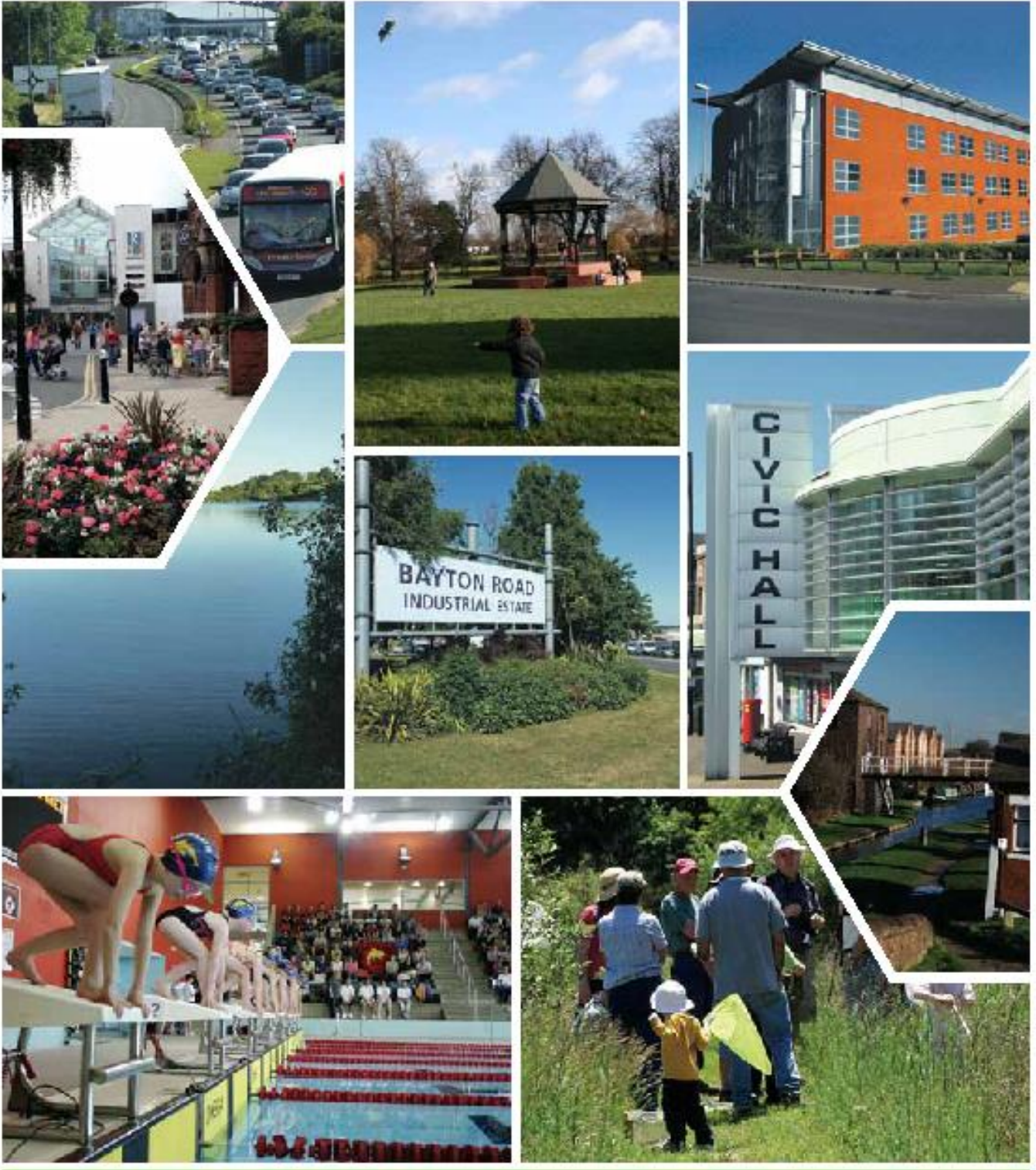


Nuneaton & Bedworth Borough Council

Borough Plan

1st April 2016 – 31st March 2017
Authority Monitoring Report



Published December 2017

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1. INTRODUCTION

1. The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the thirteenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
2. This AMR covers the period 1st April 2016 to 31st March 2017. 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 15th 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 NBBP will cover the period 2011 – 2031. The stages highlighted in green, in Table 2.1, are complete.
9. Under a ‘duty to co-operate’ NBBC was 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. As a result, the evidence base for the number of additional dwellings which NBBC could accommodate from the sub-region, was reviewed. The evidence has indicated that NBBC could accommodate additional dwellings and employment land, as detailed in Section 5 and 3, respectively of the AMR.
11. The Plan has been amended accordingly, and as a result further public consultation on the Publication version of the plan was conducted between the 30th January 2017 and 13th March 2017. The consultation responses have been collated and considered. The Plan and the representations received during the consultation period were all submitted to the Secretary of State on the 6th June 2017.
12. The Secretary of State has appointed David Spencer (Planning Inspector) to undertake the independent examination into whether the NBBC Plan is sound and complies with all the legal requirements. Up to date information on the progress of the Borough Plan can be found on the council’s website.

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 1 st hearings	September 2017	Yes
Examination 2 nd hearings	March 2018	Yes
Inspectors Report	Summer 2018	No
Adoption and Publication	Autumn 2018	No

Table 2.1: Timetable for developing the Borough Plan

2.2 Neighbourhood Plans

13. 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)

14. 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. Comments from the public consultation were taken forward alongside a Local Plan Viability Update¹ which was undertaken in 2016. The Council is currently in the process of developing a draft charging schedule, which will include a Regulation 123 list, and further public consultation on this will take place in 2018.

2.4 Duty to Co-operate

15. The Council has produced a Duty to Cooperate Statement to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031².
16. During the monitoring year, the Council has continued to work with the wider sub region on identifying and planning to meet the housing and employment needs of the Housing Market Area
17. The Council is continuing to work with other local authorities through the Coventry and Warwickshire Planning Officers Group, Coventry & Warwickshire Joint Committee for Economic Growth and Prosperity, Cross Border Delivery Partnership (with North Warwickshire and Hinckley and Bosworth Borough Councils) and the A5 Transport Group.
18. The Council continues to work with service delivery partners to inform work on the Infrastructure Delivery Plan (IDP) to ensure that the infrastructure required to support new development is identified and planned for. The Council held an Infrastructure Delivery Plan Group meeting as part of the Borough Plan

1

https://www.nuneatonandbedworth.gov.uk/downloads/download/98/community_infrastructure_levy_cil_and_viability

¹https://www.nuneatonandbedworth.gov.uk/downloads/file/1854/oth01_-_nuneaton_and_bedworth_borough_council_borough_plan_2011_-_2031_duty_to_cooperate_statement_jun_2017_-_nbbc

Consultation in February 2017. A list of the providers the Council works with can be seen at Appendix C of the IDP.

