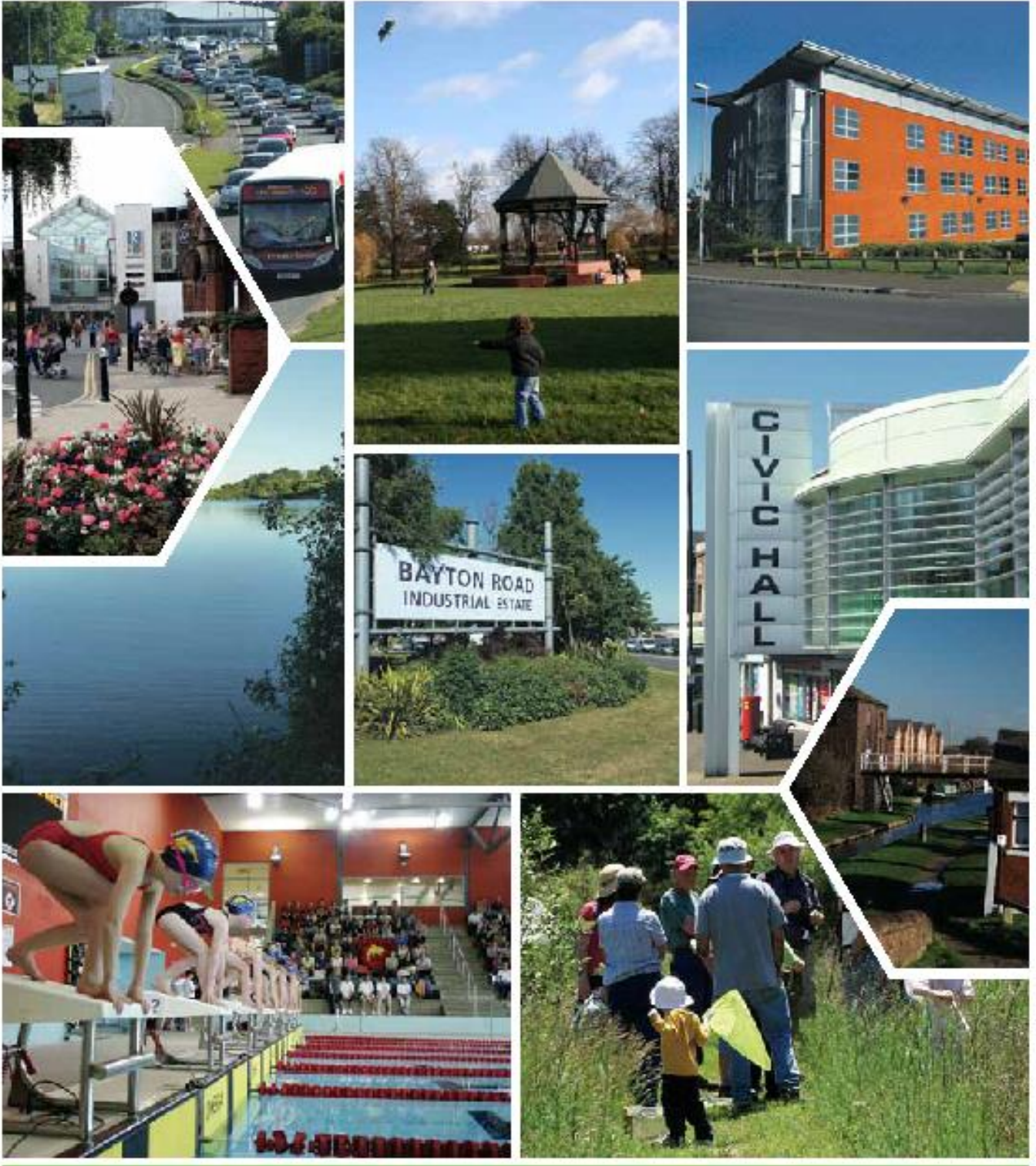


Nuneaton & Bedworth Borough Council

# Borough Plan

1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015

Authority Monitoring Report



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## **1. INTRODUCTION**

- 1.0.1 The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the eleventh AMR produced by Nuneaton and Bedworth Borough Council.
- 1.0.2 This AMR covers the period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015. The content of the report is consistent with that from previous years to allow easy comparison and to ensure that monitoring remains relevant.
- 1.0.3 The report provides an assessment of the most significant changes experienced within the Borough, during the defined monitoring period; it is not intended to be an exhaustive study of all developments which have taken place.
- 1.0.4 The Nuneaton and Bedworth Borough Plan (NBBP), is currently going through the necessary stages before it can be adopted. It is anticipated that future AMRs will therefore take on a new structure to ensure that:
- Progress of the aspirations of the Borough Plan are monitored and reported effectively.
  - It informs the extent to which policies are being achieved
  - It identifies targets which may not be being met and considers whether changes need to be made to help achieve the target in the future.

## **2. STRATEGIC PLANNING MATTERS**

### **2.0 Local Development Scheme**

- 2.0.1 The current Local Development Scheme (LDS) was adopted 30<sup>th</sup> September 2015. The document is entitled 'Nuneaton and Bedworth Borough Council Local Development Scheme 2015' and can be found on the Council's website.
- 2.0.2 The LDS has two main functions:
1. To identify the current planning policy documents that are being applied in Nuneaton and Bedworth.
  2. To provide a three year project plan that outlines how and when the existing planning policy documents will be reviewed and replaced.

The documents referenced in the LDS will be reviewed on an annual basis through the AMR.

## 2.1 Nuneaton and Bedworth Borough Plan

2.1.1 The Council is in the process of preparing a Borough Plan to replace the Local Plan adopted in 2006. The Nuneaton and Bedworth Borough Plan (NBBP) will set out the vision, spatial strategy and core policies for the Borough. It will establish new objectives and introduce new policies.

2.1.2 The Borough Plan will cover the period 2011 – 2031. The stages highlighted in green are complete. The Plan is currently being prepared for submission (as highlighted in blue). Consultation on the Submission version is scheduled to take place between October and December 2015.

| Stage   | Timescale               | Opportunity for Public Involvement |
|---|-------------------------|------------------------------------|
| Commencement  | May 2006                | No                                 |
| Consultation on Issues and Options                          | July – August 2009      | Yes                                |
| Consultation on Preferred Options                           | July – August 2013      | Yes                                |
| Consultation on Submission                                  | October – December 2015 | Yes                                |
| Additional Consultation on Submission version (if required) | February - March 2016   | Yes                                |
| Submit to Secretary of State                                | April 2016              | No                                 |
| Pre Examination meeting                                     | July 2016               | No                                 |
| Examination   | October 2016            | Yes                                |
| Inspectors Report   | April 2017              | No                                 |
| Adoption and Publication                                    | May – July 2017         | No                                 |

Table 2.1: Time Table for developing the Borough Plan

## 2.2 Neighbourhood Plans

2.2.1 There are currently no adopted Neighbourhood Plans in place in the Borough. A number of community groups have identified an interest in developing a Neighbourhood Plan, however at present there are no formally designated Neighbourhood Planning Areas or Neighbourhood Forums.

## 2.3 Community Infrastructure Levy (CIL)

2.3.1 The Council commissioned Dixon Searle Partnership (DSP) to undertake a full plan viability assessment. The assessment identified that it is viable for the Authority to progress with a CIL. As such a Preliminary Draft Charging

Schedule has been drafted and will be consulted on at the same time as the Borough Plan submission version.

## 2.4 Duty to Co-operate

2.4.1 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.

2.4.2 During the 2014/15 monitoring year, the Council has continued to work with the wider sub region on identifying and planning to meet the housing needs of the Housing Market Area. Stage 1 of a Joint Green Belt study which assessed Green Belt in Nuneaton and Bedworth (along with Coventry, Rugby and Warwick) has also been completed. Stage 2 (covering North Warwickshire and Stratford) will commence in due course.

2.4.3 The Council continues to work with service delivery partners to inform work on the Infrastructure Delivery Plan to ensure that the infrastructure required to support new development is identified and planned for.

## 2.5 Town Centres Area Action Plan

2.5.1 The Local Development Scheme document (as detailed in Section 2.0 of this report), highlights the Town Centres Area Action Plan. The purpose of this policy document is to outline more detailed policies to assist the delivery of the strategic vision of the Town Centres contained within the Borough Plan. The timetable for developing the document is detailed in Table 2.2.

| Stage                              | Timescale                | Opportunity for Public Involvement |
|------------------------------------|--------------------------|------------------------------------|
| Commencement                       | January 2017             | No                                 |
| Consultation Preferred Options     | June - July 2017         | Yes                                |
| Preparation of Submission version  | August – October 2017    | No                                 |
| Consultation on Submission version | November - December 2017 | Yes                                |
| Submit to Secretary of State       | January 2018             | No                                 |
| Pre Examination meeting            | March 2018               | No                                 |
| Examination                        | June 2018                | Yes                                |
| Inspectors Report                  | December 2018            | No                                 |
| Adoption and Publication           | January - February 2019  | No                                 |

Table 2.2: Town Centres Area Action Plan



2.5.2 The Action Plan is not set to commence until January 2017, progress will be monitored through the AMR.

## 2.6 Gypsy, Traveller and Travelling Showpeople Policy

2.6.1 The Council is currently in the process of developing a policy document to allocate sites to meet the Gypsy, Traveller and Travelling Showpeople needs from 2012 – 2031. The timetable for developing the document is detailed below in Table 2.3

2.6.2 The Plan is due to go out to consultation along with the Borough Plan between October and December 2015, the timetable is currently on track.

2.6.3 Future AMRs will report on the progress of the Policy document.

| Stage                              | Timescale                 | Opportunity for Public Involvement |
|------------------------------------|---------------------------|------------------------------------|
| Commencement                       | February 2014             | No                                 |
| Initial Consultation               | October – December 2015   | Yes                                |
| Preparation of Submission version  | January – May 2016        | No                                 |
| Consultation on Submission version | June – July 2016          | Yes                                |
| Submit to Secretary of State       | August 2016               | No                                 |
| Pre Examination meeting            | October 2016              | No                                 |
| Examination                        | February 2017             | Yes                                |
| Inspectors Report                  | August 2017               | No                                 |
| Adoption and Publication           | September – November 2017 | No                                 |

Table 2.3: Timetable for development of Gypsy, Traveller and Travelling Showpeople Policy

### 3. EMPLOYMENT LAND

- 3.0.1 This chapter provides an overview of employment land development in the Borough, and the progress being made towards delivering the Council's corporate objectives for employment land.
- 3.0.2 Table 3.1 below, details the target for employment land as identified in the Borough Plan Preferred Options, Section 6. This target has been used in this AMR for the purpose of monitoring delivery. On 30<sup>th</sup> September 2015 Cabinet approved for consultation an employment target of 52 ha 2011-2031 to reflect updated modelling work. Future AMR's will report against the revised delivery target.

| Start of plan period | End of plan period | Total employment land requirement |
|----------------------|--------------------|-----------------------------------|
| 01/04/2011           | 31/03/2031         | 75 hectares                       |

Table 3.1: 20 Year Plan Period and Employment Land Target

#### 3.1 Employment Land Summary

- 3.1.1 Employment activity is monitored where it falls within use classes B1, B2 or B8 (see Appendix 1 for descriptions) and meets a *threshold of 0.2 hectares in size*. Gains, losses and change of use of employment land are all monitored.
- 3.1.2 An employment site is monitored through the planning process from the point it is allocated or once it has been granted outline planning permission.



