Loss due to Expiry	31228	0.14			1447				n/a	n/a
B	Back Street Bond Street - <u>expired</u> planning permission 16/05/2013	Offices	No	Supply Loss due to Expiry	29139	0.03			360				n/a	n/a
B	Liberty House Townsend Drive Attleborough Ind Est Nuneaton - <u>expired</u> planning permission 07/12/2013	Offices	No	Supply Loss due to Expiry	30459	0.01			136				n/a	n/a
G	Planning permission 31107 (approved 8/8/2012 therefore 0.26 ha off leisure residual outline already recorded 2012-13) - two retail units @ 559m2 is now superceded so comes off the supply) and planning permission 32146 which exactly overlays that piece of land but is slightly less floorspace (18m2) goes onto the completions above.	Retail	No	Supply Loss due to Completion	31107 /32146	0.26		559					n/a	n/a
B	Former Lord Raglan Pub Coventry Road Exhall - A4 to A1	Retail	No	Supply Loss due to Completion	31531	0.14		262					n/a	n/a
G	Remainder of Leisure Outline Residue used up - consisting of 1 of 3 - D2 use class Soft Indoor Play	Leisure	No	Supply Loss due to Completion	32119	0.19					735		n/a	n/a
G	Remainder of Leisure Outline Residue used up - consisting of 2 of 3 - D1 Non-Residential Institution	Leisure	No	Supply Loss due to Completion	32119	0				390			n/a	n/a
G	Remainder of Leisure Outline Residue used up - consisting of 3 of 3 - Car Park / Infrastructure	Leisure	No	Supply Loss due to Completion	32119	0	775						n/a	n/a
					Total	0.82	775	1251	1943	390	882	0		

Table 5d: Completed Losses and Contra Losses Associated with Above Changes of Use During the Monitoring Year 1st April 2013 to 31st March 2014 (Retail and Town Centre Services)

Greenfield /Brownfield	Description	Facility Type	Town Centre?	Demolition = D / Loss Contra below = C	Planning Permission Number	ha	Infrastructure	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2	car parking	max allowed
B	50 Tomkinson Road A1 to C3 residential	Retail	No	Loss out of Employment Uses - Windfall	31933	0		47					n/a	n/a
B	former Aladdins Cave 6 King Street Bedworth A1 to A2: now William Hill Bookmakers	Retail	Yes	Contra Loss linked with change of use completion above	32097	0.01		70						
B	former Blockbuster Video 23 to 25 Leicester House Leicester Street Bedworth now Domestic and General Insurance Brokers A1 to A2 Use Class.	Retail	Yes	Contra Loss linked with change of use completion above	32201	0.01		109					n/a	n/a
B	1 Congreve Walk Loss - Change of use from A1 Shop to A2 Retrospective from Monitoring period 1st April 2012- 31st March 2013.	Retail	Yes	Contra Loss linked with change of use completion above	31325	0.01		125					n/a	n/a
B	20 High Street Bedworth CAB to Hairdressers B1a to A1	Offices	Yes	Contra Loss linked with change of use completion above	32008	0.01			75				n/a	n/a
					Total	0.04								

Table 5e: Committed Losses During the Monitoring Year 1st April 2013 to 31st March 2014 (Retail and Town Centre)

Greenfield /Brownfield	Description	Facility Type Supply Lost	Town Centre?	Effect	Planning Permission Number	ha	Infrastruct	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2	car parking	max allowed
B	4 Bridge Street Nuneaton A1 to tea room A3 not started	Retail	Yes	Committed Loss entry 2013-14	31995	0.01		122					n/a	n/a
B	60 Queens Road Nuneaton A1 to A3 not started	Retail	No	Committed Loss entry 2013-14	32316	0.02		211					n/a	n/a
B	18 All Saints Square Bedworth A1 to A5 not started	Retail	Yes	Committed Loss entry 2013-14	32380	0.01		132					n/a	n/a
B	11th Nuneaton Scout Hut Higham Lane Nuneaton - replace old Scout Hut and storage building with new - demolition element recorded in Hotel and Database 2014	Leisure	No	Contra Demolition linked with completion above	31137	0.27					325		n/a	n/a
B	261 Weddington Road B1a to C3 residential	Offices	No	Committed Loss entry 2013-14	31455	0.01			142				n/a	n/a
B	113 Abbey Street Nuneaton	Offices	Yes	Committed Loss entry 2013-14	32404	0.02			280				n/a	n/a
B	Beads House, Bedworth	Offices	No	Committed Loss entry 2013-14	32590	0.04			428				n/a	n/a
					Total	0.38	0	465	850	0	325	0		

Table 5f: Retail & Town Centre Services with Current Planning Permissions in the Borough During the monitoring year 1st April 2013 to 31st March 2014

