

Nuneaton & Bedworth Borough Council

# Borough Plan

1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016

## Authority Monitoring Report



Published December 2017

# CONTENTS

1. INTRODUCTION .....	3
2. STRATEGIC PLANNING MATTERS.....	3
2.0 Local Development Scheme .....	3
2.1 Nuneaton and Bedworth Borough Plan (NBBP) .....	4
2.2 Neighbourhood Plans.....	5
2.3 Community Infrastructure Levy (CIL) .....	5
2.4 Duty to Co-operate .....	5
2.5 Town Centres Area Action Plan .....	6
2.6 Gypsy, Traveller and Travelling Showpeople Policy & Development Plan Document (DPD) ..	7
3. EMPLOYMENT LAND .....	8
3.1 Employment Land Summary .....	8
3.2 Employment Land Completed during the Plan Period 1 <sup>st</sup> April 2011 to 31 <sup>st</sup> March 2016.....	8
3.3 Floor space Losses and Gains.....	9
3.4 Employment Land Completed during the Monitoring Period 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2016 11	
3.5 Employment land available with planning permission .....	12
3.6 Employment land targets .....	13
4. RETAIL AND TOWN CENTRE DEVELOPMENTS.....	14
5. HOUSING .....	14
5.1 Completions .....	15
5.2 Permitted development, change of use from office to residential .....	16
5.3 Settlements/Wards and Localities completions .....	17
5.4 Housing Mix.....	18
5.5 Land Supply .....	19
5.6 Affordable Housing.....	21
5.7 Density of housing development.....	24
5.8 Housing Development on Previously Developed Land.....	26
5.9 Housing Trajectory 2011 to 2031 .....	27
5.10 C2 Housing.....	28
6. GYPSY & TRAVELLER PITCHES.....	29
7. PLANNING APPEALS SUMMARY .....	30
8. APPENDIX 1: PLANNING USE CLASS DEFINITIONS.....	31
9. APPENDIX 2: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31 <sup>ST</sup> MARCH 2016 .....	33
10. APPENDIX 3: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1 <sup>ST</sup> APRIL 2015 AND 31 <sup>ST</sup> 2016.....	34
11. APPENDIX 4: EMPLOYMENT LAND COMMITMENTS BY USE CLASS IN HECTARES AS OF 31 <sup>ST</sup> MARCH 2016.....	37
12. APPENDIX 5: COMMERCIAL FLOOR SPACE TABLES .....	38

13.	APPENDIX 6: AFFORDABLE HOUSING IN THE PIPELINE .....	44
14.	GLOSSARY.....	48
15.	ACRONYMS.....	50

## **1. INTRODUCTION**

1. The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the twelfth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
2. This AMR covers the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016. The content of the report is consistent with that from previous years to allow easy comparison and to ensure that monitoring remains relevant.
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.
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**

5. The current Local Development Scheme (LDS) was adopted 15<sup>th</sup> June 2016. The document is entitled 'Nuneaton and Bedworth Borough Council Local Development Scheme 2016' and can be found on the Councils website.
6. The LDS has two main functions:
  - i. To identify the current planning policy documents that are being applied in Nuneaton and Bedworth.
  - ii. 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 (NBBP)

7. The Council is in the process of preparing a Borough Plan to replace the Local Plan adopted in 2006. The NBBP will set out the vision, spatial strategy and core policies for the Borough. It will establish new objectives and introduce new policies.
8. The Borough Plan will cover the period 2011 – 2031. The stages highlighted in green, in Table 2.1, are complete. The Plan is currently being prepared for submission. Public consultation on the Submission version was conducted between October and December 2015. The consultation responses are being considered and collated.
9. A revised timetable for the Borough Plan was approved at Cabinet on 15<sup>th</sup> June 2016. The adjustments to the timeframe have been necessary to allow the Council to meet its statutory obligations. Under a ‘duty to co-operate’ Nuneaton and Bedworth is legally obliged to consider the accommodation of additional growth in order to satisfy the overall needs of the sub-region. This is a result of there being insufficient land to meet objectively assessed need elsewhere within the area.
10. The evidence base for the number of additional dwellings which NBBP can accommodate is currently being reviewed. Once the review is complete the plan will be amended if necessary and further public consultation will take place January to March 2017, prior to being submitted to the Planning Inspectorate for an independent examination.

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)	January 2017 - March 2017	Yes
Submit to Secretary of State	March 2017	No
Pre Examination meeting	June 2017	No
Examination	September 2017	Yes
Inspectors Report	March 2018	No
Adoption and Publication	April – June 2018	No

Table 2.1: Timetable for developing the Borough Plan

## **2.2 Neighbourhood Plans**

11. 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)**

12. The Council commissioned Dixon Searle Partnership (DSP) to undertake a full plan viability assessment in 2014. The assessment identified that it is viable for the Authority to progress with a CIL. As such a Preliminary Draft Charging Schedule was consulted on alongside the Borough Plan submission version between October and December 2015. Further viability assessments will be carried out alongside the next stage of the Borough Plan.

## **2.4 Duty to Co-operate**

13. 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.
14. During the 2015/16 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. The Council continues to work with the sub region to update and commission updates to the evidence base as necessary.
15. 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

16. The Local Development Scheme document 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	September 2017	No
Consultation Preferred Options	February – March 2018	Yes
Preparation of Submission version	April – June 2018	No
Consultation on Submission version	July – August 2018	Yes
Submit to Secretary of State	September 2018	No
Pre Examination meeting	December 2018	No
Examination	March 2019	Yes
Inspectors Report	September 2019	No
Adoption and Publication	October 2019	No

Table 2.2: Town Centres Area Action Plan

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

## 2.6 Gypsy, Traveller and Travelling Showpeople & Development Plan Document (DPD)

18. 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 in Table 2.3
19. The DPD went out to public consultation along with the Borough Plan between October and December 2015, and the timetable is on track. Comments from the public consultation are currently being considered, before further public consultation in 2017.
20. Future AMRs will report on the progress of the DPD document.

Stage	Timescale	Opportunity for Public Involvement
Commencement	February 2014	No
Initial Consultation	October – December 2015	Yes
Preparation of Submission version	January 2016–September 2017	No
Consultation on Submission version	October 2017 – December 2017	Yes
Submit to Secretary of State	December 2017	No
Pre Examination meeting	March 2018	No
Examination	July 2018	Yes
Inspectors Report	January 2019	No
Adoption and Publication	February – April 2019	No

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



### 3. EMPLOYMENT LAND

21. 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.
22. On 30<sup>th</sup> September 2015 Cabinet approved for consultation an employment target of 52 ha for the period 2011-2031 to reflect updated modelling work. This target has been used in the AMR for the purpose of monitoring delivery. Table 3.1, details the target for employment land as identified in Policy NB2 Borough Plan Submission Document 2015, Section 5.

Start of plan period	End of plan period	Total employment land requirement
01/04/2011	31/03/2031	52 hectares

Table 3.1: 20 Year Plan Period and Employment Land Target

#### 3.1 Employment Land Summary

23. Employment activity is reported 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.
24. 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 2016

25. Figure 3.1 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, available and losses throughout the borough as of 31<sup>st</sup> March 2016. Table 3.2, provides a summary of the status of employment land monitoring at the 31<sup>st</sup> March 2016.