### 3.2 Employment Land Completed during the Plan Period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2015

3.2.1 Figure 3.1 below, shows the net employment activity across the Borough throughout the duration of the monitoring period. Appendix 2 provides more detail of the distribution of employment land completed and available in Nuneaton and Bedworth as of 31<sup>st</sup> March 2015. Table 3.2 below, provides a summary of the status of employment land monitoring at the 31<sup>st</sup> March 2015.

| Status  | Area  |
|---|---|
| Net total of employment land developed over the four years since 1 <sup>st</sup> April 2011 | 2.6 ha  |
| Employment Land Under Construction  | 1.6 ha  |
| Area of land with Planning Permission   | 14.3 ha (of which 7.1 ha had full permission and 7.2 ha had outline permission) |

Table 3.2: A summary of the employment land for the monitoring period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2015

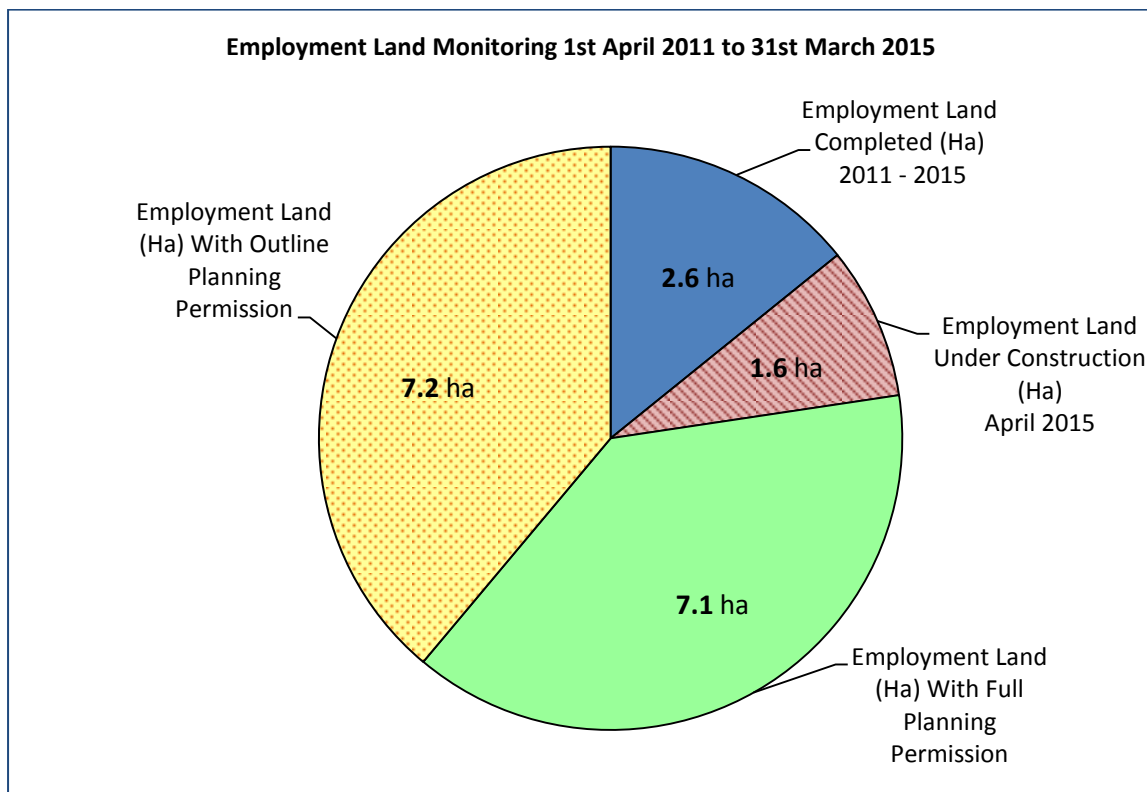


Figure 3.1: Employment Land Monitoring in Hectares, 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2015

### 3.3 Floor space Losses and Gains

3.3.1 During the four years to which this report relates, there was 13,319m<sup>2</sup> of extra industrial floor space compared to a loss of 7,809m<sup>2</sup>, giving a net gain over the monitoring period of 5,510m<sup>2</sup>. Figure 3.2 below highlights the floor space gains and losses by Use Class.

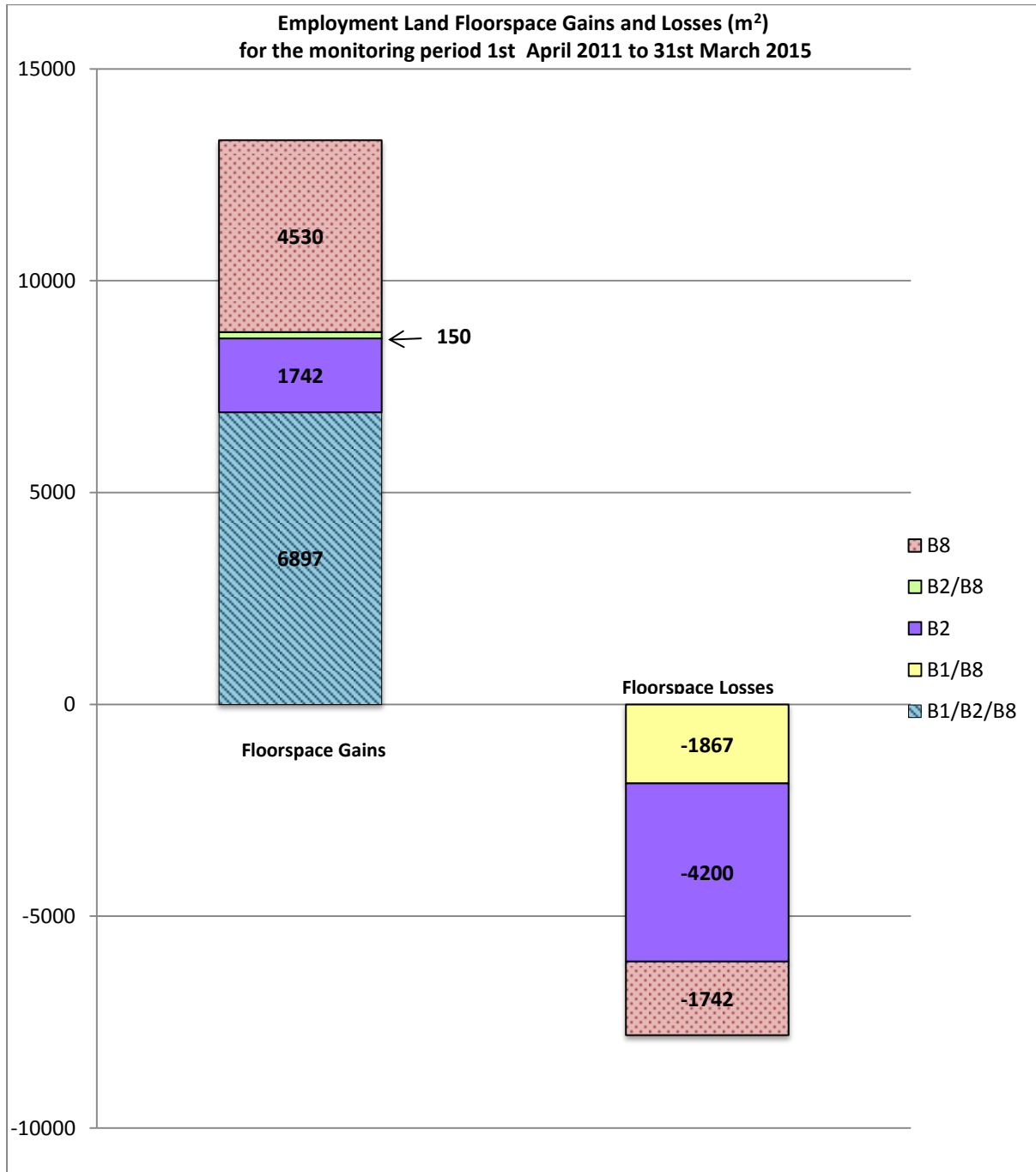


Figure 3.2: Employment floor space gains and losses in m<sup>2</sup> for the monitoring period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2015

- 3.3.2 It should be noted that there has been a net loss of floor space for solely B2 Use; this is due to the change of use of a unit at Centrovell Industrial Estate from B2 to B8 Use.
- 3.3.3 A net loss of B1/B8 has also been monitored – this loss is due to the change of use of an industrial unit with B1/B8 Use to class use Sui Generis. The site was a vacant industrial unit on the Bayton Road Industrial Estate, from which Budget Skips are now operating. This change of use has brought vacant employment land back into use.
- 3.3.4 For the monitoring period, it can be concluded that where losses have been monitored, the employment floor space has not been lost – but has generally changed to another Use Class, ensuring employment floor space is still operational.
- 3.3.5 It is evident that the trend of employment development within the B1/B2/B8 Use Class continues to dominate. This may be a reflection that developers are looking to maximise take up options by offering a wider choice of employment opportunities. This should also minimise the number of Change of Use Class applications.

#### **3.4 Employment Land Completed during the Monitoring Period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015**

- 3.4.1 During the monitoring period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015, a net figure of -0.86 ha of employment land and -1867m<sup>2</sup> of floor space was recorded. The recorded loss is due to the site noted above, at Bayton Road, which changed from B1/B8 Use to Sui Generis (which does not come under the employment land classification). See Appendix 3 for more detail.
- 3.4.2 The annual monitoring has indicated that this downward trend is likely to be an anomaly, as there was 1.6 ha of employment land under construction at the end of the monitoring year, which is expected to be completed by the 2015/16 monitoring year.
- 3.4.3 It is also worth noting that shortly after monitoring was completed, development at the Hemdale Industrial Estate commenced. It is therefore expected that the upward trend of employment land development will resume. Figure 3.3 below, illustrates the cumulative completions over the four year monitoring period.

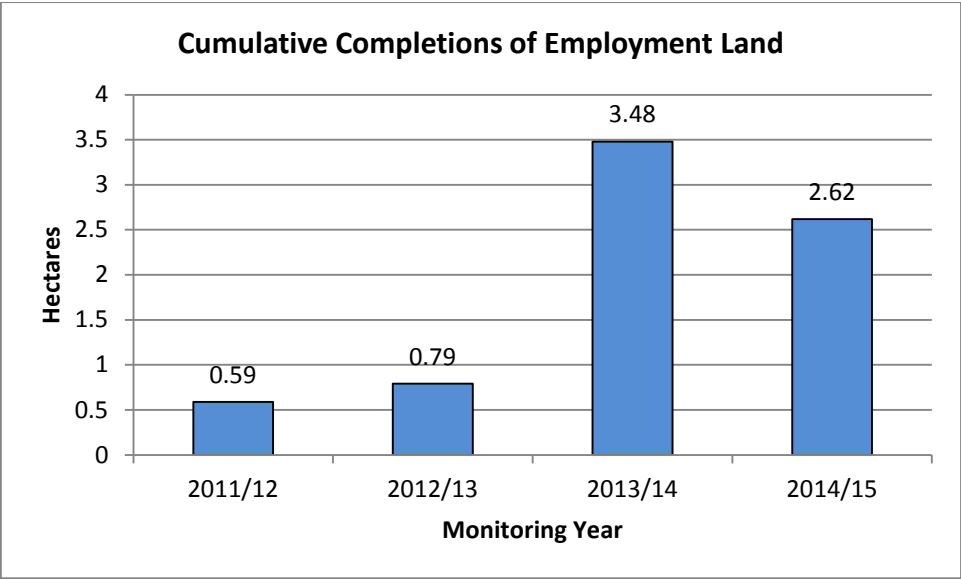


Figure 3.3: Cumulative employment land completions over the four year monitoring period

### 3.5 Employment land available with planning permission

3.5.1 As noted previously, there was 14.3 ha of land which had planning permission for employment use at the end of the monitoring period. This is land that has been granted either outline or full planning permission, but development is yet to start. Figure 3.4 below, shows the split of these permissions by Use Class, further detail on how the permissions are distributed across the Borough can be seen in Appendix 4.