2.5 Town Centres Area Action Plan

19. 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

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

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

21. The publication version of the Borough Plan includes policy H3 - Gypsy, Traveller and Travelling Showpeople. This policy sets out the pitch requirement over the plan period. The policy sets out an overall pitch requirement for 39 permanent pitches for the period up to 2031/32 and 5 transit pitches over the next 5 years to 2020/21. The Borough Plan was submitted to the Secretary of State in June 2017, with hearing sessions expected to take place throughout 2017.
22. The Council is also preparing a Gypsy, Traveller and Travelling Showpeople Site Allocations DPD. This document will set out where the pitches will be located. The preferred options Gypsy, Traveller and Travelling Showpeople Site Allocations document was consulted on in 2015 alongside the submission version of the Borough Plan. Comments from the public consultation are

currently being considered before further public consultation. Table 2.3 outlines the timetable for the progression of the DPD.

23. Future AMRs will report on the progress of the Gypsy, Traveller and Travelling Showpeople Site Allocations DPD.

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 Site Allocations DPD

3. EMPLOYMENT LAND

24. 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.
25. Following consultation on the Submission version of the Borough Plan in 2015, the Council completed an update of the Employment Land review, which indicated the total employment land need for the period 2011 -2031 is 87.4ha.
26. As noted in paragraph 5.29 of the Borough Plan 2011 -2031 Publication (2017), the Coventry and Warwickshire and Hinckley and Bosworth Joint Committee considered and agreed an Employment Land Memorandum of Understanding (ELMOU), on 21st July 2016. The purpose of the ELMOU is to ensure that the employment land needs of Coventry and Warwickshire can be met in full, in line with national policy and the Duty to Cooperate. As a result, NBBC are required to allocate an additional 26ha of employment land.
27. This is in addition to the 87ha of employment land to meet the borough's own needs, giving a total of 113ha. Based on evidence gathered to inform the Borough Plan, the borough is able to accommodate 103.6ha of employment land during the Plan period. Table 3.1, details the target for employment land as identified in Policy DS6 of the Borough Plan 2011 – 2031 Publication (2017).

Start of plan period	End of plan period	Total employment land requirement
01/04/2011	31/03/2031	103.6 hectares

Table 3.1: 20 Year Plan Period and Employment Land Target

3.1 Employment Land Summary

28. Employment activity is reported in the AMR, 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.
29. 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 1st April 2011 to 31st March 2017

30. Figure 3.1, shows the net employment activity across the borough throughout the duration of the Plan period. Appendix 2, provides more detail of the distribution of employment land completed, available and losses throughout

the borough as of 31st March 2017. Table 3.2, provides a summary of the status of employment land monitoring at the 31st March 2017.

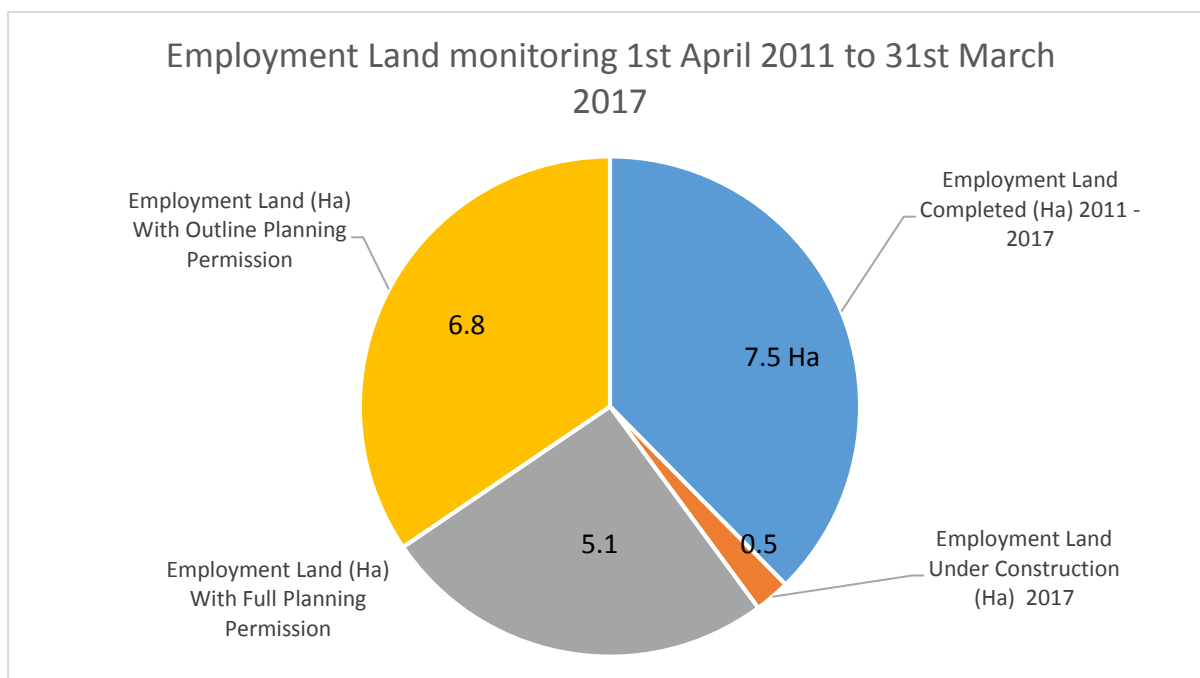


Figure 3.1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2017

Status	Area
Net total of employment land developed over the six years since 1 st April 2011	7.5 ha
Employment Land Under Construction	0.5 ha
Area of land with Planning Permission	11.9 ha (of which 5.1ha had full permission and 6.8ha had outline permission)
Area of Land with Permitted Development Rights. (This is a loss of Employment land generally to housing)	-0.18 ha

Table 3.2: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2017

3.3 Floor space Losses and Gains

31. During the six years to which this report relates, there was 43,058m² of extra industrial floor space compared to a loss of 10,197m², giving a net gain over the monitoring period of 32,861m². Figure 3.2 highlights the floor space gains and losses by Use Class.