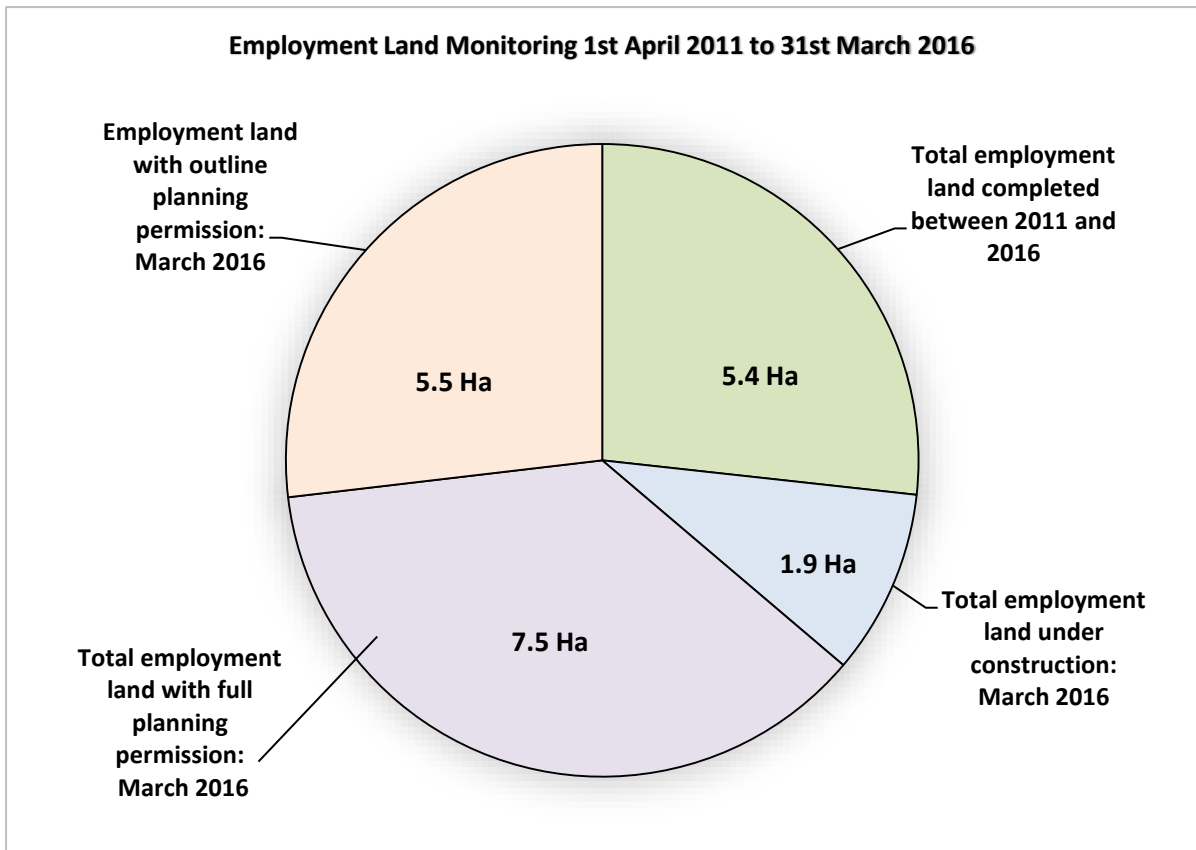


Figure 3.1: Employment Land Monitoring in Hectares, 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016

Status	Area
Net total of employment land developed over the five years since 1 <sup>st</sup> April 2011	5.4 ha
Employment Land Under Construction	1.9 ha
Area of land with Planning Permission	13 ha (of which 7.5 ha had full permission and 5.5 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 2016

### 3.3 Floor space Losses and Gains

26. During the five years to which this report relates, there was 32,590m<sup>2</sup> of extra industrial floor space compared to a loss of 9272m<sup>2</sup>, giving a net gain over the monitoring period of 23,318m<sup>2</sup>. Figure 3.2 highlights the floor space gains and losses by Use Class.

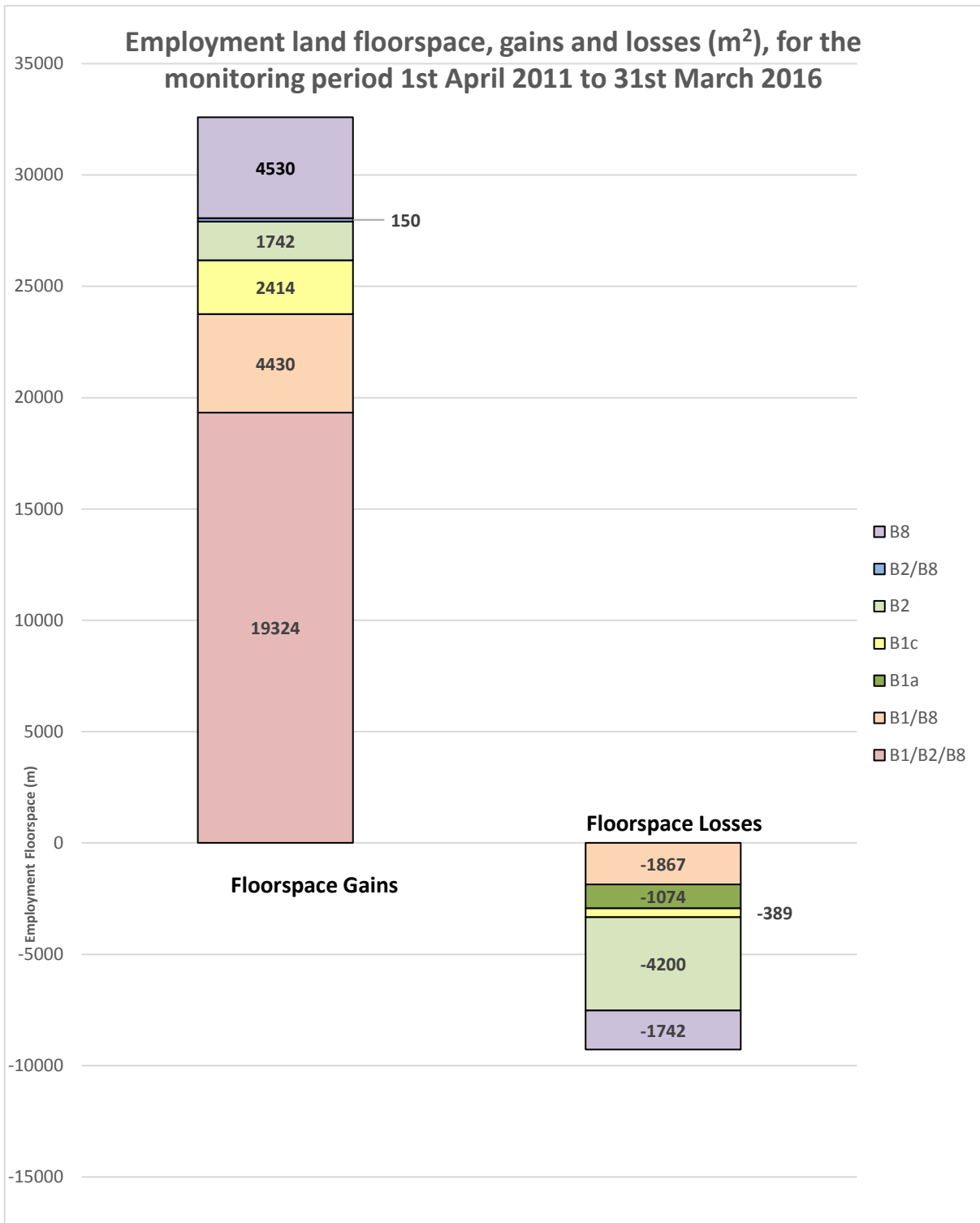


Figure 3.2: Employment floor space gains and losses in m<sup>2</sup> for the monitoring period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016

27. A significantly greater loss of B2 Use has been noted compared to the other Use Classes. This is due to a Change of Use (COU) from B2 to B8 of Thule Towing Systems at Centrovell Industrial Estate.
28. It is also evident that permitted development rights which now allow office floor space (Class Use B1a) to be converted to residential use (Class Use C3) are having an impact in the loss of B1a floor space. The 2014/15 AMR

reported no losses in B1a, compared to a loss of 1074m<sup>2</sup> of B1a in 2015/16, of which 588m<sup>2</sup> was lost to C3 use and 486m<sup>2</sup> was lost to a Children’s Day Nursery (D1).

- 29. The AMR only reports employment land where it is greater than 0.2Ha. However, with the recent introduction of permitted development from B1a to C3 use, there has been a noticeable increase in applications for COU from B1a to C3, many of which are below the threshold of 0.2Ha. This COU will continue to be monitored and will be reported in future AMR’s if considered necessary.
- 30. 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.
- 31. 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 2015 to 31<sup>st</sup> March 2016**

- 32. During the monitoring period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016, a net figure of - 2.8ha of employment land and 17,807m<sup>2</sup> of floor space was recorded as complete. See Appendix 3 for more detail. Figure 3.3 shows the net completions in hectares for each monitoring year of the plan period.

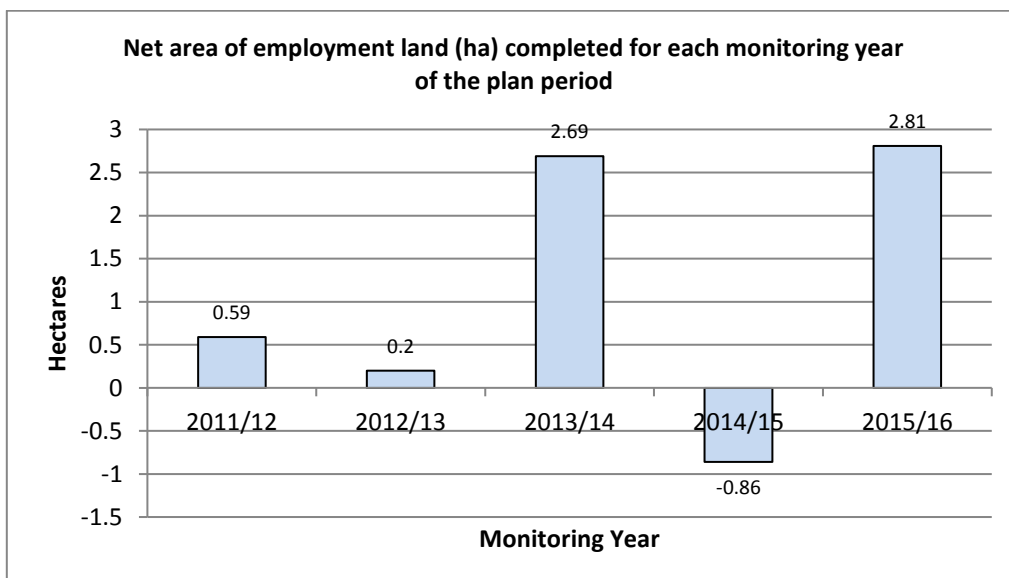


Figure 3.3: Net area (ha) of employment land completed for each monitoring year of the plan period.