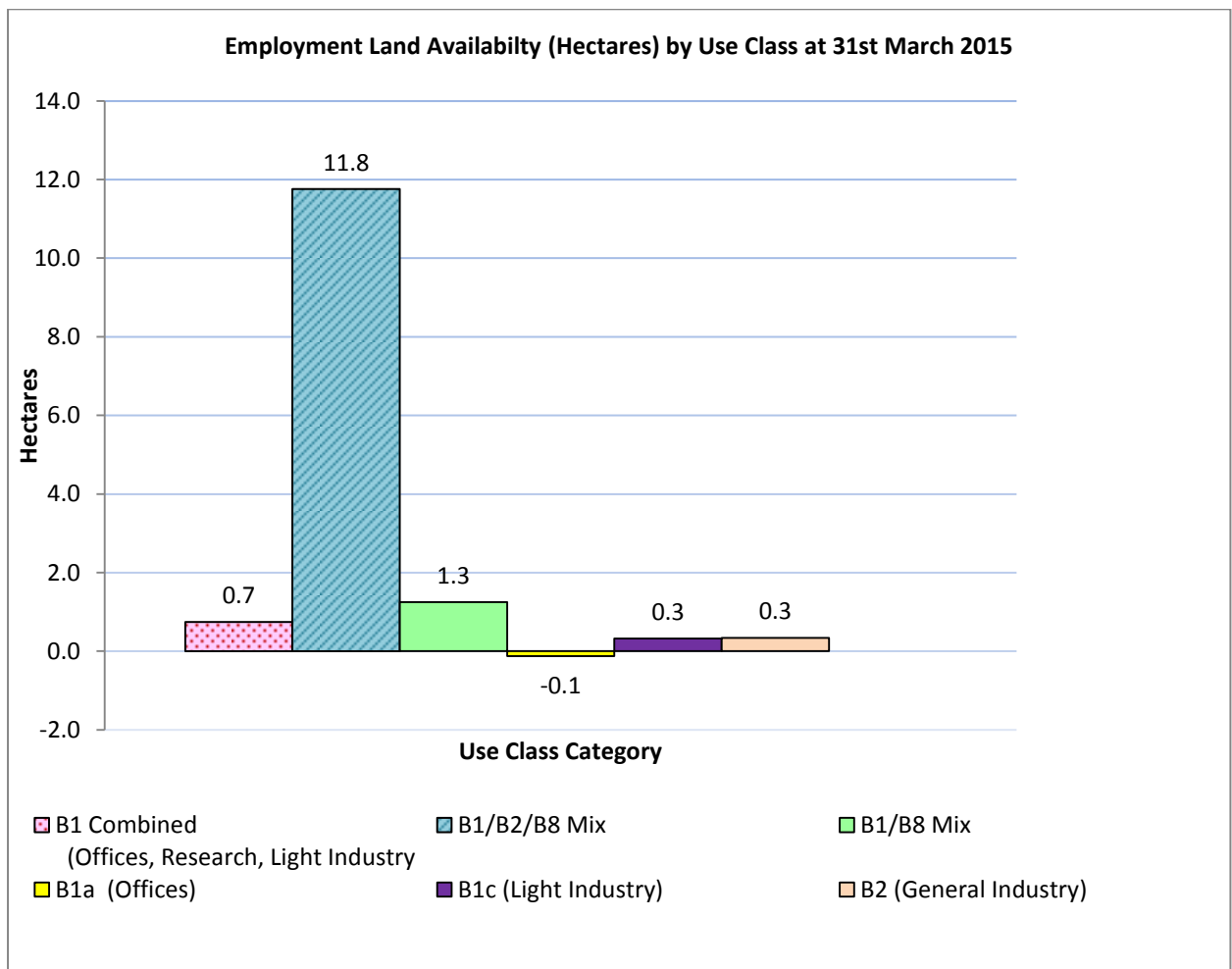


Figure 3.4: Employment land availability in hectares by Use Class as of 31<sup>st</sup> March 2015.

3.5.2 Land available for solely B1, B2 or B8 uses totals 2.6 ha. Sites with mixes of B1/B2/B8 dominate with 11.8 ha (82%) available with planning permission. This continues the trend as noted previously.

3.5.3 There is an anticipated loss of 0.1ha of B1a employment land as a result of permissions to change the use class designation of certain sites. For example; office space at Attleborough Industrial Estate has permission to change to a Day Nursery (D1 Class Use), and office space at Earls Road to a residential premises (C3 Class Use).

### 3.6 Employment land targets

3.6.1 Table 3.3 below provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 75 hectare target by 2031.

|   | <b>Area</b>    |
|---|----------------|
| Employment land target over the plan period 1 <sup>st</sup> April 2011 to 31 <sup>st</sup> March 2031                             | 75 hectares    |
| Net employment land completed by 31 <sup>st</sup> March 2015  | 2.62 hectares  |
| Employment land still needed to deliver the 75 hectares of employment land  | 72.38 hectares |
| Average annual employment land completions needed for the rest of the plan period (16 years), to achieve the 75 ha target by 2031 | 4.52 hectares  |

Table 3.3: Employment land targets and requirements.

#### 4. RETAIL AND TOWN CENTRE DEVELOPMENTS

- 4.0.1 During the monitoring period 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015 town centre activity has been low. The tables in Appendix 5 outline the amount of retail development and additional local services completed in the Borough over the monitoring period.
- 4.0.2 To summarise, there was 202m<sup>2</sup> (gross) of A1 retail completed within the year of which 181m<sup>2</sup> was located in designated town centre areas.
- 4.0.3 There has been a loss of 301m<sup>2</sup> of A1 retail to other uses. One of these is a change of use of 90m<sup>2</sup> of A1 retail to A2 financial institutions within Nuneaton town centre. The other loss is the change of 211m<sup>2</sup> to A3 Use (restaurant and café) – which is outside the town centre.
- 4.0.4 During the monitoring year it was noted that there was 1191m<sup>2</sup> of A1 retail development under construction and 1139m<sup>2</sup> of retail in the pipeline, with either outline or full planning permission.

#### 5. HOUSING

- 5.0.1 This Chapter provides an overview of housing development in the Borough, and the progress being made towards meeting the Borough Councils strategic housing target.
- 5.0.2 The housing target in the adopted Local Plan (2006) is out of date. In February 2015 the Council approved a development target as detailed in Table 5.1, for the basis of undertaking work on the emerging Borough Plan. This was based on evidence contained in the Strategic Housing Market Assessment (SHMA).

| Start of plan period | End of plan period | Total housing requirement |
|----------------------|--------------------|---------------------------|
| 01/04/2011           | 31/03/2031         | 9,900                     |

Table 5.1: Plan period and housing targets

- 5.0.3 The target of 9,900 dwellings is equivalent to a build rate of 495 completions a year - over the 20 year plan period 2011 to 2031. On 30<sup>th</sup> September 2015 Cabinet approved for consultation a development target of 10,040 dwellings 2011-2031 to reflect further updates to the SHMA. Future AMR's will report against this delivery target.



## 5.1 Completions

5.1.1 Table 5.2 below, shows the gross and net additional dwellings that have been completed within the Borough since 1<sup>st</sup> April 2011. The net completions are also set out in Figure 5.1.

5.1.2 Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015, 1073 dwellings (net) have been completed. A further 8,827 dwellings need to be built in the Borough over the next 16 years for the housing target of 9,900 to be achieved. This equates to a build rate of an additional 552 dwellings per year, for the remainder of the plan period.

|                   | 2011/12 | 2012/13 | 2013/14 | 2014/15 |
|-------------------|---------|---------|---------|---------|
| Gross Completions | 278     | 291     | 171     | 411     |
| Losses            | 39      | 12      | 18      | 9       |
| Net Completions   | 239     | 279     | 153     | 402     |

Table 5.2: Gross and net completions per year 2011 - 2015

5.1.3 The net number of dwellings completed in the Borough during 2014/15 was 402, this is a significant increase from previous years. This is because construction has now commenced on several of the larger sites. As a result it is also anticipated that this increase in completions will continue in 2015/16 and beyond.

5.1.4 The losses are made up of dwellings lost through demolitions, changes of use and conversions. It is worth noting that historically the demolitions have been higher, due to the re-development scheme at Camp Hill.

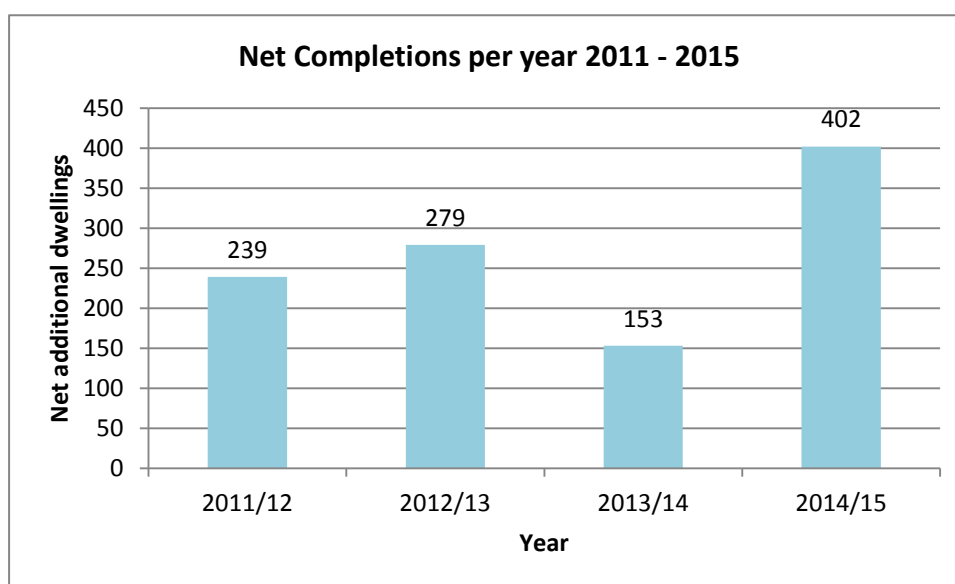


Figure 5.1: Net additional annual dwelling completions from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2015

## 5.2 C2 Housing

- 5.2.1 Policy HOU2 of the 'Nuneaton and Bedworth Borough Plan Preferred Options', supports the provision of Extra Care housing. This type of development falls under the Use Class C2 (Residential Institution). Until now C2 developments have not been taken into account when reporting housing completions. However, the National Planning Policy Guidance 2012, Paragraph 37, states that, Local Planning Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.
- 5.2.2 For the purpose of housing monitoring, C2 developments have been classed as; Supported Living Apartments or Residential Institutions (care beds). Supported Living Apartments are effectively a self-contained flat within a complex, and are counted as individual dwellings. Residential institutions are where a number of people live in a complex of single rooms and have access to shared facilities.
- 5.2.3 Table 5.3, sets out data relating to additional supported living apartments, which can be classed as individual dwellings. Between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015, 5 dwellings (net) have been completed within the Borough. If this is added to the overall housing completions, the Net total for 2014 - 2015 is 407.

| Supported Living Apartment | Completions | Under Construction | Not started |
|----------------------------|-------------|--------------------|-------------|
| Gross Completions          | 6           | 17                 | 3           |
| Losses                     | 1           | 0                  | 0           |
| Net Completions            | 5           | 0                  | 0           |

Table 5.3: C2 Supported Living Apartments 2014-2015

- 5.2.4 Table 5.4 below, sets out the data relating to additional dwellings classed as residential institutions (care beds). There is an indication that a factor of two thirds could be applied to the net total, as it is assumed that occupancy of two thirds of bedrooms within the institution, will release a house on the market. This is based on the assumption that in some cases a partner will be left in the main home. Thus, for a care home of 100 bedrooms, only 67 would be counted towards the housing target.
- 5.2.5 Further evidence base needs to be established to determine whether the factor of two thirds, is appropriate for NBBC, and to determine if the inclusion of C2 Care beds towards the housing completions totals is appropriate.