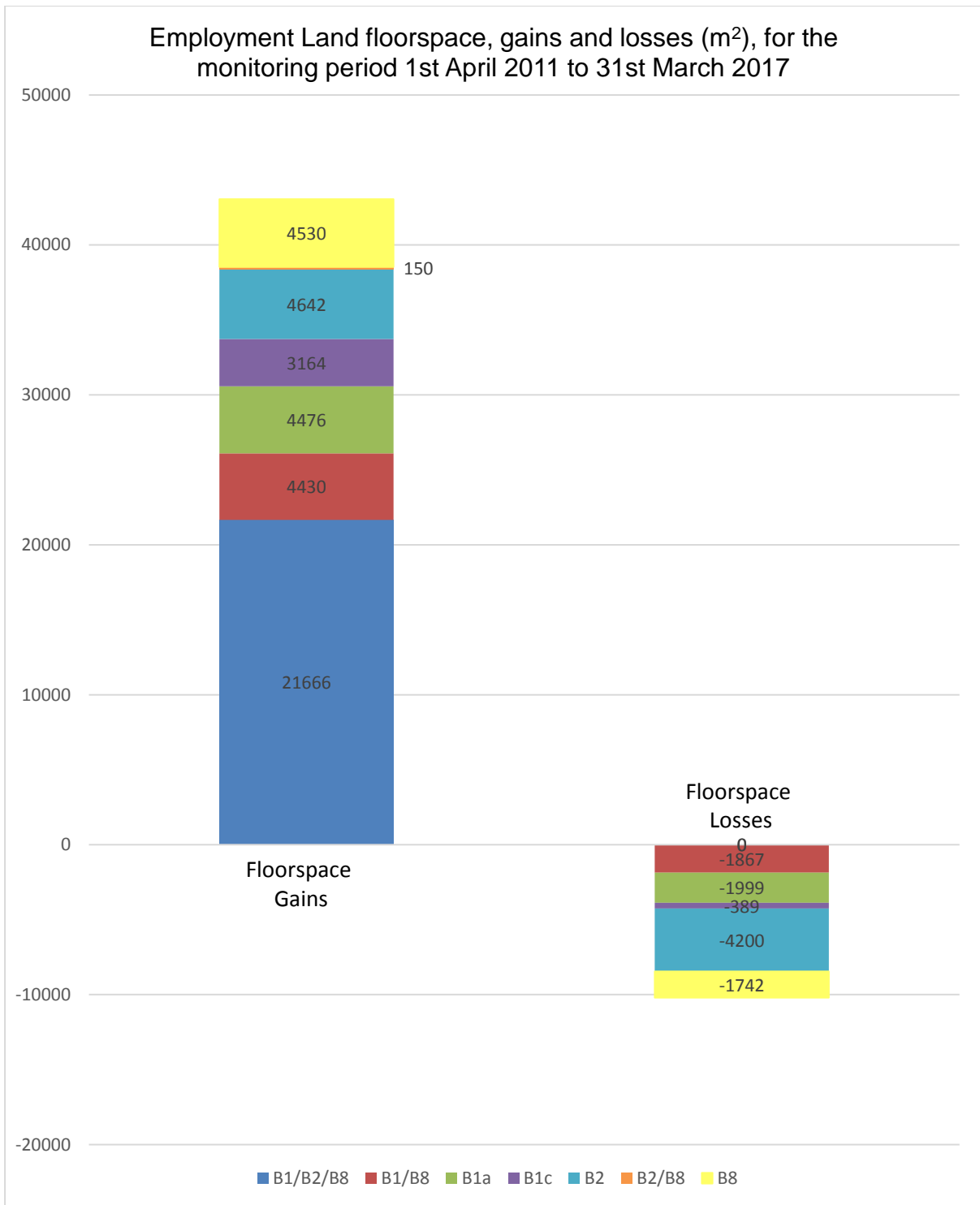


Figure 3.2: Employment floor space gains and losses in m² for the monitoring period 1st April 2011 to 31st March 2017

32. It is evident the Permitted Development rights (as detailed in Section 5.2 of this report) which 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 1074m² of B1a in 2015/16, and 925m² for this monitoring period (2016/17).
33. 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 Change of Use (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.

- 34. 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 1st April 2016 to 31st March 2017

- 35. During the monitoring period 1st April 2016 to 31st March 2017, a net figure of - 2.04ha of employment land and 9959m² 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.

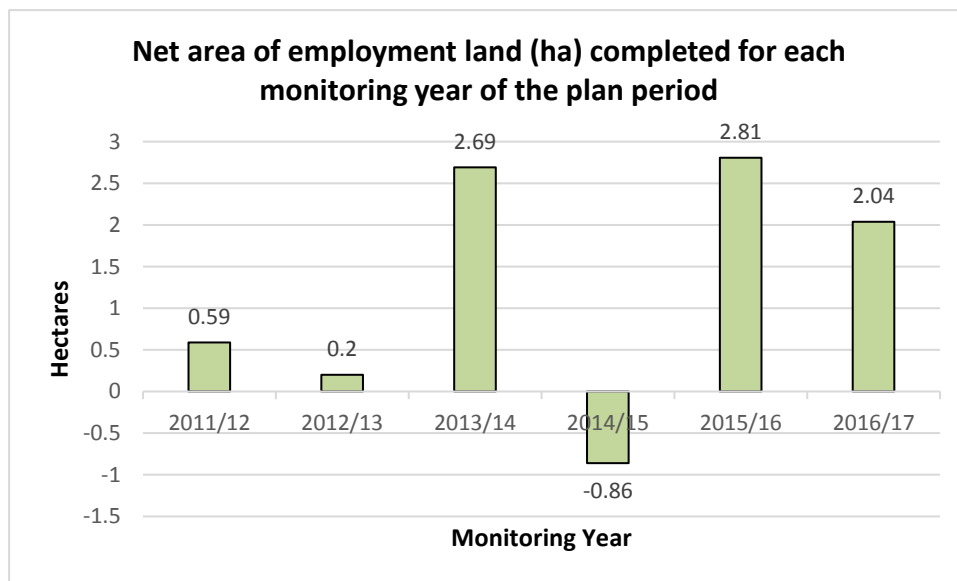


Figure 3.3: Net area (ha) of employment land completed for each monitoring year of the plan period.

- 36. The positive trend in completions is anticipated to continue, as there was 0.5 ha of employment land under construction at the end of the monitoring year, and 11.74 ha of land in the pipeline.
- 37. There has been an outline application at Prologis Park for some years and it is worth noting that part of the site has been completed this year and the remaining part of the site is under construction. Indicating that employment land may now be starting to be delivered within the borough.
- 38. Figure 3.4, illustrates the cumulative completions over the six year monitoring period.