- 33. The increase indicates that the downward trend identified last year was an anomaly. The upward trend in completions is expected to continue, as there was 1.9 ha of employment land under construction at the end of the monitoring year, which is expected to be completed within the 2016/17 monitoring year.
- 34. There has been an outline application at Prologis Park for some years, this site is now under construction, indicating that employment land may now be starting to be delivered within the borough. Employment land allocations within the Borough Plan will endeavour to deliver more employment land, and progress will be monitored through future AMRs.
- 35. Figure 3.4 illustrates the cumulative completions over the five year monitoring period.

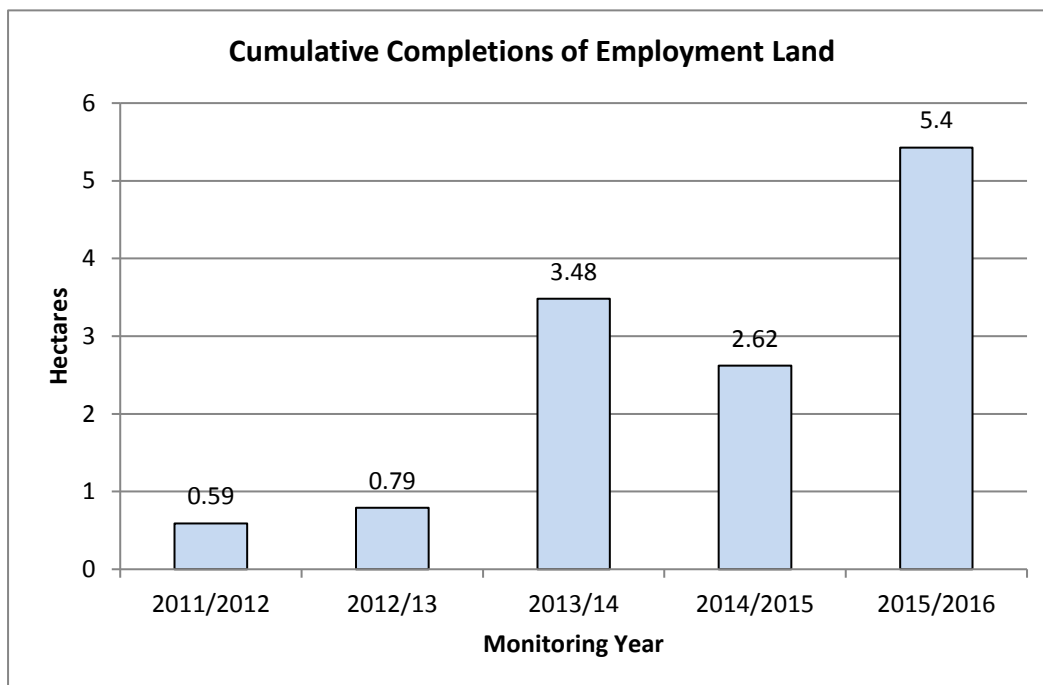


Figure 3.4: Cumulative employment land completions over the five year monitoring period

### 3.5 Employment land available with planning permission

- 36. As noted previously, there was 13 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 3.5 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.

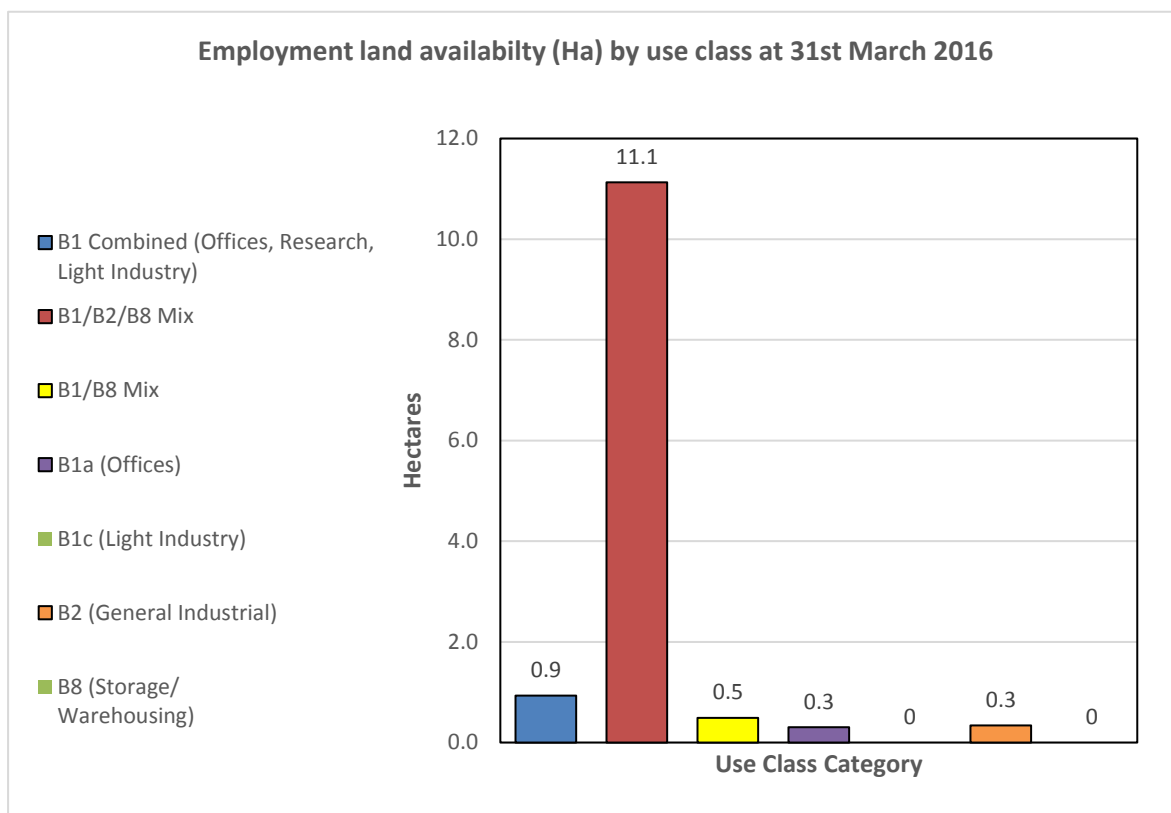


Figure 3.5: Employment land availability in hectares by Use Class as of 31<sup>st</sup> March 2016.

37. Sites with mixes of B1/B2/B8 dominate with 11.1 ha (84%) available with planning permission. This continues the trend as noted previously.

### 3.6 Employment land targets

38. Table 3.3 provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 52 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	52 hectares
Net employment land completed by 31 <sup>st</sup> March 2016	5.4 hectares
Employment land still needed to deliver the 52 hectares of employment land	46.6 hectares
Average annual employment land completions needed for the rest of the plan period (15 years), to achieve the 52 ha target by 2031	3.1 hectares

Table 3.3: Employment land targets and requirements.

#### 4. RETAIL AND TOWN CENTRE DEVELOPMENTS

39. During the monitoring period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 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.
40. To summarise, there was 1347m<sup>2</sup> (gross) of A1 retail completed within the year, none of which was located in designated town centre areas.
41. There has been a loss of 257m<sup>2</sup> of A1 retail to other uses, as summarised in Table 2 in Appendix 5
42. During the monitoring year it was noted that there was 158m<sup>2</sup> of A1 retail development under construction and 4558m<sup>2</sup> of retail in the pipeline, with either outline or full planning permission.

#### 5. HOUSING

43. This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Councils strategic housing target.
44. The housing target in the adopted Local Plan (2006) is out of date. On 30<sup>th</sup> September 2015, Cabinet approved for consultation a development target of 10,040 dwellings for the plan period 2011 to 2031, as detailed in Table 5.1. This was based on evidence contained in the Strategic Housing Market Assessment (SHMA). This housing delivery target forms the basis of works for the emerging Borough Plan.