5.2.6 For information, there have been no net completions during the monitoring year, but there is the equivalent of 34 dwellings with full planning permission.

| <b>Residential Institution</b> | <b>Completions</b> | <b>Under Construction</b> | <b>Not started</b> |
|--------------------------------|--------------------|---------------------------|--------------------|
| Gross                          | 0                  | 12                        | 74                 |
| Losses                         | 0                  | 0                         | 35                 |
| Net                            | 0                  | 12                        | 39                 |
| 2/3 Factor                     | 0                  | 8                         | 26                 |

Table 5.4: C2 Residential Care Beds

### 5.3 Settlements/Wards and Localities completions

5.3.1 The following graphs provide an indication of how the 402 net completions are distributed across the Borough, by Ward and Settlement.

5.3.2 Figure 5.2, shows the net completions by ward. Camp Hill ward has the most completions at 118 (29%). This is as a result of the Pride in Camp Hill regeneration initiative. Other wards which have had significant completions over the monitoring period are Arbury ward, due to the Bermuda development and Slough ward, due to the completion of an Extra Care Housing project.

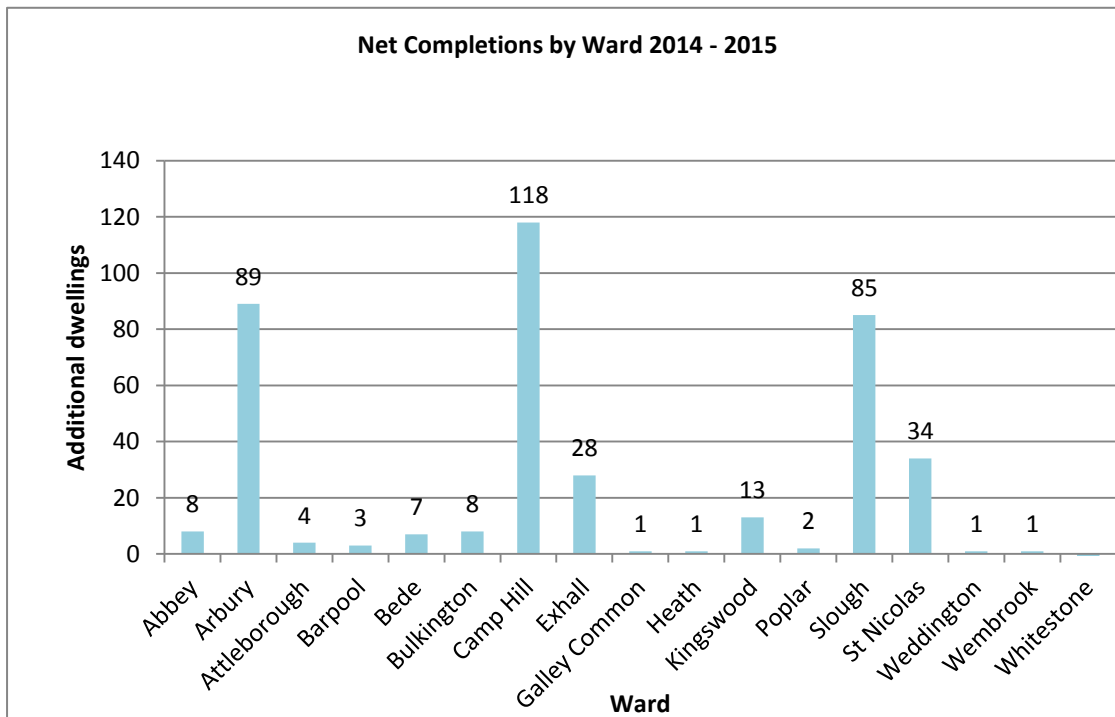


Figure 5.2: Net completions by Ward from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015

5.3.3 Figure 5.3 below, shows the net completions by Settlement. It is evident that the majority of the completions (a total of 271 or 67%) were in Nuneaton. This would be expected as the wards of Arbury and Camp Hill are both in the Settlement of Nuneaton.

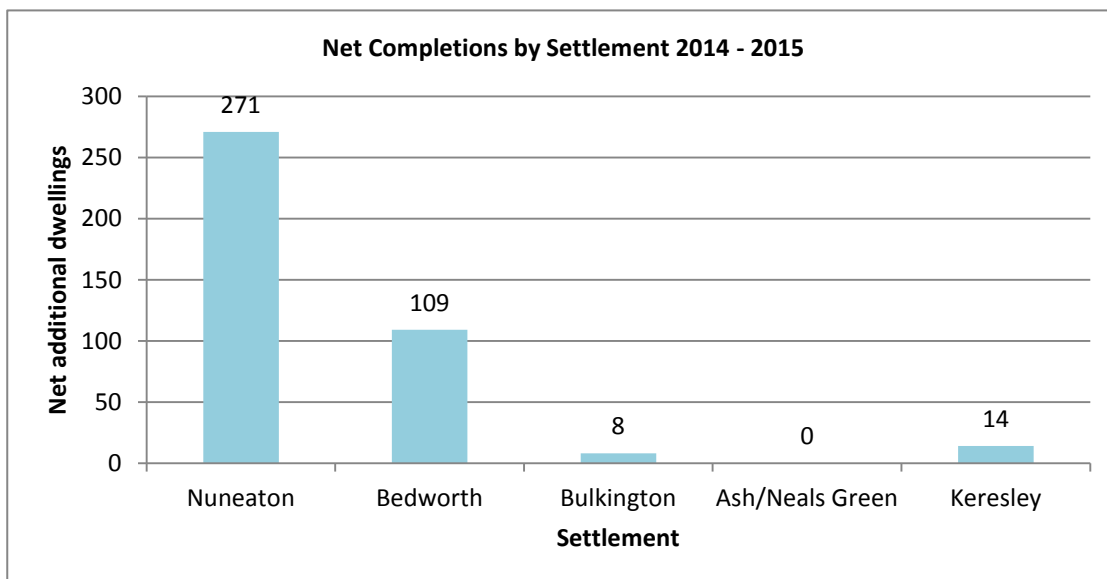


Figure 5.3: Net completions by Settlement from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015

## 5.4 Housing Mix

5.4.1 Table 5.5 below, sets out the completions across the Borough by dwelling type and bedroom size. Of the completions the dwelling types with the highest number of completions are 3 bed houses at 32%, 2 bed flats at 22% followed by 2 bed houses at 21%.

| Dwelling Type   | Number of bedrooms |   |       |    |       |    |       |    |       |   |
|-----------------|--------------------|---|-------|----|-------|----|-------|----|-------|---|
|                 | 1                  |   | 2     |    | 3     |    | 4     |    | 5     |   |
|                 | Total              | % | Total | %  | Total | %  | Total | %  | Total | % |
| <b>House</b>    | 0                  | 0 | 86    | 21 | 132   | 32 | 54    | 13 | 12    | 3 |
| <b>Bungalow</b> | 0                  | 0 | 12    | 3  | 1     | 0  | 0     | 0  | 0     | 0 |
| <b>Flats</b>    | 25                 | 6 | 89    | 22 | 0     | 0  | 0     | 0  | 0     | 0 |

Table 5.5: Gross completions by dwelling type & bedroom size from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015

## 5.5 Land Supply

5.5.1 The land supply currently available for housing can be determined by the number of sites which have Full Planning, Outline Planning Permission or Prior Notification. Table 5.6 and Table 5.7, show how these planning permissions are spread across the Borough.

| Extant Planning Permission | Settlement |          |            |                 |          | Total |
|----------------------------|------------|----------|------------|-----------------|----------|-------|
|                            | Nuneaton   | Bedworth | Bulkington | Ash/Neals Green | Keresley |       |
| <b>Full</b>                | 758        | 111      | 16         | 16              | 39       | 940   |
| <b>Outline</b>             | 1210       | 118      | 5          | 0               | 0        | 1333  |
| <b>Prior notification</b>  | 18         | 12       | 0          | 0               | 0        | 30    |
| <b>TOTAL</b>               | 1986       | 241      | 21         | 16              | 39       | 2303  |

Table 5.6 Total number of sites with planning permission by Settlement

| Extant Planning Permission | Ward  |        |              |         |      |            |           |        |               |       |           |        |        |            |            |          | Total |             |
|----------------------------|-------|--------|--------------|---------|------|------------|-----------|--------|---------------|-------|-----------|--------|--------|------------|------------|----------|-------|-------------|
|                            | Abbey | Arbury | Attleborough | Barpool | Bede | Bulkington | Camp Hill | Exhall | Galley Common | Heath | Kingswood | Poplar | Slough | St Nicolas | Weddington | Wembrook |       | Whitestone  |
| Full                       | 22    | 25     | 22           | 2       | 67   | 16         | 258       | 58     | 60            | 23    | 58        | 14     | 4      | 166        | 128        | 14       | 3     | 940         |
| Outline                    | 95    | 2      | 0            | 14      | 0    | 5          | 317       | 104    | 16            | 14    | 0         | 1      | 0      | 281        | 484        | 0        | 1     | 1333        |
| Prior notification         | 18    | 0      | 0            | 0       | 0    | 0          | 0         | 0      | 0             | 0     | 0         | 0      | 12     | 0          | 0          | 0        | 0     | 30          |
| <b>TOTAL</b>               | 135   | 27     | 22           | 16      | 67   | 21         | 575       | 162    | 76            | 37    | 58        | 15     | 16     | 447        | 612        | 14       | 4     | <b>2303</b> |

Table 5.7: Total number of sites with planning permission by Ward



5.5.2 From the above it can be determined that across the Borough, 940 dwellings have Full Planning Permission, and it is anticipated that a proportion of the 1333 dwellings with Outline Planning Permission will be granted Full Planning Permission in the coming monitoring years.