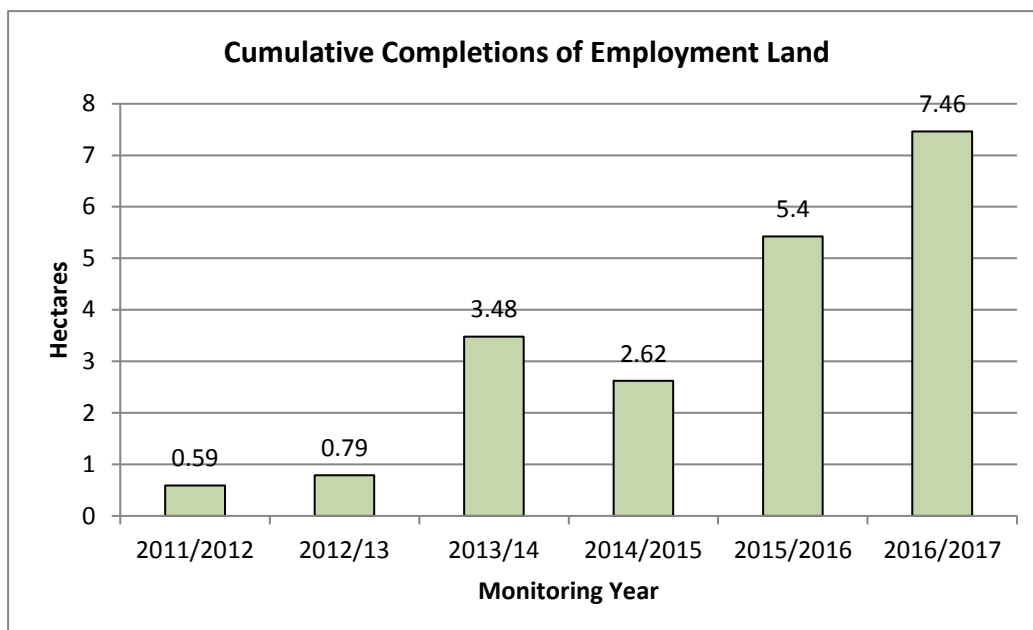


Figure 3.4: Cumulative employment land completions over the six year monitoring period

3.5 Employment land available with planning permission

39. As noted previously, there was 11.9 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, and further detail on how the permissions are distributed across the borough can be seen in Appendix 4.

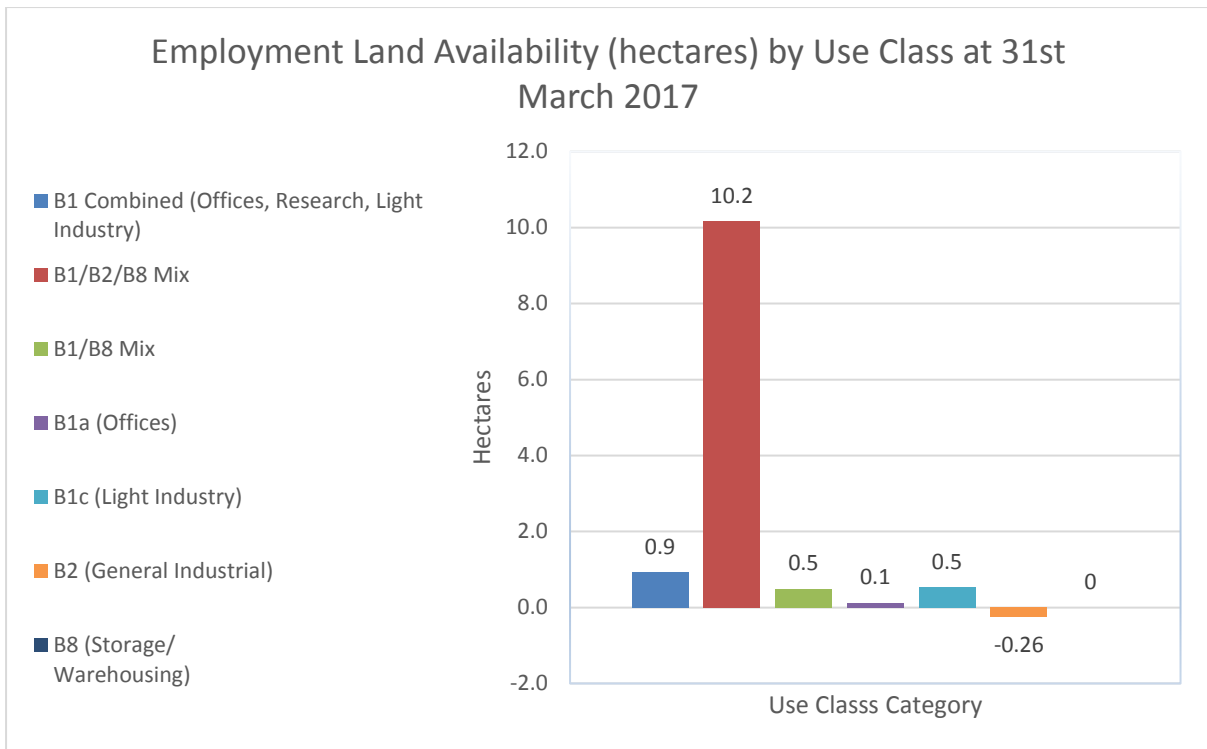


Figure 3.5: Employment land availability in hectares by Use Class as of 31st March 2017.

40. Sites with mixes of B1/B2/B8 dominate, with 10.2ha (85%) available with planning permission.

3.6 Employment land targets

41. Table 3.3, provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 103.6 hectare target by 2031.

	Area
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	103.6 hectares
Net employment land completed by 31 st March 2017	7.5 hectares
Employment land still needed to deliver the hectares of employment land	96.1 hectares
Average annual employment land completions needed for the rest of the plan period (14 years), to achieve the 103.6 ha target by 2031	7.4 hectares

Table 3.3: Employment land targets and requirements.