Start of plan period	End of plan period	Total housing requirement
01/04/2011	31/03/2031	10,040

Table 5.1: Plan period and housing targets

45. The target of 10,040 dwellings is equivalent to a build rate of 502 completions a year - over the 20 year plan period 2011 to 2031.

## 5.1 Completions

46. Table 5.2, 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.
47. Between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016, 1463 dwellings (net) have been completed. A further 8,577 dwellings need to be built in the borough over the next 15 years for the housing target of 10,040 to be achieved.

	2011/12	2012/13	2013/14	2014/15	2015/16
Gross Completions	278	291	171	411	404
Losses	39	12	18	9	14
Net Completions	239	279	153	402	390

Table 5.2: Gross and net completions per year 2011 - 2016

48. The net number of dwellings completed in the borough during 2015/16 was 390, this continues the significant increase in completions noted last year. This is because construction has now commenced on several of the larger sites. As a result it is anticipated that this increase in completions will continue in 2016/17 and beyond.
49. The losses are made up of dwellings lost through demolitions, changes of use and conversions. It is worth noting that 10 of the demolitions were as a result of the major re-development scheme at Camp hill.

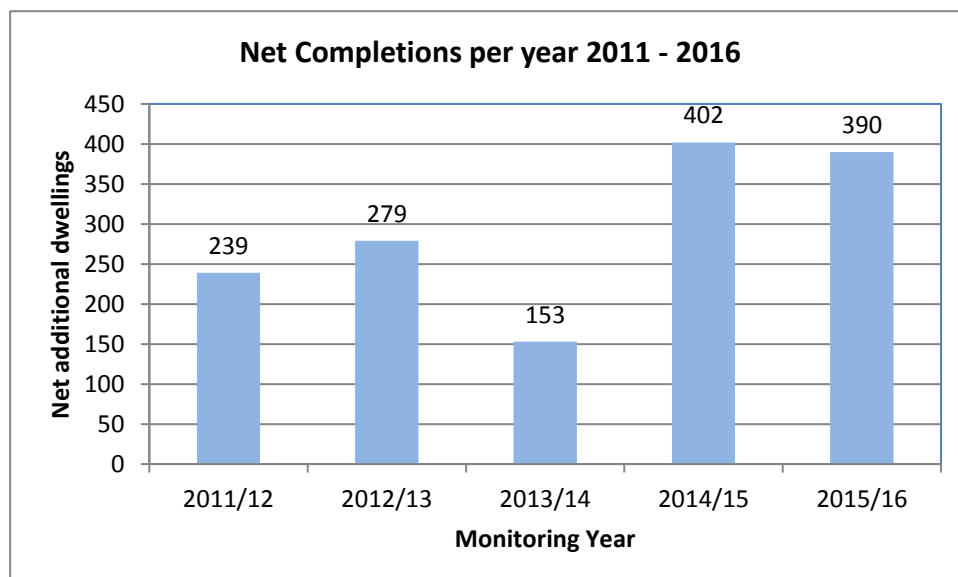


Figure: 5.1: Net additional annual dwelling completions from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016



## 5.2 Permitted development, change of use from office to residential

50. In 2013, the government introduced increased permitted development rights. Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect the local amenity.
51. Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.
52. In some circumstances, permitted development rights allow office floor space (Class Use B1a) to be converted to residential use (Class Use C3).
53. The AMR will monitor the contribution permitted development rights has on the provision of new housing throughout the borough. Table 5.3, outlines the current position regarding permitted developments. Table 5.6 also details the number of dwellings in the pipeline.

Monitoring Year	Number of dwellings	
	Given permission	Completions Monitored
2014/15	30	0
2015/16	34	22

Table 5.3: The number of dwellings with permitted development rights and completions for the plan period.

54. There has been 22 completions between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016, which had permitted development rights. If this is added to the overall housing completions, the Net total for 2015/16 is 412.
55. At the time of onsite monitoring, 17 of the 42 dwellings in the pipeline (as detailed in Table 5.6), were under construction. The dwellings being provided by permitted development rights, have generally been 1 and 2 bedroom apartments, within town centre locations.

### 5.3 Settlements/Wards and Localities completions

56. The following graphs provide an indication of how the 390 net completions are distributed across the borough, by Ward and Settlement.
57. Figure 5.2 shows the net completions by Ward. St Nicolas ward has the most completions at 99 (25%). This is because some of the larger developments to the north of Nuneaton which were previously reported as being in the pipeline, are now completing. The Pride in Camp Hill regeneration initiative also continues to deliver a significant number of completions (19%). Other wards which have had significant completions over the monitoring period are Weddington ward, (14%) due to the Davidsons and Taylor Wimpey developments; Kingswood ward (12%); due mainly to the completion of a housing development on land off Park Lane; Exhall ward (11%) due to the completion of a housing development off Grove Lane; and Bede ward, (10%) because of the completion of all dwellings on the former Leekes furniture store off Leicester Road.

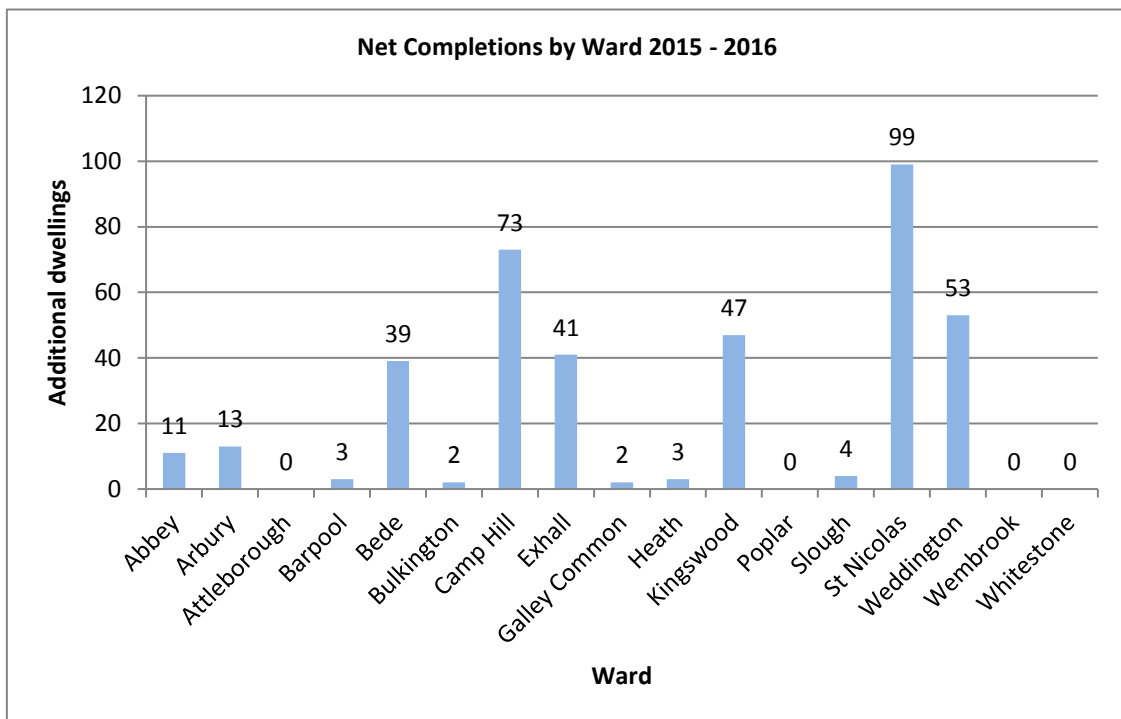


Figure 5.2: Net completions by Ward from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

58. Figure 5.3 shows the net completions by Settlement. It is evident that the majority of the completions (a total of 301 or 77%) were in Nuneaton.