Greenfield /Brownfield	Description	Facility Type	Town Centre?	Effect C = Contra'd below	Planning Permission Number	ha	Infrastructure	A1 (m2)	B1 a	D1	D2	Loss from A1 to A2
B	Anker Service Station Weddington Road Nuneaton car wash to Sandwich bar	Retail	No		30611			74				
B	Unit 2 Bede Arcade Sleaths Yard off Mill Street Bedworth	Retail	Yes		30932			15				
B	Whitestone Supermarket Lutterworth Road Nuneaton	Retail	No		31020			53				
G	North of Bermuda Village Nuneaton one retail unit	Retail	No		31653			457				
B	School Road Bulkington 4X4 All Terrain sui generis to A1	Retail	Yes		31217			194				
B	4 Holman Way change of use from B2 to D2	Leisure	No		31092						618	
B	Pingles Clubhouse Avenue Road first floor extension and extension to side	Leisure	No		31122						172	
B	Bedworth Cricket Club Miners Welfare Park, Rye Piece, Bedworth, First Floor and Side extension	Leisure	No		32044						270	
G	Marston Hall Ind Est Marston Jabbett	Office	No		TP/0685/01				864			
B	Former Corner Pin PH King Street Bedworth	Office	No		30460				519			
G	Plot G Prologis Park	Office	No		9200				2548			
B	261 Weddington Road Nuneaton	Office	No		31394				144			
B	Bayton Road Units 24 24a and 24b (Outline)	Office	No		31558				2068			
G	Plot J Central Boulevard Prologis Park Exhall	Office	No		32055				5054			
B	12 Sandon Road Nuneaton	Office	No		31293				58			
G	Between 72 high Street and 44 Abbey Street Nuneaton	Office	No		10354				792			
					Total	0	0	793	12047	0	1060	0

Appeals

There were 16 Appeals received from 1st April 2013 to 31st March 2014. Nine of the most significant are shown in the table below. The others which were allowed were a detached garage and 1 bungalow. Those disallowed included 3 that were extension related, 1 dropped kerb and an outline for a dwelling.

Table 6: Planning Inspectorate Appeals Decisions for the Monitoring Year 1st April 2013 – 31st March 2014

Location	Description	Planning Application Number	Inspectorate Decision Reference	Decision	Decision Date	Costs
Land rear of 131-169 Tunnel Road, Nuneaton.	Outline, 105 dwellings up to 26 affordable, reserved matters; access open space physical infrastructure. Demolish 147 Tunnel Road and associated farm buildings.	31585	APP/W3710/A/13/2195900 (Inquiry)	Dismissed	22/11/2013	Partial Award allowed
Hawkesbury Golf Course, Blackhorse Road, Exhall, Bedworth.	Outline, up to 150 berth Marina, 40 allotments, community centre, up to 169 dwellings, (42 affordable) retain and create cycle paths and footpaths, create natural play area and landscape. (following refusal of 31405)	31950	APP/W3710/A/13/2195969	Dismissed	14/11/2013	Full Costs allowed
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 & creation of foot & cycle paths, creation of natural play area & associated landscaping.	31405	APP/W3710/A/13/2192451	Dismissed	14/11/2013	Full Costs allowed
Land rear of 31 Plough Hill Road, Nuneaton.	Erect 9 houses 1 dormer and 2 flats access off Plough Hill Road closure of Fletchers Drift	31210	APP/W3710/A/13/2193599	Allowed	18/11/2013	Costs appeal refused
49 King Street, Bedworth.	Change of use to hot food take away / café (A3/5).	32072	APP/W3710/A/13/2200487	Allowed	11/12/2013	Costs appeal refused
The Golden Eagle P.H., Howat Road, Keresley.	Construction of 15 dwellings all of which are to be affordable (including demolition of public house).	31952	APP/W3710/A/13/2202665	Allowed	31/12/2013	Hearing
466 Nuneaton Road, Bulkington, Bedworth.	Change of use from stable block to residential dwelling (Land rear of 456-468 Nuneaton Road)	32219	APP/W3710/A/13/2207250	Allowed	25/03/2014	Awaiting Costs
18 All Saints Square, Bedworth.	Change of use from retail (A1) to Hot Food Takeaway (A5).	32380	APP/W3710/A/14/2211283	Allowed	31/03/2014	Awaiting Costs
124 Wood Street, Bedworth.	Retention of (already built) single storey extension and porch to front, two storey and single storey extension to side, first floor and single storey extension to rear, replacement bricks to first floor of front elevation, replacement roof tiles over existing property.	32372	APP/W3710/D/14/2213220	Allowed	14/03/2014	Awaiting Costs