4. RETAIL, LEISURE AND TOWN CENTRE DEVELOPMENTS

42. During the monitoring period 1st April 2016 to 31st March 2017, town centre activity has been low. The tables in Appendix 5, outline the amount of retail development and leisure facilities completed within town centre locations, and throughout the borough over the monitoring period.
43. To summarise, there was 158m² (gross) of A1 retail completed within the year. This development was not located within a designated town centre, but within the District Centre of Attleborough. At the time of monitoring, the retail units were complete but yet to be occupied.
44. It is worth noting that there has been a loss of 191m² of A1 retail space within the town centre designation of Nuneaton. The loss is due to the change of use from retail to cafes and hot food takeaways, as summarised in Table 2, Appendix 5. This can be seen as a positive change as retail units that have been vacant for some time, have now been brought back into use.
45. The on-site monitoring has indicated that there is significantly more retail space under construction, which will be completed during the next monitoring year, as detailed in Table 3 of Appendix 5. At the time of monitoring there was 3730m² (gross) retail space under construction, but none of this is within a town centre location. Of significance are the retail stores, Aldi on the Weddington Road and Lidl on Hinckley Road, which will deliver an additional 3598m² of retail space, within the borough.
46. At the time of monitoring there was also a significant loss of retail space under development. A large retail unit located within the Rope Walk Shopping Centre in Nuneaton town centre (1507.2m²) – has been granted Change of Use to a 24-Hour gymnasium (D2 Use Class). The unit has been vacant since 2013, when the JJB sports shop closed. The completion of the gym is anticipated to be late summer 2017 and will be another positive change within Nuneaton town centre.
47. There has been 1570m² of leisure space completed during the monitoring year. To summarise this is made up of the conversion of a church to a dance studio, the change of use from B1/B8 use class to a Gymnasium (D2 use class) and the completion of a manege in a rural location.
48. In addition to the Pure Gym development noted in paragraph 46, there was a further 5032m² of leisure space under construction at the time of monitoring. This included the creation of an Indoor Trampoline park, in Bedworth, within an industrial unit which had been vacant since approximately 2014. Work had also commenced on the extension to the cricket pavilion located in the Miners Welfare Park, Bedworth.
49. In summary throughout the borough there is a trend of units which have been vacant for some time, now being developed for other uses, which will bring a positive boost to the area. Table 4, in Appendix 5 shows retail and leisure developments which are in the pipeline, i.e. developments which have been granted planning permission, but have not yet commenced.

5.0 HOUSING

50. This Chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Councils strategic housing target.
51. The housing target in the adopted Local Plan (2006) is out of date. On 25th January 2017, Cabinet approved for consultation a development target of 13,374 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) and the updated Coventry-Warwickshire Housing Market Area '2014-based subnational Population and household Projections' (August 2016), reports.
52. The 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	13,374

Table 5.1: Plan period and housing target

53. The target of 13,374 dwellings is equivalent to a build rate of 669 completions a year over the 20 year plan period 2011 to 2031.
54. As noted in paragraphs 5.16 to 5.22 of the '*Borough Plan 2011- 2031: Publication*' (2017) document, Coventry City Council are unable to meet the objectively assessed need for housing within their boundaries. In line with the Duty to Co-operate, each council in the Housing Market Area is therefore required to co-operate to establish a revised distribution of housing to meet the identified need. Following an update to the Council's Strategic Housing Land Availability Assessment (SHLAA) in December 2016, it was concluded that the borough could accommodate additional housing from Coventry.

5.1 Completions

55. Between 1st April 2011 and 31st March 2017, 1,885 dwellings (net) have been completed. A further 11,489 dwellings need to be built in the borough over the next 14 years, for the housing target of 13,374 to be achieved.
56. The net number of dwellings completed in the borough during 2016/17 was 400. This continues the significant increase in completions noted in recent years, as construction has now commenced on several of the larger sites. It is anticipated that the increase in completions will continue in 2017/18 and beyond.

5.2 Permitted development, change of use from office to residential

57. 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.
58. Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.
59. In some circumstances, permitted development rights allow office floor space (Class Use B1a) to be converted to residential use (Class Use C3)
60. The AMR will monitor the contribution permitted development rights have on the provision of new housing throughout the borough. Table 5.2, outlines the current position regarding permitted developments.

Monitoring Year	Number of dwellings granted permitted development permission
2014/15	30
2015/16	34
2016/17	25

Table 5.2: The number of dwellings with permitted development rights for each monitoring year

61. At the time of onsite monitoring there were 51 dwellings in the pipeline, with permitted development rights, of which 19, were under construction.
62. As noted in table 5.3 there has been 16 completions between 1st April 2016 and 31st March 2017 of dwellings which had permitted development rights.

5.3 Summary of the Housing Completions per year April 2011 to March 2017

63. Table 5.3, shows the gross and net additional dwellings that have been completed within the borough since 1st April 2011. The net completions are also set out in Figure 5.1.
64. The losses are made up of dwellings lost through demolitions, changes of use and conversions. It is worth noting that 6 of the losses during 2016/17 were due to demolitions as a result of the major re-development scheme at Camp Hill.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Gross Completions	278	291	171	411	404	394
Permitted Development Completions	0	0	0	0	22	16
Losses	39	12	18	9	14	10
Net Completions	239	279	153	402	412	400

Table 5.3: Gross and net completions per year 2011 – 2017 (includes permitted development)

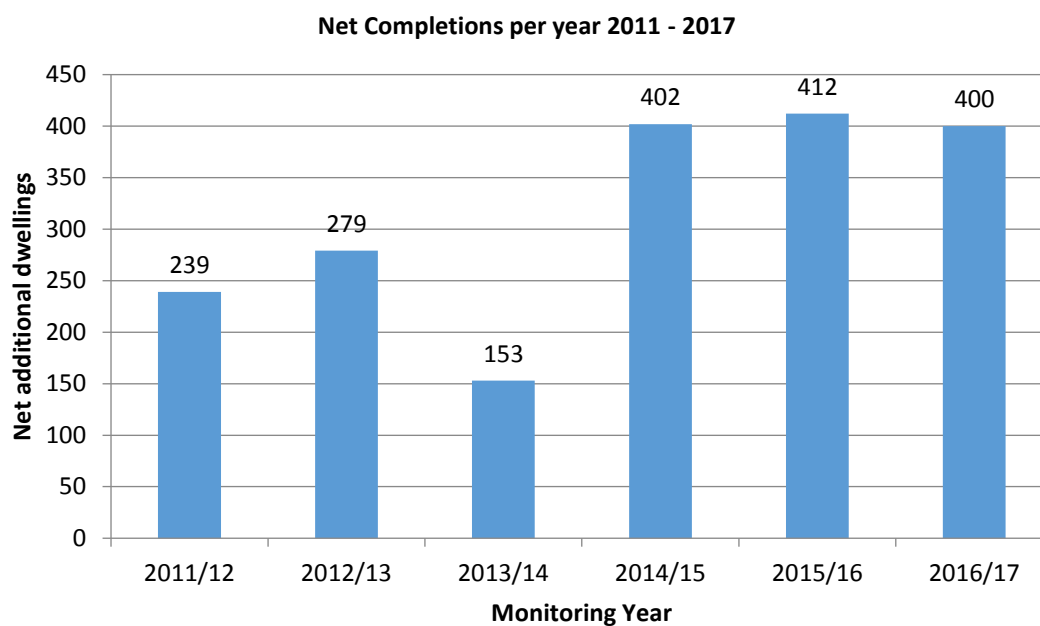


Figure: 5.1: Net additional annual dwelling completions per year 2011 – 2017 (includes permitted development)