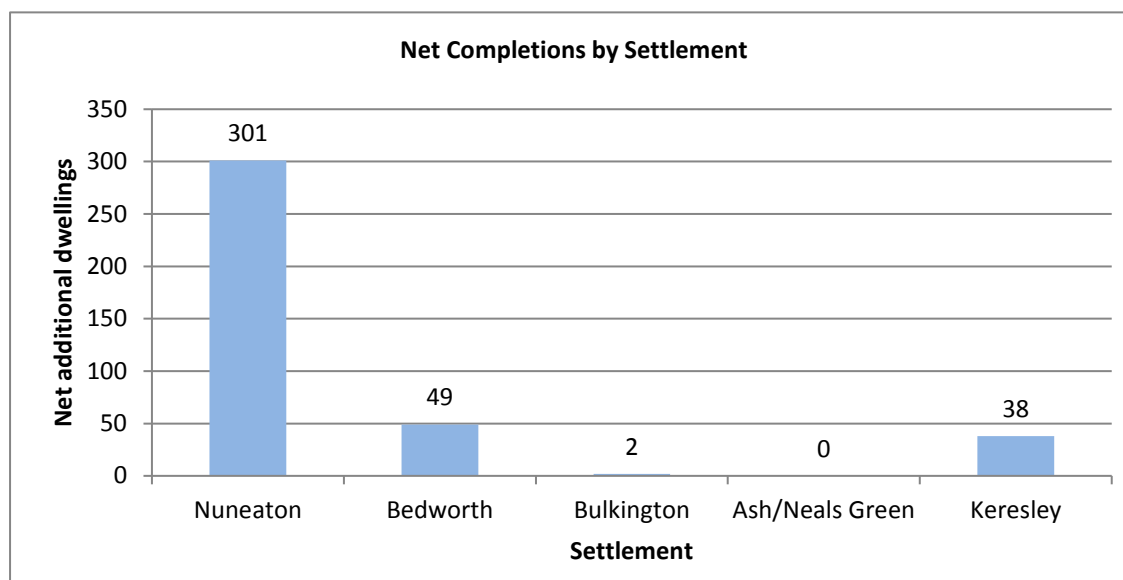


Figure 5.3: Net completions by Settlement from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

## 5.4 Housing Mix

59. Table 5.5, 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 39%, 4 bed houses at 24% followed by 2 bed houses at 22%.

Dwelling Type	Number of bedrooms									
	1		2		3		4		5	
	Total	%	Total	%	Total	%	Total	%	Total	%
House	0	0	87	22	157	39	97	24	18	4
Bungalow	0	0	10	2	1	0	0	0	0	0
Flats	28	7	6	1	0	0	0	0	0	0

Table 5.5: Gross completions by dwelling type & bedroom size from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016

## 5.5 Land Supply

60 The land supply currently available for housing can be determined by the number of sites which have full planning permission (includes sites which are under construction), outline planning permission or prior notification (permitted development rights). Table 5.6 and Table 5.7, show how these planning permissions are spread across the borough.

Extant Planning Permission	Settlement					Totals
	Nuneaton	Bedworth	Bulkington	Ash/Neals Green	Keresley	
<b>Full</b>	1452	103	15	28	1	<b>1599</b>
<b>Outline</b>	899	104	8	0	0	<b>1011</b>
<b>Prior notification</b>	22	20	0	0	0	<b>42</b>
<b>TOTAL</b>	<b>2373</b>	<b>227</b>	<b>23</b>	<b>28</b>	<b>1</b>	<b>2652</b>

Table 5.6 Total number of sites with planning permission by Settlement

Extant Planning Permission	Ward																	Totals
	Abbey	Arbury	Attlebo'	Barpool	Bede	Bulkington	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar	Slough	St Nicolas	Weddington	Wembrook	Whitestone	
<b>Full</b>	122	13	32	56	25	43	160	29	58	34	8	44	0	320	636	16	3	<b>1599</b>
<b>Outline</b>	7	2	13	0	0	8	317	104	279	0	0	0	0	281	0	0	0	<b>1011</b>
<b>Prior notification</b>	18	0	2	2	1	0	0	0	0	0	0	19	0	0	0	0	0	<b>42</b>
<b>TOTALS</b>	<b>147</b>	<b>15</b>	<b>47</b>	<b>58</b>	<b>26</b>	<b>51</b>	<b>477</b>	<b>133</b>	<b>337</b>	<b>34</b>	<b>8</b>	<b>63</b>	<b>0</b>	<b>601</b>	<b>636</b>	<b>16</b>	<b>3</b>	<b>2652</b>

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

61. Across the borough, 1599 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that a proportion of the 1011 dwellings with outline planning permission will be granted full planning permission in the coming monitoring years.
62. 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**

63. As part of measures to create mixed balanced communities, the NPPF requires the Council to make provision to meet the needs for affordable housing within the borough.
64. 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.
65. Table 5.8, details the *sites* which have *completed* this monitoring period; and have an affordable housing component. There are several sites which have been completed this monitoring period which are 100% affordable housing. The target of 25% affordable housing, has been met on all completed sites with the exception of Bermuda Village, where only 20% of the total housing was affordable. However, it should be noted in the 2014/15 monitoring period, a separate development of 30 affordable dwellings (Orbit Housing) was completed on the Bermuda village site.

Planning Application number	Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for site	Total affordable rented to April 2016	Affordable Rented Comps this year	Total capacity shared ownership/ low cost for the site	Total shared ownership/ low cost to April 2016	Affh Shared ownership/low cost comps this year	Total affordable housing on 100% completed sites	% Affordable housing on 100% completed sites
31064	Bermuda Village	175	17	17	0	18	18	0	35	20%
31216	Camp Hill Ph3 Tranche 2, Edinburgh Rd, Nun	141	49	49	0	9	9	0	58	41%
31822	Grove Lane, Keresley	52	41	41	27	11	11	11	52	100%
32760	Park Lane, Nun	36	36	36	36	0	0	0	36	100%
32318	Leicester Rd, 107, Former Leekes store, Bedth	38	28	28	28	10	10	10	38	100%
		<b>442</b>	<b>171</b>	<b>171</b>	<b>91</b>	<b>48</b>	<b>48</b>	<b>21</b>	<b>219</b>	

Table 5.8: Sites which have been 100% completed during 2015/16 and have a percentage of affordable housing.

66. Table 5.9, 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 (affordable or market housing); total completions (gross); and as a percentage. It is evident that during the monitoring year 2015/16; 39% (158 dwellings) of all the housing completions were affordable housing i.e. 'affordable rented' plus 'affordable shared ownership/low cost' housing.

Tenure Type	Number of completions	% of Total
Affordable Rented	119	29
Affordable Shared Ownership/Low Cost	39	10
Market Housing	246	61
TOTAL	404	100

Table 5.9: Gross number of dwellings delivered by tenure type 2015-2016

67. Figure 5.4 shows the gross affordable housing completions as a percentage of the total completions for each year of the monitoring period.

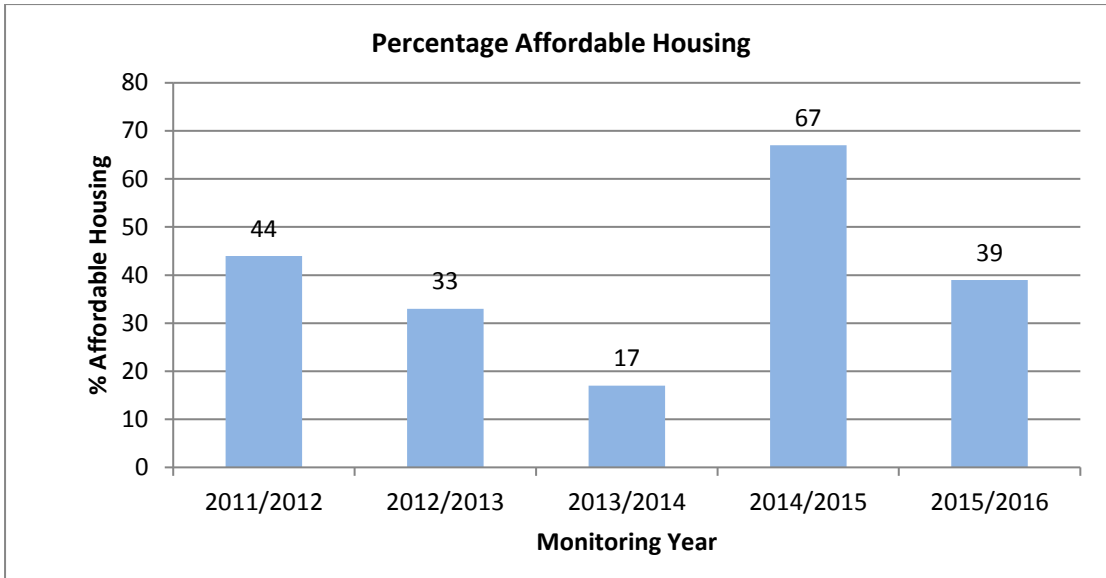


Figure 5.4: Affordable housing completions across the monitoring period, as a percentage of the total number of completions

68. There are a further 396 affordable housing units in the pipeline. Of these; 189 are anticipated to be affordable rent; 105 shared ownership; and 102 of unknown affordable tenure. – see Appendix 6. These figures will continue to be monitored.



## 5.7 Density of housing development

69. There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the housing density which is being achieved by housing developments throughout the borough, housing densities will continue to be monitored.
70. Table 5.10 and Figure 5.5 show the density of dwellings on sites that are 100% complete. Over the preceding four monitoring years to which this report relates, the majority of dwellings were being built at a density of over 50 per hectare.
71. It is evident that more dwellings completed over the 2015/16 monitoring period have been built at a lower density, when compared to previous years. This may be because some larger sites are now starting to complete.
72. Density will continue to be reported to establish if this trend continues.