5.5.3 The majority of the dwellings with Outline Planning Permission are located to the north of the Borough in the wards of Weddington and St Nicolas.

5.5.4 However, it is important to note that a development may still not be constructed even when planning permission has been granted. Planning permissions will continue to be monitored closely.

## 5.6 Affordable Housing

5.6.1 The NPPF requires the Council to make provision to meet the needs for affordable housing within the Borough, as part of measures to create mixed balanced communities.

5.6.2 The current target for affordable homes on any new site within the Borough is taken from the Local Plan 2006. The Council will negotiate a proportion of all new dwellings on sites of 15 or more, or if the site is 0.5 hectares irrespective of the number of dwellings, to be affordable. The current target for such sites is that 25% of new housing should be affordable.

5.6.3 Table 5.8, shows the gross number of dwellings which have been completed across the Borough during the monitoring period. The completions have been divided by tenure type, as a total, and as a percentage. It is evident that 62% of all the housing completions to which this report relates were affordable housing i.e. Affordable Rented + Affordable Shared Ownership/Low Cost.

| Tenure Type                          | Number of completions | % of Total |
|--------------------------------------|-----------------------|------------|
| Affordable Rented                    | 207                   | 50         |
| Affordable Shared Ownership/Low Cost | 50                    | 12         |
| Market Housing                       | 154                   | 37         |
| TOTAL                                | 411                   | 100        |

Table 5.8: Gross number of affordable dwellings delivered by type 2014-2015

5.6.4 Table 5.9, identifies sites where affordable housing has been completed. It is evident that there are several sites which have been completed this monitoring period which are 100% affordable housing. This helps to clarify why the affordable housing completions are significantly higher over the 2014/2015 monitoring period, when compared to the previous monitoring years over the reporting period. Figure 5.4 below, shows the percentage of the affordable housing completions since 2011.

5.6.5 There are a further 257 affordable housing units in the pipeline – see Appendix 6. These figures will continue to be monitored.

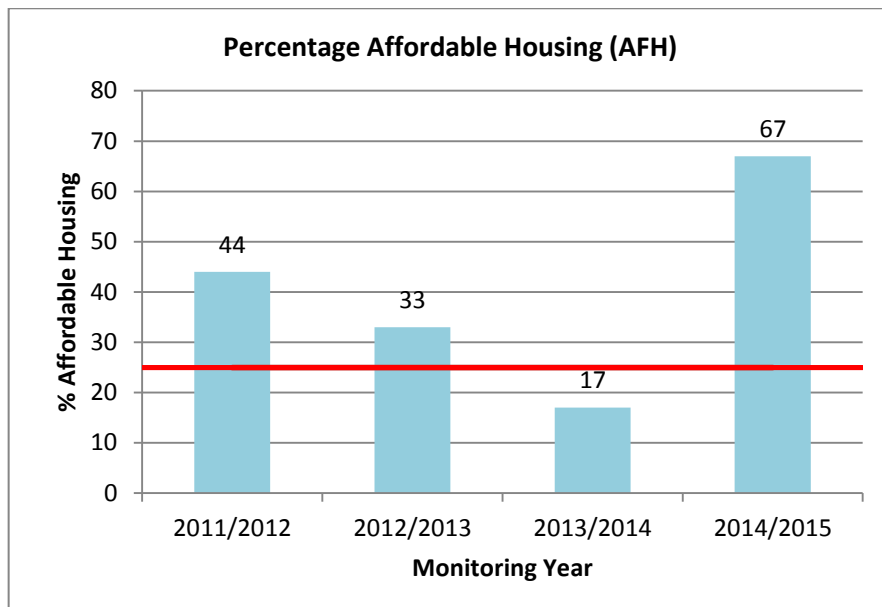


Figure 5.4: Percentage of affordable housing completions across the monitoring period.

| Housings Site                                      | Total number of dwellings for site | Total AFH Rented Completed 2014-2015 | % AFH Rented Completed 2014-2015 | Total projected % of AFH when site complete |
|--|------------------------------------|--------------------------------------|----------------------------------|---|
| Queen Elizabeth Road                               | 141                                | 14                                   | 10                               | 41  |
| Bermuda  | 175                                | 10                                   | 6                                | 14  |
| Bermuda (Orbit)                                    | 30                                 | 30                                   | 100                              | 100   |
| Longshoot (Bellway)                                | 125                                | 6                                    | 5                                | 24  |
| Longshoot (Davidsons)                              | 66                                 | 0                                    | 0                                | 24  |
| Leicester Road, Bedworth (former Leeks)            | 38                                 | 0                                    | 0                                | 100   |
| Howat Road, Keresley (Golden Eagle)                | 15                                 | 15                                   | 100                              | 100   |
| Grove Lane, Keresley                               | 52                                 | 14                                   | 27                               | 100   |
| Hurst Road, Bedworth (Former George Street School) | 74                                 | 72                                   | 97                               | 97  |
| Mayfield   | 11                                 | 10                                   | 91                               | 91  |
| Acacia Road, Nuneaton                              | 3                                  | 3                                    | 100                              | 100   |
| Camp Hill Drive Youth Centre                       | 12                                 | 12                                   | 100                              | 100   |
| Rear of Sandringham Ct                             | 45                                 | 45                                   | 100                              | 100   |
| Sycamore Road, former garage site                  | 8                                  | 8                                    | 100                              | 100   |
| Queens Road, Former Dentist                        | 6                                  | 6                                    | 100                              | 100   |
| Camphill Phase 2                                   | 223                                | 8                                    | 4                                | 37  |
| Land Rear of Evergreens, Tuttle Hill               | 4                                  | 4                                    | 100                              | 100   |
| <b>TOTAL</b>                                       | <b>1028</b>                        | <b>257</b>                           |                                  |   |

Table 5.9: Sites where Affordable Housing (AFH) has been completed over 2014 – 2015  
(The sites highlighted in pink are sites which have completed over the monitoring period)

## 5.7 Density of housing development

5.7.1 There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the densities which are being achieved by housing developments throughout the Borough, housing densities will continue to be monitored.

5.7.2 Table 5.10 and Figure 5.5 below, show the density of dwellings on sites that are 100% complete. It is evident that over the past four monitoring years, the majority of dwellings are being built at a density of over 50 per hectare, indicating that land is being developed efficiently.

| Year      | Percentage of dwellings completed at: |   |                                    |
|-----------|---------------------------------------|---|------------------------------------|
|           | Less than 30 dwellings per hectare    | Between 30 and 50 dwellings per hectare | More than 50 dwellings per hectare |
| 2011-2012 | 1%                                    | 30%                                     | 69%                                |
| 2012-2013 | 7%                                    | 23%                                     | 71%                                |
| 2013-2014 | 13%                                   | 28%                                     | 59%                                |
| 2014-2015 | 11%                                   | 7%                                      | 82%                                |

Table 5.10: Density of housing development

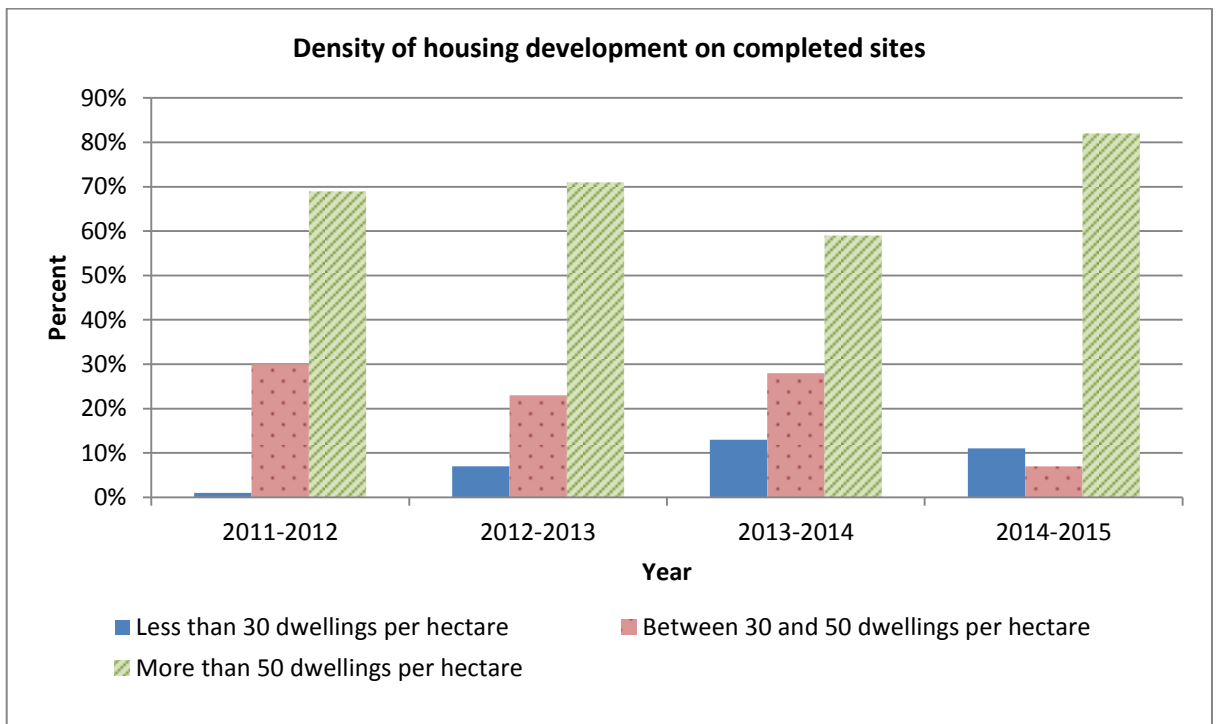


Figure 5.5: The Percentage of dwellings completed in each density band

## 5.8 Housing Development on Previously Developed Land

5.8.1 Of the 411 gross housing completions, 260 dwellings (63%) were built on Previously Developed Land (PDL), and 151 dwellings (37%) were built on Greenfield sites.

5.8.2 Figure 5.6, graphically represents the amount of new housing development built on PDL over the duration of the reporting period. The chart illustrates how successful the Council has been in securing housing development on PDL. However, as is indicated by Figure 5.6, there has been an increase in the percentage of new housing being

built on Greenfield sites. This trend is expected to continue over the next few years as the availability of PDL reduces.