5.4 Completions by Ward and Settlement

65. The following graphs provide an indication of how the 384 net completions and the 16 Permitted Developments are distributed across the borough, by ward and settlement.
66. Figure 5.2, shows completions by ward. Weddington Ward had the most completions at 161 dwellings, which is 42% of all the net completions throughout the borough. This is because the Davidsons and Taylor Wimpey developments are now progressing and starting to deliver significant completions. The Pride in Camp Hill regeneration initiative also continues to deliver a significant number of completions with 94 dwellings (19% of total completions) being completed during the monitoring year. The St Nicolas Ward, which is also in the north of the borough has seen 12% of the total completions, as the Bellway development continues to progress.
67. Figure 5.2 clearly shows that the ward with the highest number of Permitted Development completions is Abbey Ward, which spans Nuneaton town centre, with 94% of the total Permitted Development completions (15 completions). This is due to the conversion of offices - generally above shops, to residential dwellings.

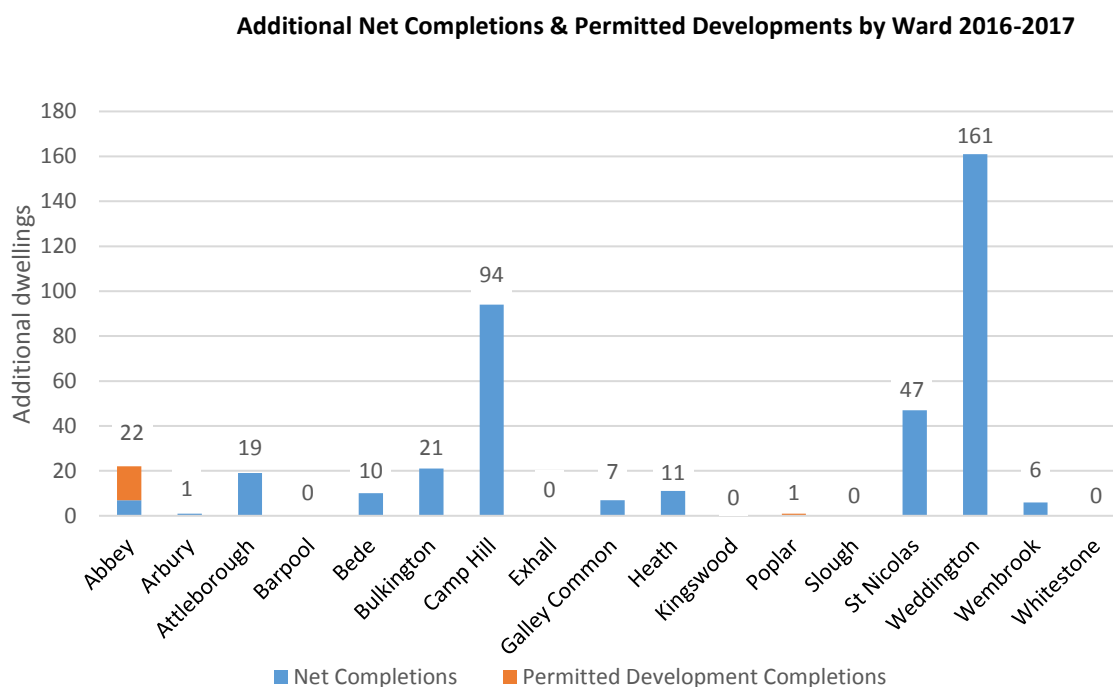


Figure 5.2: Net completions and Permitted Development Completions by Ward from 1st April 2016 to 31st March 2017

68. Figure 5.3, shows the net completions and permitted development completions by settlement. It is evident that the majority of the completions have been in Nuneaton, with a total of 359 net completions (93%) and 15 permitted development completions (94%) being counted.

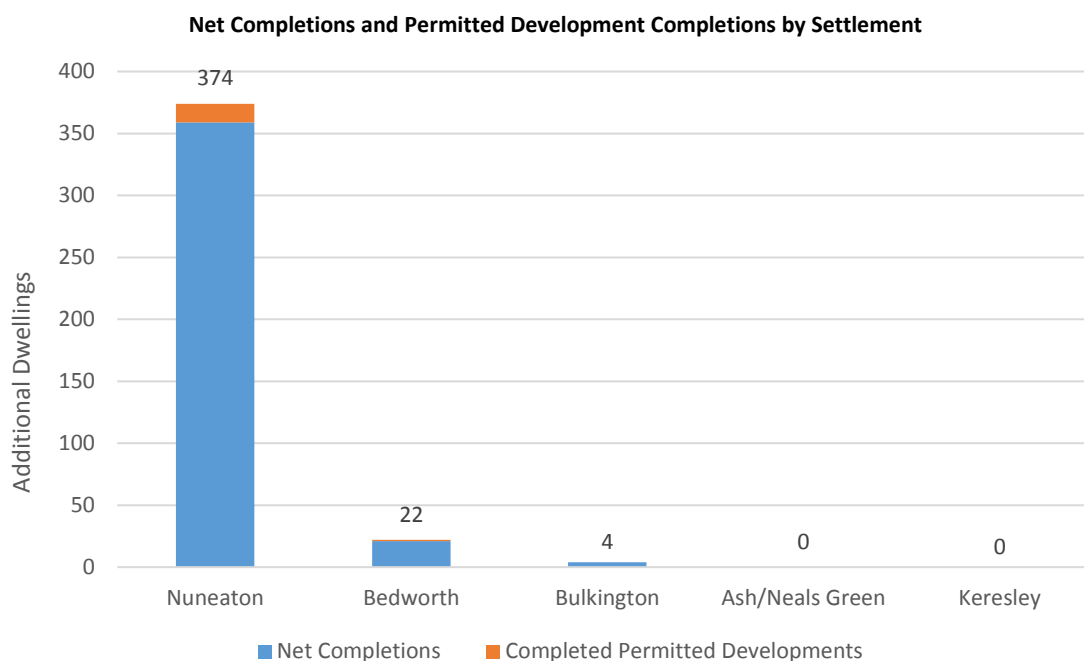


Figure 5.3: Net completions by Settlement from 1st April 2016 to 31st March 2017

5.5 Housing Mix

69. Table 5.5 sets out the completions across the borough by dwelling type and bedroom size (this doesn't include Permitted Developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses at 34%, 4 bed houses at 29%, followed by 2 bed houses at 16%.