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%
2015-2016	41%	12%	47%

Table 5.10: Density of housing development on completed sites over the plan period.

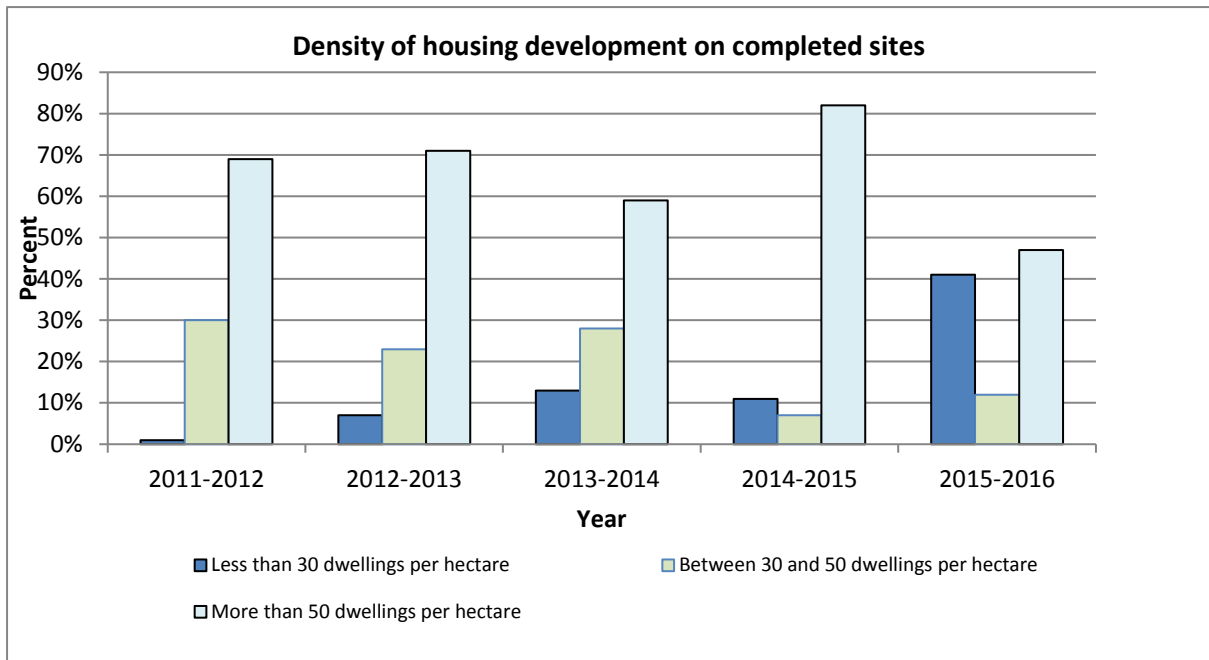


Figure 5.5: The Percentage of dwellings (on completed sites) in each density band over the plan period.

## 5.8 Housing Development on Previously Developed Land

73. Of the 404 gross housing completions during the 2015/16 monitoring period, 160 dwellings (40%) were built on Previously Developed Land (PDL), and 244 dwellings (60%) were built on Greenfield sites.
74. 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 historically been in securing housing development on PDL.
75. There has again been an increase in the percentage of new housing being built on Greenfield sites. This trend is expected to continue over the duration of the plan period if the Council is to achieve its target for the completion of 10,040 new homes to be built by 2031, as any suitable and available PDL will have been developed.

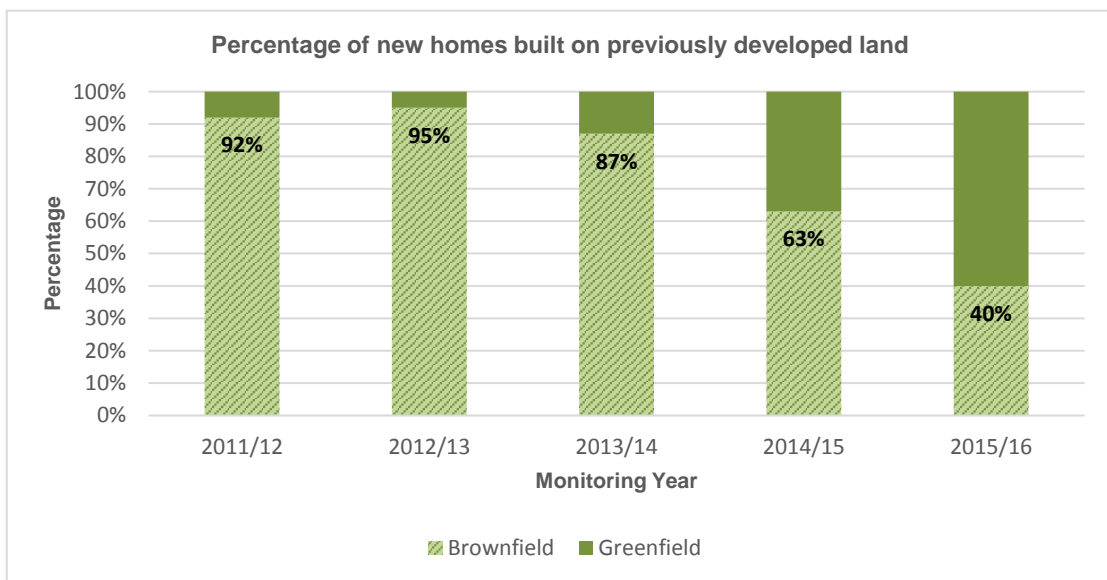


Figure 5.6: Percentage of new homes built on PDL

## 5.9 Housing Trajectory 2011 to 2031

76. Figure 5.7 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 Submission version.

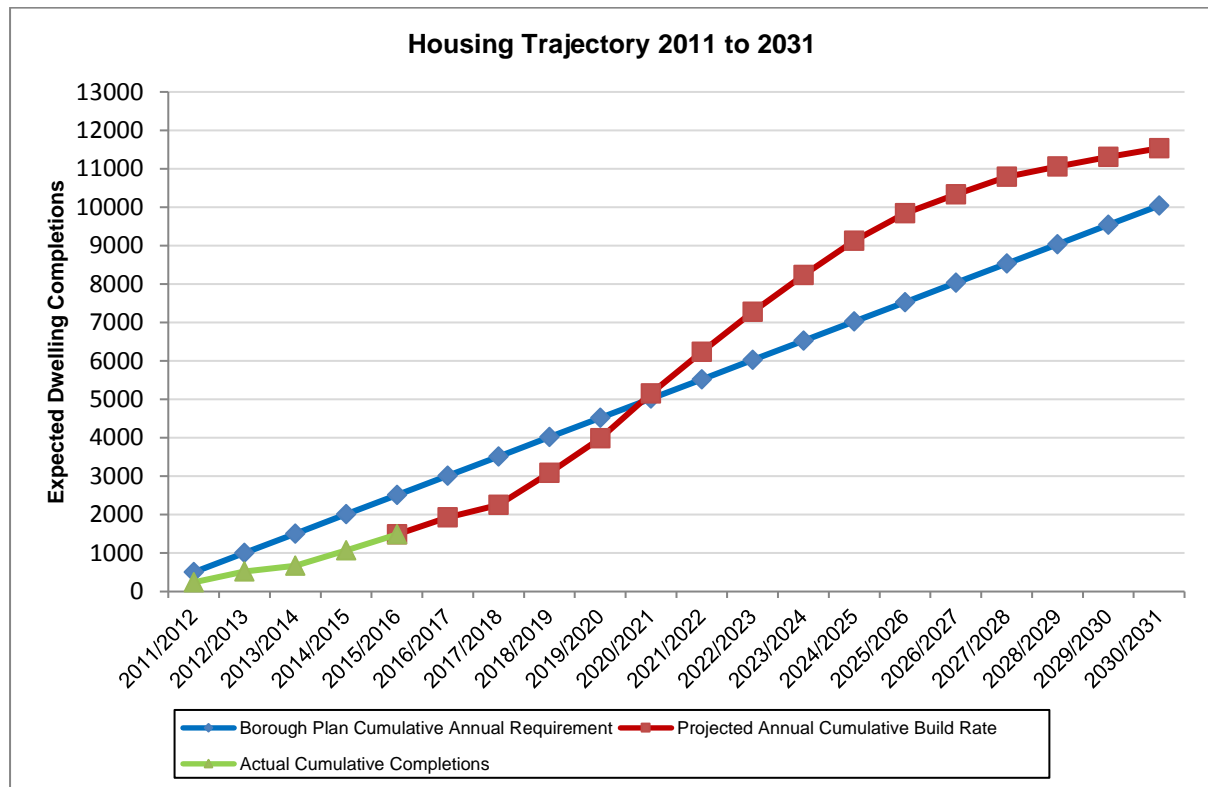


Figure 5.7: Housing Trajectory 2011 to 2031

77. The future supply of housing is considered in terms of the first five year period, 2016 to 2021, and post 2021 provision.
78. The housing trajectory indicates that there may be a supply of 11,534 dwellings over the duration of the plan period. This is an excess of 1494 dwellings above the 10,040 dwelling target. This over supply ensures that there is a buffer for non-delivery and housing being built at a lower density than predicted.
79. For details about the five year land supply (FYLS) assessment see document, Five Year Land Supply Position Statement at April 2016.
80. The FYLS document shows that there is between 2.67 to 3.31 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.