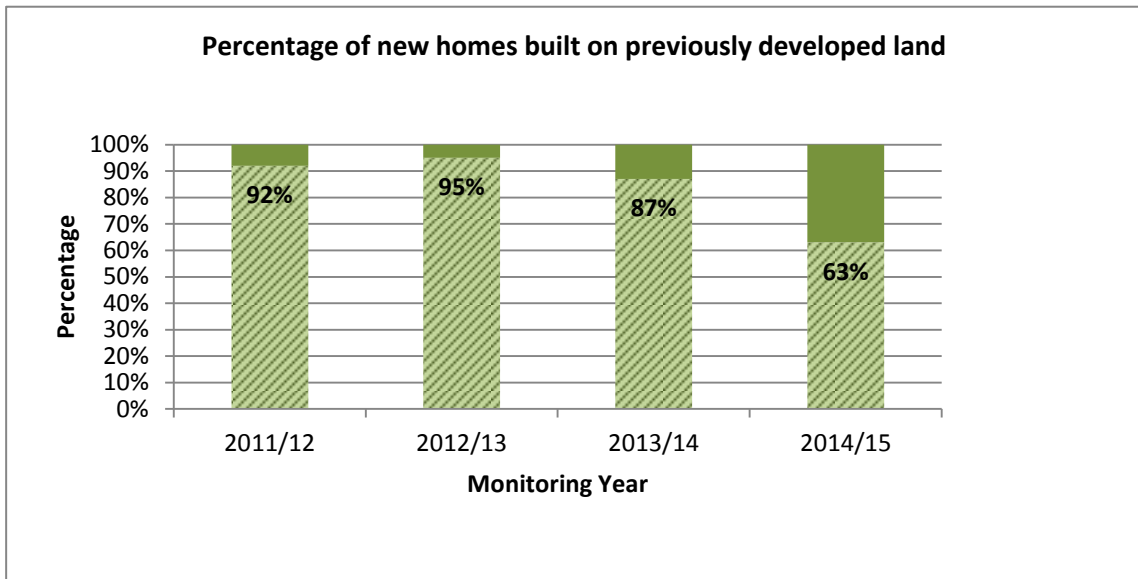


Figure 5.6: Percentage of new homes built on PDL

## 5.9 Housing Trajectory 2011 to 2031

5.9.1 Figure 5.7 below, shows the projected build rate for the 20 year Plan period, 2011 to 2031. It takes into account sites with full and outline permission, urban strategic housing land availability assessment (SHLAA) sites and the strategic housing sites set out in the Borough Plan Preferred Options.

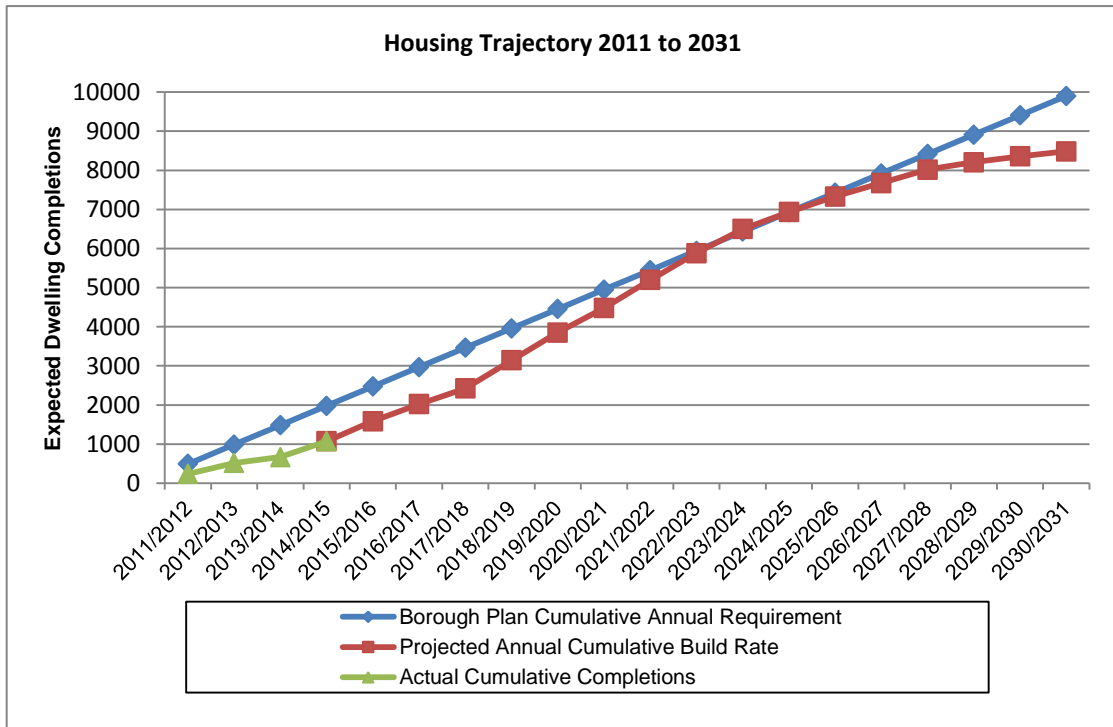


Figure 5.7: Housing Trajectory 2011 to 2031

5.9.2 The future supply of housing is considered in terms of the first five year period, 2015 to 2020, and post 2020 provision.

5.9.3 The housing trajectory indicates that there will be a shortfall of 1486 dwellings in meeting the 9,900 dwelling target over the duration of the Plan period.

5.9.4 For details about the five year land supply (FYLS) assessment see document, Five Year Land Supply Position Statement at April 2015.

5.9.5 The FYLS document shows that there is between 2.46 to 2.93 years of housing land depending on whether the Sedgefield or the Liverpool calculation methods are used. The Sedgefield 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.

5.9.6 As noted in paragraph 5.0.3, Cabinet approved for consultation a development target of 10,040 dwellings 2011-2031 to reflect further updates to the SHMA. A housing trajectory will also be produced to reflect this increase, once complete it will be available on the Councils website.

## 6. GYPSY & TRAVELLER PITCHES

6.0.1 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsies, Travellers and Travelling Showpeople. Table 6.1, shows the number of pitches permitted during the monitoring period.

|                                    | <b>Net additional gypsy &amp; traveller pitches</b> |   |
|------------------------------------|---|---|
| <b>Number of pitches delivered</b> | Permanent   | 3 |
|                                    | Transit   | 0 |

Table 6.1: Summary of Gypsy and Traveller Pitches completed during the monitoring period April 2014 and 31<sup>st</sup> March 2015.

6.0.2 As noted in Section 2.6 the Council is currently in the process of developing a policy document to allocate sites to meet the Gypsy, Traveller and Travelling Showpeople needs from 2012 – 2031.

|



## 7. THE NATURAL ENVIRONMENT

### 7.0.1 Management of Local Wildlife & Geological Sites in Warwickshire

Table 7.1 below shows that there was a small change in the percentage figures for Nuneaton and Bedworth due to the addition of 5 newly declared Local Wildlife Sites (LWS) on privately owned land - some of which are not currently actively managed. NBBC continues to have the highest proportion of actively managed sites due to the relatively urban nature of the Borough leading to a high proportion falling within Local Authority management, and due to the active management of the sites through our grounds contract specification and the work of the conservation volunteer group that the Parks team manage.

|                            | LWS All | LGS All | Total All | Managed All Total | 14/15 SDL All | 12/13 SDL All | 11/12 SDL All | 10/11 NI197 All | 09/10 NI197 All | 08/09 NI197 All |
|----------------------------|---------|---------|-----------|-------------------|---------------|---------------|---------------|-----------------|-----------------|-----------------|
| <b>Warwick District</b>    | 62      | 15      | 77        | 31                | 44%           | 48%           | 50%           | 36%             | 26%             | 35%             |
| <b>Stratford Upon Avon</b> | 97      | 31      | 128       | 37                | 39%           | 35%           | 34%           | 35%             | 23%             | 18%             |
| <b>North Warwickshire</b>  | 86      | 22      | 108       | 38                | 31%           | 39%           | 38%           | 34%             | 32%             | 36%             |
| <b>Rugby</b>               | 49      | 3       | 52        | 23                | 50%           | 46%           | 47%           | 43%             | 33%             | 36%             |
| <b>NBBC</b>                | 41      | 11      | 52        | 29                | 60%           | 62%           | 57%           | 52%             | 50%             | 59%             |
| <b>Warwickshire County</b> | 335     | 82      | 417       | 158               | 42%           | 43%           | 43%           | 39%             | 31%             | 34%             |

Table 7.1: Wildlife Sites across Warwickshire

### 7.0.2 Habitat Change

Table 7.2 below, shows that there was no change in the reporting period. There have been past losses at sites such as Paradise Farm (Bermuda) and will be an upcoming loss at Newdigate Colliery (Astley Lane, Bedworth), once recently consented development goes ahead. However, following negotiations before consent, the loss at that site is to be fully 'offset' by new habitat creation and by retained and enhanced habitat

| <b>Habitat change for Monitoring Period 01/04/2014 to 31/03/15</b> |   |
|--|---|
| Number of LWS sites affected / destroyed                           | 0 |
| Loss (Hectares)  | 0 |

Table:7.2: Habitat change for Monitoring Period

## 8. PLANNING APPEALS SUMMARY

8.0.1 During the period from the 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015 there were only 2 Planning Appeals which were of relevance. These are detailed below in Table 8.1.

| Planning Permission Number | Location  | Description   | Appeal Decision  | Date                            |
|----------------------------|---|---|------------------|---------------------------------|
| 32816                      | The Punchbowl,<br>370 Tuttle Hill,<br>Nuneaton, CV10<br>0HS         | Change of use from drinking establishment (A4) to hot food takeaway (A5) installation of extraction/ventilation equipment and external alterations to building.   | Allowed          | 18 <sup>th</sup> March 2015     |
| 32824                      | Land at Hill Farm<br>(Site 36C002)<br>Plough Hill Road,<br>Nuneaton | Residential Development of up to 262 dwellings and associated public open space and landscaping, up to 186 square metres of convenience retail floor space (A1 use) and school car park (all existing buildings to be demolished) (outline to include access with appearance, landscaping, layout and scale reserved) | Inquiry date set | 29 <sup>th</sup> September 2015 |

Table 8.1: Summary of Planning Appeals between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015.

## 9. APPENDIX 1: PLANNING USE CLASS DEFINITIONS

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:

- (a) a single person or by people to be regarded as forming a single household,
  - (b) not more than six residents living together as a single household where care is provided for residents
  - (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
  - **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
  - **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
  - **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

**10.APPENDIX: 2: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31<sup>ST</sup>  
MARCH 2015**

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| Site/ Industrial Estate                           | Employment Land Completed (Ha) 2011 - 2015 | Employment Land Under Construction (Ha) April 2015 | Available Employment Land with Planning Permission    |  |  |
|---|--|--|---|--|--|
|   |  |  | Employment Land (ha) With Outline Planning Permission | Employment Land (ha) With Full Planning Permission | Employment Land in the Pipeline (Total of Outline and Full Planning Permissions) |
| Anker Street                                      |  |  | -0.3  |  | -0.3   |
| Attleborough Industrial Estate                    | 0.8  |  |   | 0.6  | 0.6  |
| Attleborough Industrial Estate (loss of B1 to D1) |  |  |   | -0.4   | -0.4   |
| Bayton Road Industrial Estate                     | -0.1                                       | 1.2  | 4.9   | 0.6  | 5.5  |
| Camp Hill Urban Village - Midland Quarry          |  | 0.7  |   |  | 0.0  |
| Centrovell Ind Est                                | 0.0  |  |   |  | 0.0  |
| Earls Road  |  |  |   | -0.2   | -0.2   |
| Griff Clara (Extension to Bermuda Park)           |  |  |   | 4.4  | 4.4  |
| Hemdale Business Park                             |  |  |   | 0.8  | 0.8  |
| Marston Jabbett                                   |  |  |   | 1.1  | 1.1  |
| Newtown Road ( Loss of B1a to C3)                 |  | -0.3   |   |  | 0.0  |
| Prologis Park                                     | 1.9  |  | 2.1   | 0.5  | 2.6  |
| Vicarage Street                                   |  |  | 0.5   |  | 0.5  |
| Whitacre Industrial Estate                        |  |  |   | -0.2   | -0.2   |
| <b>Totals (Ha)</b>                                | <b>2.6</b>                                 | <b>1.6</b>   | <b>7.2</b>  | <b>7.1</b>   | <b>14.3</b>  |