Dwelling Type	Number of bedrooms									
	1		2		3		4		5	
	Total	%	Total	%	Total	%	Total	%	Total	%
House	3	1	64	16	132	34	116	29	10	3
Bungalow	4	1	8	2	1	0	0	0	0	0
Flats	32	8	23	6	1	0	0	0	0	0

Table 5.5: Gross completions by dwelling type & bedroom size from 1st April 2016 to 31st March 2017

70. The dwelling type and bedroom size of the Permitted Development completions are detailed in Table 5.6. The highest number of completions was 2 bed flats, and this would be expected as the majority of the Permitted Developments are above shops and in town centre locations.

Dwelling Type	Number of bedrooms				
	1	2	3	4	5
House	0	0	0	1	0
Bungalow	0	0	0	0	0
Flats	3	12	0	0	0

Table 5.6: Permitted Development completions by dwelling type & bedroom size from 1st April 2016 to 31st March 2017

5.6 Land Supply

71. 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 permitted development rights. Table 5.7 and Table 5.8, show how these planning permissions are spread across the borough.

Extant Planning Permission	Settlement					Totals
	Nuneaton	Bedworth	Bulkington	Ash/Neals Green	Keresley	
Full	1890	124	6	28	0	2048
Outline	785	104	6	0	0	895
Permitted development	32	19	0	0	0	51
TOTAL	2707	247	12	28	0	2994

Table 5.7 Total number of sites with planning permission by Settlement

Extant Planning Permission	Ward																Totals	
	Abbey	Arbury	Attleborough	Barpool	Bede	Bulkington	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar	Slough	St Nicolas	Weddington	Wembrook		Whitestone
Full	134	19	35	59	23	18	228	28	55	41	4	44	15	602	724	17	2	2048
Outline	7	1	12	0	0	6	194	104	290	0	0	0	0	281	0	0	0	895
Prior notification	30	0	2	0	1	0	0	0	0	0	0	18	0	0	0	0	0	51
TOTAL	171	20	49	59	24	24	422	132	345	41	4	62	15	883	724	17	2	2994

Table 5.8: Total number of sites with planning permission by Ward

72. Across the borough, 2048 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that a proportion of the 895 dwellings with outline planning permission will be granted full planning permission in the coming monitoring years.
73. 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.

5.7 Affordable Housing

74. 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.
75. 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.
76. Table 5.8, details the *sites* which have *completed* this monitoring period; and have an affordable housing component. It is worth noting that planning application 31849 is part of the major regeneration project taking place in Camp Hill. The project is progressing as a phased approach and although this phase of the development didn't achieve the 25% affordable housing target, as a whole the development will.

Planning Application	Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to April 2016	Affh 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 no. of affordable dwellings on completed sites	% Affordable housing
29632	Fox & Crane, 263 Weddington Rd	24	3	3	0	3	3	2	6	25%
31849	Edinburgh Rd, Nun Saxon Rise 2 (Phase 2b &3)	112	14	14	8	0	0	0	14	13%
32246	The Long Shoot, between 48-130 Davidson Devlpts, Nun (Heritage View)	66	6	6	0	10	10	0	16	24%
		202	23	23	8	13	13	2		

Table 5.8: Sites which have been 100% completed during 2016/17 and have a percentage of affordable housing.

77. 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 2016/17; 8.1% (32 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	30	7.6
Affordable Shared Ownership/Low Cost	2	0.5
Market Housing	362	91.9
TOTAL	394	100

Table 5.9: Gross number of dwellings delivered by tenure type 2016-2017

78. Figure 5.4, shows the gross affordable housing completions as a percentage of the total completions for each year of the monitoring period. There has been a significant reduction in the number of affordable homes completed during the 2016/17 monitoring year. This is because in recent years, a number of development sites have delivered all Affordable dwellings and no market housing component. There are no current or in the pipeline developments which consist of all Affordable housing.
79. As the larger developments progress we will see more affordable housing completions again – but the percentages of the total completions are unlikely to be as high as in recent years.

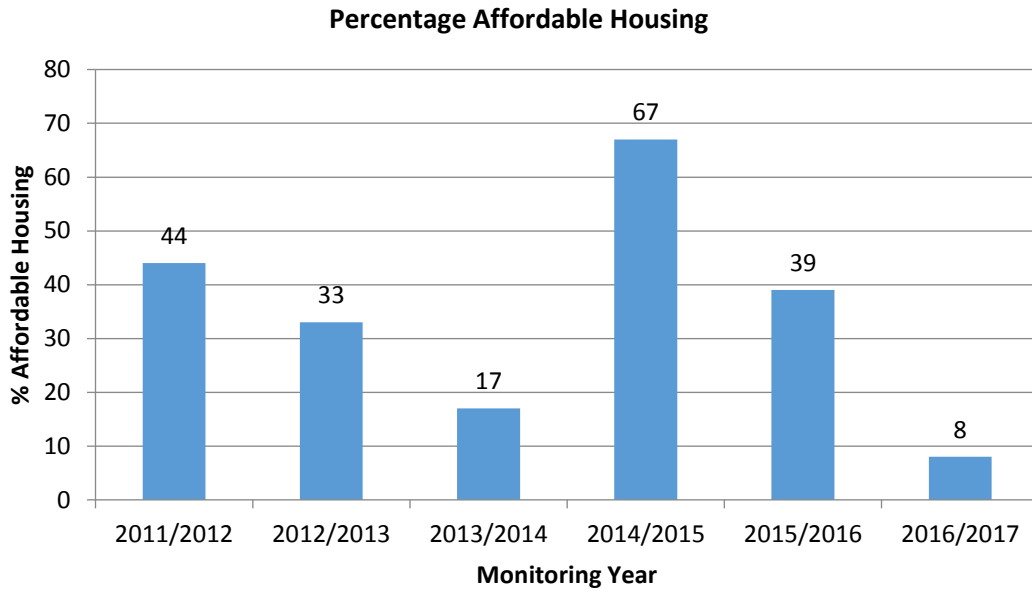


Figure 5.4: Affordable housing completions across the monitoring period, as a percentage of the total number of completions

80. There are a further 449 affordable housing units in the pipeline, with either full or outline planning permission. Of these; 219 are anticipated to be affordable rent; 127 shared ownership; and 103 of unknown affordable tenure. These figures will continue to be monitored.