## 5.10 C2 Housing

81. Policy NB8 of the 'Nuneaton and Bedworth Borough Council Borough Plan Submission Version 2015', 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.
82. 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.
83. There is an indication that a factor of two thirds could be applied to the net total of Care Bed completions, 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.
84. Further evidence 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.
85. Table 5.11, sets out data relating to C2 developments which have been completed during the plan period.

Year	Completions		
	Supported Living	Care beds	
		Total Care beds	2/3rd Factor applied to Care bed completions
2014 - 2015	6	0	0
2015 - 2016	17	0	0
<b>Total</b>	<b>23</b>	<b>0</b>	<b>0</b>

Table 5.11 Monitored C2 Completions for the Plan period

86. If the C2 'Supported Living' and 'Care beds' (with the two thirds factor applied) completions were added to the overall housing completions for the plan period, an additional 23 dwellings could be added to the net completions, giving a total of 1486 dwellings.

## 6. GYPSY & TRAVELLER PITCHES

87. 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 2015 and 31<sup>st</sup> March 2016.

88. 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. PLANNING APPEALS SUMMARY

89. During the period from the 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 there were only 5 Planning Appeals which were of relevance to the monitoring for the AMR. These are detailed below in Table 8.1.

Planning Permission Number	Location	Description	Appeal Decision	Date
32665	"Land off Triton Road (Site 62C004)", Shepperton Business Park, Triton Road, Nuneaton,	Erection of 12 affordable flats and 24 affordable houses	Dismissed	13 <sup>th</sup> November 2015
32824	Land at Hill Farm (Site 36C002) Plough Hill Road, 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)	Withdrawn	6 <sup>th</sup> October 2015
33247	459 Weddington Road, Nuneaton,	Erection of new dwelling to rear (includes demolition of existing garages)(Outline application to include access)	Dismissed	7 <sup>th</sup> January 2016
33409	"Former King William IV", 70 Coton Road, Nuneaton	Erection of 6 apartments in one three storey block to rear of former public house	Allowed	11 <sup>th</sup> February 2016
33424	4 Mill Close, Nuneaton, Warwickshire	Erection of detached bungalow and detached garage (outline to include access)	Allowed	18 <sup>th</sup> January 2016

Table 8.1: Summary of Planning Appeals between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016.

## 8. 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, launderettes, taxi businesses, amusement centres and casinos.

**9. APPENDIX: 2: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31<sup>ST</sup> MARCH 2016**

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2016	Employment Land Under Construction (Ha) April 2016	Available Employment Land with Planning Permission		
			Employment Land (Ha) With Outline Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land in the Pipe Line
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				0.0
Bayton Road Industrial Estate	1.5		0.2	4.9	5.1
Bulkington Road		-0.1			0.0
Camp Hill Urban Village - Midland Quarry	0.3	0.3			0.0
Centrovell Ind Est	0.0				0.0
Earls Road		-0.2			0.0
Eliot Park		1.1			0.0
Griff Clara (Extension to Bermuda Park)			4.4		4.4
Hemdale Business Park	1.0				0.0
Leicester Road	-0.2				0.0
Manor Court Road			-0.1		-0.1
Marston Hall Lodge	0.8				0.0
Marston Jabbett		0.2	0.9		0.9
Newtown Road ( Loss of B1a to C3)	-0.3				0.0
Prologis Park	1.9	0.6	1.6	0.4	1.9
Vicarage Street				0.5	0.5
<b>Grand Total</b>	<b>5.4</b>	<b>1.9</b>	<b>7.5</b>	<b>5.5</b>	<b>12.9</b>

**10. APPENDIX 3: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1<sup>ST</sup> APRIL 2015 AND 31<sup>ST</sup> 2016**

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Green field/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
33215	Erection of storage building (B8) and ancillary office building (B1a) in connection with existing skip storage business	Hammond Skip Hire, "Yard 3, Colliery Lane <b>Bayton Road Industrial Estate</b>	B	Gain	n/a	0.2						204.1	
32627	Side/rear extension to production area	Foleshill Plating Co Ltd <b>Bayton Road Industrial Estate</b>	B	Gain	n/a	0.1534		1534					
31490	Extension pump room pallet store height raised	Brose UK Ltd <b>Bayton Road Industrial Estate</b>	G	Gain	n/a	1.17							10380
32841	Extension to existing factory (Amendment to approval 31490 to provide an additional 416 square metres floor area to that already approved)	Brose UK Ltd <b>Bayton Road Industrial Estate</b>	B	Gain	n/a	0							416
10714	11 industrial units Dev 5, 6 to 11 not built	Tuttle Hill Camp Hill Urban Village <b>Midland Quarry</b>	G	Gain	n/a	0.33							1631
33204	Erection of one industrial/warehouse building (Use Class B1 & B8) (Amendment to approved scheme 033204 including additional floorspace in the form of a mezzanine floor)	Hemdale Road <b>Hemdale Business Park</b>	B	Gain	n/a	0.25						1655	
33098	Erection of seven industrial/warehouse buildings (Use Classes B1 & B8)	Hemdale Road <b>Hemdale Business Park</b>	G	Gain	n/a	0.39						1485.8	
33094	Erection of three industrial warehouse buildings (Use Classes B1 & B8).	Hemdale Road <b>Hemdale Business Park</b>	G	Gain	n/a	0.37						1084.6	
33559	Erection of light industrial building (B1) with ancillary office space.	Marston Hall Lodge, Marston Lane, Bedworth <b>Marston Hall Lodge</b>	G	Gain	n/a	0.774		880					
				<b>Total Completions</b>		<b>3.64</b>	<b>0</b>	<b>2414</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4430</b>	<b>12427</b>

**Employment Land and Floor space Completed 2015/2016**

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	
33130	Change of Use from B1 to day nursery (D1)	Unit 1 Alliance Close <b>Attleborough Industrial Estate</b>	B	Loss	D1	-0.38	-587.8							
31829	Change of Use from garage workshop to retail	Stuart plumbing & Heating Supplies 29 Leicester Road Bedworth	B	Loss	A1	-0.19		-389						
32174	Prior notification for the change of use from offices (B1a to residential (C3) for supported living accommodation	Beda House, Newtown Road, Bedworth	B	Loss	C3	-0.26	-486.5							
				<b>Total Losses</b>		-0.83	-1074	-389	0	0	0	0	0	0

**Employment Land and Floor space *Lost* 2015/2016**

## 11. APPENDIX 4: EMPLOYMENT LAND COMMITMENTS BY USE CLASS IN HECTARES AS OF 31<sup>ST</sup> MARCH 2016

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B2 (General Industrial)	B8 (Storage/ Warehousing)	Total Land with Planning Permission at each site
Anker Street,						-0.3		-0.3
Attleborough Industrial Estate						0.6		0.6
Bayton Road Industrial Estate		5.3						5.3
Griff Clara (Extension to Bermuda Park)		4.4						4.4
Manor Court Road				-0.1				-0.1
Marston Jabbett	0.9							0.9
Prologis Park		1.5	0.5					1.9
Vicarage Street				0.5				0.5
<b>Total Land with Planning Permission (Hectares) for each Use Class.</b>	<b>0.9</b>	<b>11.1</b>	<b>0.5</b>	<b>0.3</b>	<b>0</b>	<b>0.3</b>	<b>0</b>	<b>13.2</b>
<b>Percentage of land with Planning Permission for each Use Class</b>	<b>7.1%</b>	<b>84.3%</b>	<b>3.7%</b>	<b>2.3%</b>	<b>0.0%</b>	<b>2.6%</b>	<b>0.0%</b>	

## 12. APPENDIX 5: COMMERCIAL FLOOR SPACE TABLES

Greenfield/ 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	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	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	Heath End Road Service Station, 227 Heath End Road	COU from Petrol Filling Station (Sui Generis) to A1 retail unit	Retail	32697	No	156					
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	Unit 2, Eastborough Court", Alliance Close, Nuneaton	Change of use to create dance studios with associated trade outlet and new shop front	Leisure	32602	No				380		
G	Weston Lawns Farm, Bedworth Road, Bulkington	COU of field from agricultural to D2 outdoor sport (archery)	Leisure	33556	No				22470		
B	Wembrook Primary School	Construction of new synthetic surfaced games pitch	Leisure	33252	No				1000		
				<b>Total Completions</b>		<b>1347</b>	<b>0</b>	<b>0</b>	<b>23850</b>	<b>0</b>	<b>0</b>

Appendix 5. (Table 1) Completions of Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Borough during 2015 -2016, including Town Centre Development.