**11. APPENDIX 3: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1<sup>ST</sup> APRIL 2014 AND 31<sup>ST</sup> 2015**

| Planning Permission Number | Description of Development                          | Site/IndEstate Details   | Green-field/Brown-field | Gain/Loss/Allocation     | Loss/Change to | Gross Site Area (Ha) | Gross Floorspace Area (m) |             |       |      |            |        |          |
|----------------------------|---|--|-------------------------|--------------------------|----------------|----------------------|---------------------------|-------------|-------|------|------------|--------|----------|
|                            |   |  |                         |                          |                |                      | B1a Offices               | B1 Combined | B1/B8 | B2   | B8 Storage | B2 /B8 | B1/B2/B8 |
| 32749                      | Change of Use from B2 (Industrial) to B8 (Storage), | Thule Towing Systems, Caldwell Rd<br><b>Centrovell Industrial Estate</b>       | B                       | Gain                     | n/a            | 0.75                 |                           |             |       |      | 4200       |        |          |
| 31829                      | Change of Use from B8 (Storage) to (B2 Industrial)  | Agema Engineering Ltd, 3 Stephenson Rd<br><b>Bayton Road Industrial Estate</b> | B                       | Gain                     | n/a            | 0.27                 |                           |             |       | 1742 |            |        |          |
|                            |   |  |                         | <b>Total Completions</b> |                | 1.02                 | 0                         | 0           | 0     | 1742 | 4200       | 0      | 0        |

**Employment Land and Floor space Completed 2014/2015**

| Planning Permission Number | Description of Development   | Site/Industrial Estate Details   | Greenfield/Brownfield | Gain/Loss/Allocation | Loss/Change to | Gross Site Area (Ha) | Gross Floorspace area (m) |             |       |       |              |       |          |
|----------------------------|--|--|-----------------------|----------------------|----------------|----------------------|---------------------------|-------------|-------|-------|--------------|-------|----------|
|                            |  |  |                       |                      |                |                      | B1a (Offices)             | B1 Combined | B1/B8 | B2    | B8 (Storage) | B2/B8 | B1/B2/B8 |
| 32749                      | Change of Use from B2 (Industrial) to B8 (Storage),  | Thule Towing Systems, Caldwell Road<br><b>Centrovell Industrial Estate</b>             | B                     | Loss                 | B8             | -0.75                |                           |             |       | -4200 |              |       |          |
| 31829                      | Change of Use from B8 (Storage) to (B2 Industrial)   | Agema Agema Engineering Ltd, 3 Stephenson Road<br><b>Bayton Road Industrial Estate</b> | B                     | Loss                 | B2             | -0.27                |                           |             |       | -1742 |              |       |          |
| 32174                      | Change of Use to allow; importation, storage and processing of non-hazardous waste materials for recycling and recovery (Consultation from WCC). | Budget Skips, 1 Crondal Road,<br><b>Bayton Road Industrial Estate</b>                  | B                     | Loss                 | Sui Generis    | -0.86                |                           |             | -1867 |       |              |       |          |
|                            |  |  |                       | <b>Total Losses</b>  |                | -1.88                | 0                         | 0           | -1867 | -4200 | -1742        | 0     | 0        |

**Employment Land and Floor space Lost 2014/2015**

**12. APPENDIX 4: EMPLOYMENT LAND COMMITMENTS BY USE CLASS IN HECTARES AS OF 31<sup>ST</sup> MARCH 2015**

| <b>Industrial Estate / Site</b>   | <b>B1 Combined<br/>(Offices,<br/>Research, Light<br/>Industry</b> | <b>B1/B2/B8 Mix</b> | <b>B1/B8 Mix</b> | <b>B1a (Offices)</b> | <b>B1c (Light<br/>Industry)</b> | <b>B2 (General<br/>Industry)</b> | <b>B8 (Storage/<br/>Warehousing)</b> | <b>Total Land<br/>with<br/>Planning<br/>Permission<br/>at each<br/>Site</b> |
|---|---|---------------------|------------------|----------------------|---------------------------------|----------------------------------|--------------------------------------|---|
| Anker Street,   |   |                     |                  |                      |                                 | -0.3                             |                                      | -0.3  |
| Attleborough Industrial Estate  |   |                     |                  |                      |                                 | 0.6                              |                                      | 0.6   |
| Attleborough Industrial Estate (loss of B1 to D1)                         |   |                     |                  | -0.4                 |                                 |                                  |                                      | -0.4  |
| Bayton Road Industrial Estate   |   | 5.3                 |                  |                      | 0.2                             |                                  |                                      | 5.5   |
| Earls Road  |   |                     |                  | -0.2                 |                                 |                                  |                                      | -0.2  |
| Griff Clara (Extension to Bermuda Park)                                   |   | 4.4                 |                  |                      |                                 |                                  |                                      | 4.4   |
| Hemdale Business Park   |   |                     | 0.8              |                      |                                 |                                  |                                      | 0.8   |
| Marston Jabbett   | 0.9   |                     |                  |                      | 0.2                             |                                  |                                      | 1.1   |
| Prologis Park   |   | 2.1                 | 0.5              |                      |                                 |                                  |                                      | 2.6   |
| Vicarage Street   |   |                     |                  | 0.5                  |                                 |                                  |                                      | 0.5   |
| Whitacre Industrial Estate  | -0.2  |                     |                  |                      |                                 |                                  |                                      | -0.2  |
| <b>Total Land with Planning Permission (Hectares) for each Use Class.</b> | <b>0.7</b>  | <b>11.8</b>         | <b>1.3</b>       | <b>-0.1</b>          | <b>0.3</b>                      | <b>0.3</b>                       | <b>0.0</b>                           | <b>14.3</b>   |
| <b>Percentage of land with Planning Permission for each Use Class</b>     | <b>5.2%</b>   | <b>82.3%</b>        | <b>8.7%</b>      | <b>-0.9%</b>         | <b>2.2%</b>                     | <b>2.4%</b>                      | <b>0.0%</b>                          |   |



### 13.APPENDIX 5: COMMERCIAL FLOOR SPACE TABLES

| Greenfield/<br>Brownfield | Site Details  | Description of the development   | Facility Type | Planning Permission Number | Town Centre | Floor Space Completed m <sup>2</sup> |     |           |             |            |    |
|---------------------------|---|--|---------------|----------------------------|-------------|--------------------------------------|-----|-----------|-------------|------------|----|
|                           |   |  |               |                            |             | A1                                   | B1a | A2        | D2          | A3/A5      | C3 |
| B                         | Was Picture Perfect, Corporation Street, Nuneaton             | Change of use from B1/B8 to A1 Retail.   | Retail        | 32222                      | Yes         | 91                                   |     |           |             |            |    |
| B                         | Texaco Garage, Pingles Service Station, Avenue Road, Nuneaton | Extension to forecourt shop  | Retail        | 32476                      | No          | 21                                   |     |           |             |            |    |
| B                         | Burage Place (now HUK Group), Nuneaton, Warwickshire          | Change of Use of former substation (Sui Generis) to retail Unit (A1)   | Retail        | 32766                      | Yes         | 90                                   |     |           |             |            |    |
| B                         | Nuneaton Harriers, Pingles, Avenue Road.                      | First Floor extension and 2 storey extension to side.  | Leisure       | 31883                      | No          |                                      |     |           | 99          |            |    |
| B                         | Former Liquid & Envy, 6 Leicester Road, Nuneaton              | Change of use from Nightclub (Sui Generis use) to Gymnasium/fitness centre (D2 use) and ancillary facilities. Minor alterations (windows and doors) to the Leicester Road elevation (former Liquid and Envy) | Leisure       | 32572                      | Yes         |                                      |     |           | 1165        |            |    |
| B                         | 60 Queens Road, Nuneaton, Warwickshire                        | Change of use of ground floor from A1 to A3 (Restaurant & Cafe), alteration of shop front into three individual shops.   | Retail        | 32316                      | No          |                                      |     |           |             | 211        |    |
| B                         | 5 Harefield Road Nuneaton                                     | Change of use from A1 to A2  | Retail        | 30661                      | Yes         |                                      |     | 90        |             |            |    |
|                           |   |  |               | <b>Total Completions</b>   |             | <b>202</b>                           |     | <b>90</b> | <b>1264</b> | <b>211</b> |    |

Appendix 5.1 Completions of Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Borough during 2014 -2015, including Town Centre Development.

| Greenfield/<br>Brownfield | Site Details  | Description of the development  | Facility<br>Type | Planning<br>Permission<br>Number | Town<br>Centre | Floor Space Lost m <sup>2</sup> |     |    |    |             |            |
|---------------------------|---|---|------------------|----------------------------------|----------------|---------------------------------|-----|----|----|-------------|------------|
|                           |   |   |                  |                                  |                | A1                              | B1a | A2 | D2 | A3/A5       | C3         |
| B                         | 5 Harefield Road, Nuneaton  | Change of Use from A1 to A2 (Financial Services)  | Retail           | 30661                            | Yes            | -90                             |     |    |    |             |            |
| B                         | 60 Queens Road, Nuneaton,<br>Warwickshire   | Change of use of ground floor from A1 to A3<br>(Restaurant & Cafe), alteration of shop front into three<br>individual shops.  | Retail           | 32316                            | No             | -211                            |     |    |    |             |            |
| B                         | Unit '3' 60 Queens Road<br>Nuneaton   | Change of use of ground floor from A1 retail to A5 Hot<br>Food Takeaway - <i>(is 53 m<sup>2</sup> - have not added m2 as<br/>would double count: is a subset of planning permission<br/>32316 above).</i> | Retail           | 32543                            | No             |                                 |     |    |    | 0           |            |
| B                         | Alberts Off Licence, 105 Ash<br>Green Lane, Ash Green,<br>Coventry, West Midlands | Change of Use from Retail to Residential (C3)   | Retail           | 32703                            | No             |                                 |     |    |    |             | -90        |
|                           |   |   |                  | <b>Total Losses</b>              |                | <b>-301</b>                     |     |    |    | <b>-211</b> | <b>-90</b> |

Appendix 5.2: Losses of Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Borough during 2014 -2015, including Town Centre Development.

| Greenfield/<br>Brownfield | Site Details   | Description of the development  | Facility Type | Planning Permission Number      | Town Centre | Floor Space Under Construction m <sup>2</sup> |     |    |    |       |    |
|---------------------------|--|---|---------------|---------------------------------|-------------|---|-----|----|----|-------|----|
|                           |  |   |               |                                 |             | A1  | B1a | A2 | D2 | A3/A5 | C3 |
| B                         | Cock and Bear Inn Queens Road Nuneaton                               | Single storey extension to side to create entrance and additional retail space, single storey extension to rear for new ancillary space | Retail        | 31938                           | No          | 325   |     |    |    |       |    |
| B                         | Land adjacent to Auden Close Chesterton Drive Galley Common Nuneaton | Erect convenience store retail unit (A1) and two units for use as either retail (A1) or financial and Professional services (A2).       | Retail        | 32502                           | No          | 446   |     |    |    |       |    |
| B                         | Weddington Terrace, Unit 5 & 4 Davies Courtyard, Nuneaton            | Creation of three retail units (A1) to ground floor & 1 retail unit to first floor  | Retail        | 32759                           | No          | 195   |     |    |    |       |    |
| B                         | Aldi Stores Ltd, Kingswood Road, Nuneaton                            | Rear extension to existing Aldi Store.  | Retail        | 33015                           | No          | 225   |     |    |    |       |    |
|                           |  |   |               | <b>Total Under Construction</b> |             | <b>1191</b>                                   |     |    |    |       |    |