Greenfield/Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed (lost) m <sup>2</sup>					
						A1	B1a	A2	D2	A3/A5	C3
B	46 Central Avenue, Nuneaton	COU from retail (A1) to Residential garage and parking for 48 Central Ave.	Retail	33233	No	-80					
B	374 Croft Road	Prior notification for the COU from retail (A1) to one dwelling	Retail	33646	No	-50					
B	376 Croft Road	Prior notification for the COU from retail (A1) to one dwelling	Retail	33647	No	-50					
B	31 Coton Road, Nuneaton	COU from A1 shop to a Medical Institution (D1)	Retail	33627	No	-77					
B	Unit 1 Alliance Way, Attleborough Fields Industrial Est, Nuneaton	Change of use from Office (B1a) to a day nursery (D1)	Office	33130	No		-588				
B	The Best Conection Group Ltd, 21-25 Newdegate Street, Nuneaton	Prior notification for the change of use from offices (B1(a)) to 12 residential units (C3)	Office	32881	Yes		-450				
				<b>Total Lost</b>		<b>-257</b>	<b>-837.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Appendix 5 (Table 2): Losses of Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Borough during 2015 -2016, including Town Centre Development.



Greenfield/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	Freer Street, Attleborough, Nuneaton	Erection of four A1/A2 units.	Retail	32407	No	158					
B	118a Arbury Road, Nuneaton	Conversion of outbuilding to office	Office	32965	No		26				
B	Holland & Barrett HQ, 7 Barling Way, Nuneaton,	Construction of a four storey office building linked to existing three storey office building. Construction of new car park on adjacent land.	Office	33392	No		4,476				
B	113 Abbey Street, Nuneaton, Nuneaton	Prior notification for the change of use from offices (B1(a)) to residential (C3)	Office	32404	Yes		-280				
B	139 Earls Road, Nuneaton	Prior notification for the change of use from office (B1(a)) to up to 9 residential apartments (C3)	Office	33302	No		-925				
B	9 Bulkington Road, (behind Tustain Jones)		Office	33746	No		-840				
				<b>Total Under Construction</b>		<b>158</b>	<b>2457</b>				

Appendix 5 (Table 3): Total Amount of Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Borough under Construction during 2015 - 2016, including Town Centre Developments.



Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space with Planning Permission m <sup>2</sup>					
						A1	B1a	A2	D2	A3/A5	C3
	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					
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	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	Rylands Ford, Nuneaton, Glover and Company	Demolition of existing Sales and Repair Garage and erection of Class A1 Retail food store	Retail	33590	No	2458					
B	Lidl UK, Queens Road, Nuneaton	Single and two storey extension to front	Retail	33701	No	279					
B	Former Abbey Metals, Weddington Road, Nuneaton	Proposed new retail store with associated car parking	Retail	33009	No	1140					
B	Cherry Tree, Haunchwood Road, Nuneaton	P33907 COU from retail to hot food takeaway A5	Retail	33907	No	124					

B	163 Gadsby Street	Prior notification for COU from shop (A1) to 2 self-contained flats (C3)	Loss of Retail	33166	No	-137					137
B	40 Queens Road, Nuneaton	P33907 COU from retail to hot food takeaway A5	Loss of Retail	33907	Yes	-22				22	
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	Joy Hutchinson School of Dance, 642-644 Kingswood Road, Nuneaton	Conversion and extension of existing building to six apartments in one three storey block	Loss of D2	32605	No				-257		257
B	Former Wesleyan Reform Church, Heath End Road, Nuneaton	Conversion to Dance Studio (D2 use)	Gain D2	32837	No				215		
				<b>Total in the pipeline</b>		<b>4041.49</b>	<b>0</b>	<b>-375.8</b>	<b>-42</b>	<b>276</b>	<b>873.8</b>

Appendix 5 (Table 4) Commercial Floor space (Retail, Hotel and Leisure, and Office Space) in the Pipeline across Borough during 2015 -2016, including Town Centre Development.

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

COUNCIL APPLICATION No.	ADDRESS	Status	Description of the Development	CAPACITY OF SITE OR SUB-SITE (DWELLINGS GROSS)	Rented in the pipeline	Shared ownership in the pipeline.	Unknown affordable tenure in the pipeline	Total affh on 100% completed sites	%AFFH
32399	The Long Shoot, land rear of 28-44 (Royal Park)	Full Planning Permission	Application for approval of reserved matters following outline approval 031589 (resubmission following refusal of 32223)	125	9	0	0	31	25%
33650	Site 25c003 - Rear of 81-105, Plough Hill Road, Nuneaton, Warwickshire	Full Planning Permission	Erection 38 dwellings (including demolition of existing dwellings at 87 and 89 Plough Hill Road)	38	5	4	0	9	24%
33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm)	Full Planning Permission	Erection of 400 dwellings (Approval of reserved matters relating to appearance, landscaping, layout and scale of already approved outline application ref 032336). The site is being developed by 2 Head Offices of Taylor Wimpey. This part is known as Milby Hall at The Farm (Taylor Wimpey Midlands)	193	16	32	0	48	25%

33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Cotton Grange at The Farm)	Full Planning Permission	Erection of 400 dwellings (Approval of reserved matters relating to appearance, landscaping, layout and scale of already approved outline application ref 032336). The site is being developed by 2 Head Offices of Taylor Wimpey. This part is known as Cotton Grange at The Farm (Taylor Wimpey West Midlands)	<b>207</b>	<b>42</b>	<b>10</b>	<b>0</b>	52	25%
33050	Adj Boot Wharf, Site 61B007 - Former allotments north of", The Bull Ring, Nuneaton	Full Planning Permission	Erection of 53 dwellings	<b>54</b>	<b>7</b>	<b>6</b>	<b>0</b>	13	24%
32815	"Site 106a014" King Street, Bedworth,	Full Planning Permission	Erection of 28 apartments and 2 houses (existing buildings on site to be demolished)	<b>30</b>	<b>7</b>	<b>0</b>	<b>0</b>	7	23%
33524	Site 28b002 - Church Lane", & Weddington Road, Nuneaton	Full Planning Permission	Erection of 160 dwellings with associated landscaping (phase 2) (Approval of reserved matters relating to appearance, landscaping, layout and scale of already approved outline application ref 030775)	<b>160</b>	<b>34</b>	<b>6</b>	<b>0</b>	40	25%
32992	Site 31B007 Land off", The Long Shoot (Bellway Phase 2), Nuneaton	Full Planning Permission	Erection of 254 dwellings (C3) (25% affordable) with public open space, associated earthworks to facilitate surface water drainage, landscaping, parking and other ancillary works, access off The Long Shoot.	<b>254</b>	<b>47</b>	<b>16</b>	<b>0</b>	63	25%
<b>Total dwellings in the pipe line, with full planning permission</b>					<b>167</b>	<b>74</b>	<b>0</b>		

<b>COUNCIL APPLICATION No.</b>	<b>ADDRESS</b>	<b>Status</b>	<b>Description of the Development</b>	<b>CAPACITY OF SITE OR SUB-SITE (DWELLINGS GROSS)</b>	Rented in the pipeline	Shared ownership in the pipeline.	Unknown affordable tenure in the pipeline	<b>Total affh on 100% completed sites</b>	<b>%AFFH</b>
31398	Site 105C002 - Smarts Road, Smarts Road, Bedworth	Outline Planning Permission	Erection of up to 92 houses (Outline to include access) Land at Park Farm, Bedworth	92	14	9	0	23	25%
32578	Cresswells Farm, The Long Shoot, Nuneaton, Warwickshire. (Phase 1 of development 'Callendar Farm')	Outline Planning Permission	Outline permission for the erection of up to 150 dwellings with associated public open space, landscaping, infrastructure and parking provision. Including the demolition of No.162 The Long Shoot (All matters reserved, other than access)	150	0	0	37	37	25%
32438	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton.	Outline Planning Permission	"Site 31B004 - Land rear of 194-262", The Long Shoot, Nuneaton. Residential development for up to 120 dwellings (existing dwelling to be retained) (Outline including access)	120	8	22	0	30	25%

33156	Land at Hill Farm (Site 36C002)", Plough Hill Road, Nuneaton, Warwickshire	Outline Planning Permission	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) (resubmission following refusal of application reference 032824)	262	0	0	65	65	25%
<b>Total dwellings in the pipeline with outline planning permission</b>					<b>22</b>	<b>31</b>	<b>102</b>		



## **14. 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.

## **15. 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