Appendix 5.3: Total Amount of Commercial Floor space ( Retail, Hotel and Leisure, and Office Space) in the Borough under Construction during 2014 -2015, including Town Centre Developments.

| Greenfield/<br>Brownfield | Site Details                                       | Description of the development   | Facility Type  | Planning<br>Permission<br>Number | Town<br>Centre | Floor Space with Planning Permission m <sup>2</sup> |     |    |    |       |     |
|---------------------------|--|--|----------------|----------------------------------|----------------|---|-----|----|----|-------|-----|
|                           |  |  |                |                                  |                | A1  | B1a | A2 | D2 | A3/A5 | C3  |
| B                         | Anker Service Station Weddington Road Nuneaton     | Service Station car wash to sandwich bar and offices over  | Retail/Office  | 31847                            | No             | 74  |     | 74 |    |       |     |
| G                         | North of Bermuda Village Nuneaton                  | A1 part of Mixed development Deeley/Taylor Wimpey Plg Perm 31653 varies from 3 to 1 retail unit  | Retail         | 31064                            | No             | 457   |     |    |    |       |     |
| G                         | School Road Bulkington 4X4 All Terrain             | Change of use from Sui Generis to A1 to include car wash behind                                  | Retail         | 31217                            | No             | 194   |     |    |    |       |     |
| B                         | Unit 1, Bus Station,, Harefield Road, Nuneaton,    | Change of use from A2 to A1  | Retail         | 32112                            | Yes            | 27  |     |    |    |       |     |
| B                         | Arden Wines, 44 Arden Road, Bulkington             | Change of use of garage to additional retail area including bricking up of roller shutter door   | Retail         | 32527                            | No             | 25  |     |    |    |       |     |
| B                         | 258 - 260 Queens Road, Nuneaton, Warwickshire      | Change of Use from Retail A1 to ground floor residential (C3)                                    | Loss of Retail | 32555                            | No             | -104  |     |    |    |       | 104 |
| B                         | Specsavers, 14 Market Place, Nuneaton              | Two storey extension to rear   | Retail         | 33105                            | Yes            | 38  |     |    |    |       |     |
| B                         | No 8 Pharmacy Ltd, 8 High Street, Bedworth         | Rear single story extension.   | Retail         | 32546                            | Yes            | 10  |     |    |    |       |     |
| B                         | Freer Street, Attleborough, Nuneaton               | Erection of four A1/A2 units   | Retail         | 32407                            | No             | 158   |     |    |    |       |     |
| B                         | 46 Central Avenue, Nuneaton                        | Change of Use from retail (A1) to Residential garage and parking for 48 Central Ave              | Loss of Retail | 33233                            | No             | -80   |     |    |    |       | 80  |
| B                         | Heath End Road Service Station, 227 Heath End Road | Change of Use from Petrol Filling Station (Sui Generis) to A1 retail unit including pump removal | Retail         | 32697                            | No             | 156   |     |    |    |       |     |
| B                         | 4 Bridge Street Nuneaton                           | Change of use of A1 to coffee/tea room (Class A3)  | Loss of Retail | 31995                            | Yes            | -122  |     |    |    | 122   |     |

|   |   |  |                    |                              |     |            |                |               |  |            |               |
|---|---|--|--------------------|------------------------------|-----|------------|----------------|---------------|--|------------|---------------|
| B | Former Card Factory 18 All Saints Square Bedworth               | Change of use from retail (A1) to Hot Food Takeaway (A5) | Loss of Retail     | 32380                        | Yes | -132       |                |               |  | 132        |               |
| B | 113 Abbey Street, Nuneaton, Warwickshire                        | Prior notification from B1a to C3 residential            | Loss of B1a Office | 32404                        | Yes |            | -280           |               |  |            | 280           |
| B | Paynes Solicitors, Marshall House, 44 King Street, Bedworth     | Change of Use from offices (A2) to apartments (C3)       | Loss of A2 Office  | 32429                        | Yes |            |                | -375.8        |  |            | 375.8         |
| B | Headway, 113 Abbey Street, Nuneaton                             | This is a Loss of B1a Use to C3 Use                      | Loss of B1a Office | 32404                        | Yes |            | -287           |               |  |            | 287           |
| B | The Best Connection Group Ltd, 21-25 Newdegate Street, Nuneaton | This is a Loss of B1a Use to C3 Use                      | Loss of B1a Office | 32881                        | Yes |            | -674.4         |               |  |            | 674.4         |
|   |   |  |                    | <b>Total in the pipeline</b> |     | <b>701</b> | <b>-1241.4</b> | <b>-301.8</b> |  | <b>254</b> | <b>1801.2</b> |

Appendix 5.4 Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Pipeline across Borough during 2014 -2015, including Town Centre Development.

## 14. APPENDIX 6: AFFORDABLE HOUSING IN THE PIPELINE

| Housings Site   | Planning Application Number | In the pipe line |                 |                         |                                     |
|---|-----------------------------|------------------|-----------------|-------------------------|-------------------------------------|
|   |                             | Aff rented       | Aff SO/low cost | Unknown AF in pipe line | Affordable housing in the pipe line |
| Longshoot (Davidson Development)  | 32246                       | 6                | 0               |                         | 6                                   |
| Longshoot (Belway)  | 32399                       | 24               | 0               | 0                       | 24                                  |
| Leicester Road, Bedworth (former Leeks)                                   | 32318                       | 38               | 0               | 0                       | 38                                  |
| Park Lane, Nuneaton   | 32760                       | 36               | 0               | 0                       | 36                                  |
| Chapel Street, Bed  | 12181                       | 6                | 0               | 0                       | 6                                   |
| Queen's Rd, 207-223, Nun  | 30291                       | 8                | 0               | 0                       | 8                                   |
| Edinburgh Rd, Nun   | 31849                       | 0                | 0               | 14                      | 14                                  |
| Edinburgh Rd, Nun   | 31862                       | 63               | 0               | 0                       | 63                                  |
| Church Lane, land adj to St James' church                                 | 32326                       | 31               | 0               | 0                       | 31                                  |
| Weddington Rd, 263 Fox & Crane  | 29632                       | 0                | 2               | 0                       | 2                                   |
| Site 103D016 - 112 & 114", Dark Lane, Bedworth                            | 32525                       | 2                | 0               | <b>0</b>                | 2                                   |
| Site 38b007 - Tuttle Hill", Tuttle Hill, Nuneaton, Warwickshire           | 32655                       | 0                | 0               | <b>10</b>               | 10                                  |
| 22A Marston Lane, Bedworth, Warwickshire                                  | 32821                       | 0                | 0               | <b>2</b>                | 2                                   |
| Paynes Solicitors, Marshall House, 44 King Street, Bedworth, Warwickshire | 32429                       | 0                | 0               | <b>6</b>                | 6                                   |
| Site 25c003 - Rear of 81-105, Plough Hill Road, Nuneaton, Warwickshire    | 32952                       | 0                | 0               | <b>9</b>                | 9                                   |
|   | <b>Total</b>                | <b>214</b>       | <b>2</b>        | <b>41</b>               | <b>257</b>                          |

## **15. GLOSSARY**

### **Affordable Housing**

Is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

### **Annual Monitoring Report**

A report published annually to assess the progress of the Borough Plan.

### **Brownfield Land**

Also referred to as previously developed land, is land that is or was occupied by a permanent (non-agricultural) structure and associated fixed surface infrastructure, including the curtilage of the development, in urban and rural areas. It excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas, which has not been developed previously (known as Greenfield land).

### **Change of Use**

Planning permission is not needed when the existing and the proposed uses fall within the same “use class”, or if the Town and Country Planning (Use Classes) Order 1987 (as amended) says that a change of class is permitted to another specified class.

### **Community Infrastructure Levy**

A duty allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

### **Conservation Area**

An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

### **Derelict Land**

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment can include demolition, clearing of fixed structures or foundations and levelling. The definition also includes abandoned and unoccupied buildings in an advanced state of disrepair i.e. with unsound roof(s).

### **Development Plan Document**

A statutory component part of the local development framework and include the Borough Plan, area action plans and site-specific allocations.

### **Economic Development Strategy**

A document stating the Council’s vision, objectives and priorities for the Borough’s economy.

### **Five Year Housing Supply**

A supply of housing sites that can be delivered to within five years. To be ‘deliverable’, sites should be available now, offer a suitable location now, and be achievable on the site within 5 years.

**Green Belt**

A designation which aims to keep land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas
- prevent neighbouring towns from merging
- safeguard the countryside from encroachment
- preserve the setting and special character of historic towns
- assist urban regeneration by encouraging the recycling of derelict and other urban land

**Greenfield**

Land where no development has previously taken place such as agricultural or forestry land.

**Hectare**

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

**Infrastructure**

Basic services required for development to take place, for example, roads, electricity, sewerage, water, open space, education, health facilities and other community facilities.

**Intermediate Housing**

Homes for sale and rent provided at a cost above social, but below market levels. These include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent, but not affordable rented housing.

**Local Plan 2006**

Old-style development plan prepared by the Council. Adopted in 2006, some policies of the Nuneaton and Bedworth Local Plan are saved until replaced by the Borough Plan.

**Local Nature Reserve**

Statutory designation for areas of importance for wildlife, geology, education or public enjoyment. Nuneaton and Bedworth has three LNRs at Bedworth Sloughs, Ensor's Pool and Galley Common.

**Local Wildlife Site**

Area of land with substantive wildlife value. Nuneaton and Bedworth has approximately 30 LWSs and these are likely to increase as potential LWSs are identified and assessed.

**National Planning Policy Framework**

Government policy on planning matters and seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared.

**Social Rented Housing**

Housing that is let at below market rents and on a secure basis to people in housing need, usually by local authorities or registered social landlord.

**Supplementary Planning Document**

Provide further detail on policies and proposals contained within a Development Plan Document and are a material consideration when determining planning applications.



## **16. ACRONYMS**

|              |  |
|--------------|--|
| <b>AMR</b>   | Authority Monitoring Report                    |
| <b>CIL</b>   | Community Infrastructure Levy                  |
| <b>FYLS</b>  | Five Year Land Supply                          |
| <b>LDS</b>   | Local Development Scheme                       |
| <b>LWS</b>   | Local Wildlife Site                            |
| <b>LGS</b>   | Local Geological Site                          |
| <b>NBBP</b>  | Nuneaton and Bedworth Borough Plan             |
| <b>NPPF</b>  | National Planning Policy Framework             |
| <b>PDL</b>   | Previously developed land                      |
| <b>SCI</b>   | Statement of Community Involvement             |
| <b>SHLAA</b> | Strategic Housing Land Availability Assessment |
| <b>SHMA</b>  | Strategic Housing Market Assessment            |