5.8 Density of housing development

81. 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, Net housing densities will continue to be monitored.
82. Table 5.10 and Figure 5.5, show the density of dwellings on sites that are 100% complete. Historically, at the beginning of the plan period, the majority of dwellings were being built at a density of over 50 per hectare.
83. Recent monitoring is indicating that more dwellings are being built at a density of between 30 and 50 dwellings per hectare. This lower density may be because some larger sites are now starting to complete, compared to previous years where more completions were noted as being on smaller sites of Previously Developed Land (highlighted in Section 5.9). For example, during the 2016/17 monitoring year a Davidson's development of 66 dwellings on the Longshoot and Saxon Rise Phase 2b and 3, in Camp Hill, with 112 dwellings, both completed.
84. 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%
2016-2017	3%	82%	15%

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

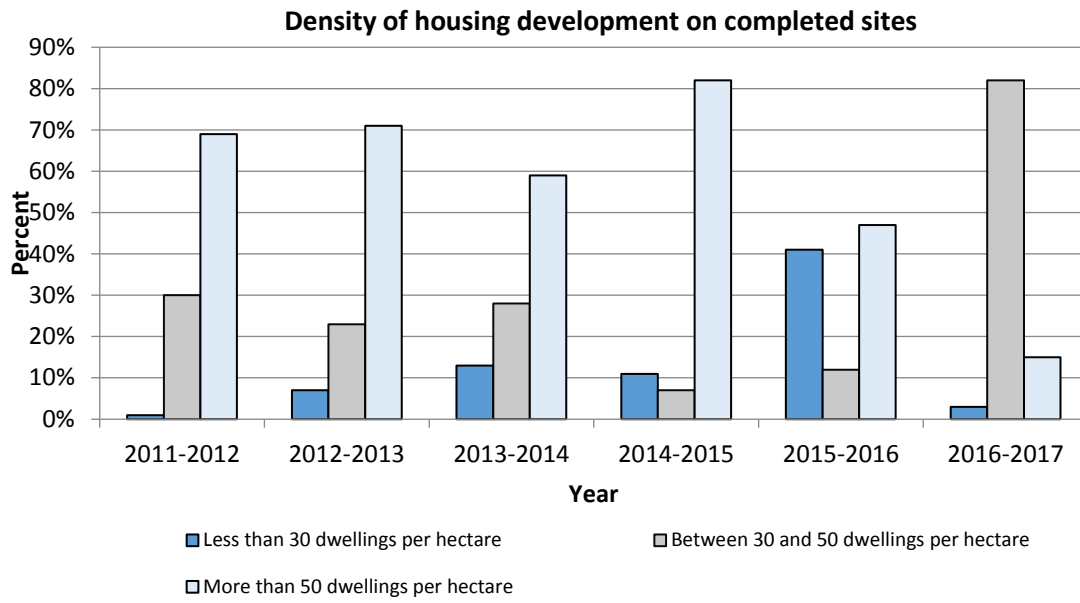


Figure 5.5: The percentage of dwellings (on completed sites) in each density band over the plan period.

5.9 Housing Development on Previously Developed Land

85. Of the 394 gross housing completions during the 2016/17 monitoring period, 179 dwellings (45%) were built on Previously Developed Land (PDL), and 215 dwellings (55%) were built on Greenfield sites.
86. Figure 5.6, graphically represents the amount of new housing development built on PDL over the duration of the plan period. The chart illustrates how successful the council has historically been in securing housing development on PDL.
87. There has again been a larger 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 13,374 new homes by 2031.

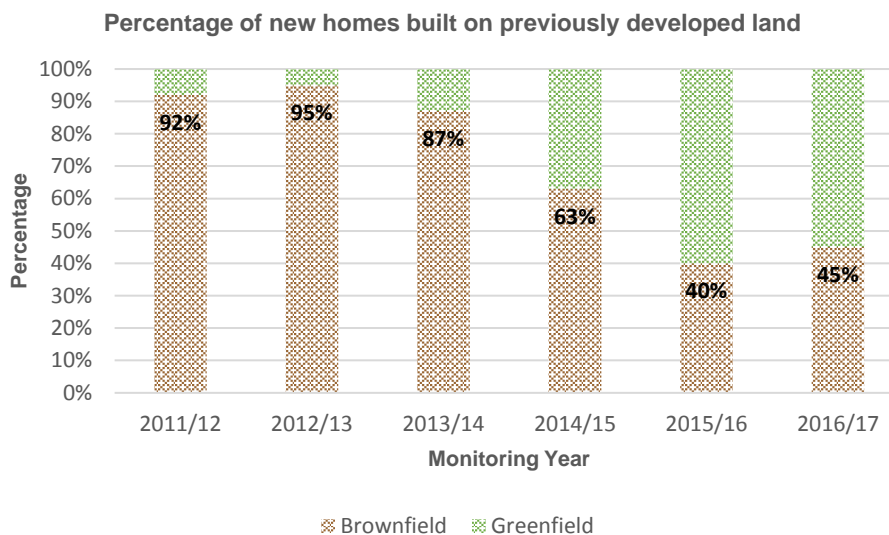


Figure 5.6: Percentage of new homes built on PDL

5.10 Self-build and custom house build register

88. From 1st April 2016 Local Authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016.
89. The Council has met this obligation and publicised the register via its website
90. The AMR will monitor the demand for self-build and custom build within the borough, and this will form a key part of our evidence base on demand for this type of housing.

91. Over the 16/17 monitoring period:

- NBBC received eight applications to be placed on the register, one of which has been sent to NBBC incorrectly as the applicant has indicated a preferred location out of the borough.
- All of the applicants have registered as individuals (none on behalf of associations)
- Six of the eight applications have indicated a preference for plot location, with four having a preference with a plot located in the Wards of Weddington and St Nicolas.
- All applicants have indicated a preference for a plot to build a detached dwelling
- All applicants have indicated a preference for a plot to build three, four or more than four bedroom dwelling.

5.11 Housing Trajectory 2011 to 2031

92. 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, sites with a resolution to grant planning permission, the urban strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the Borough Plan 2011 – 2031 Publication 2017 and Windfall sites.

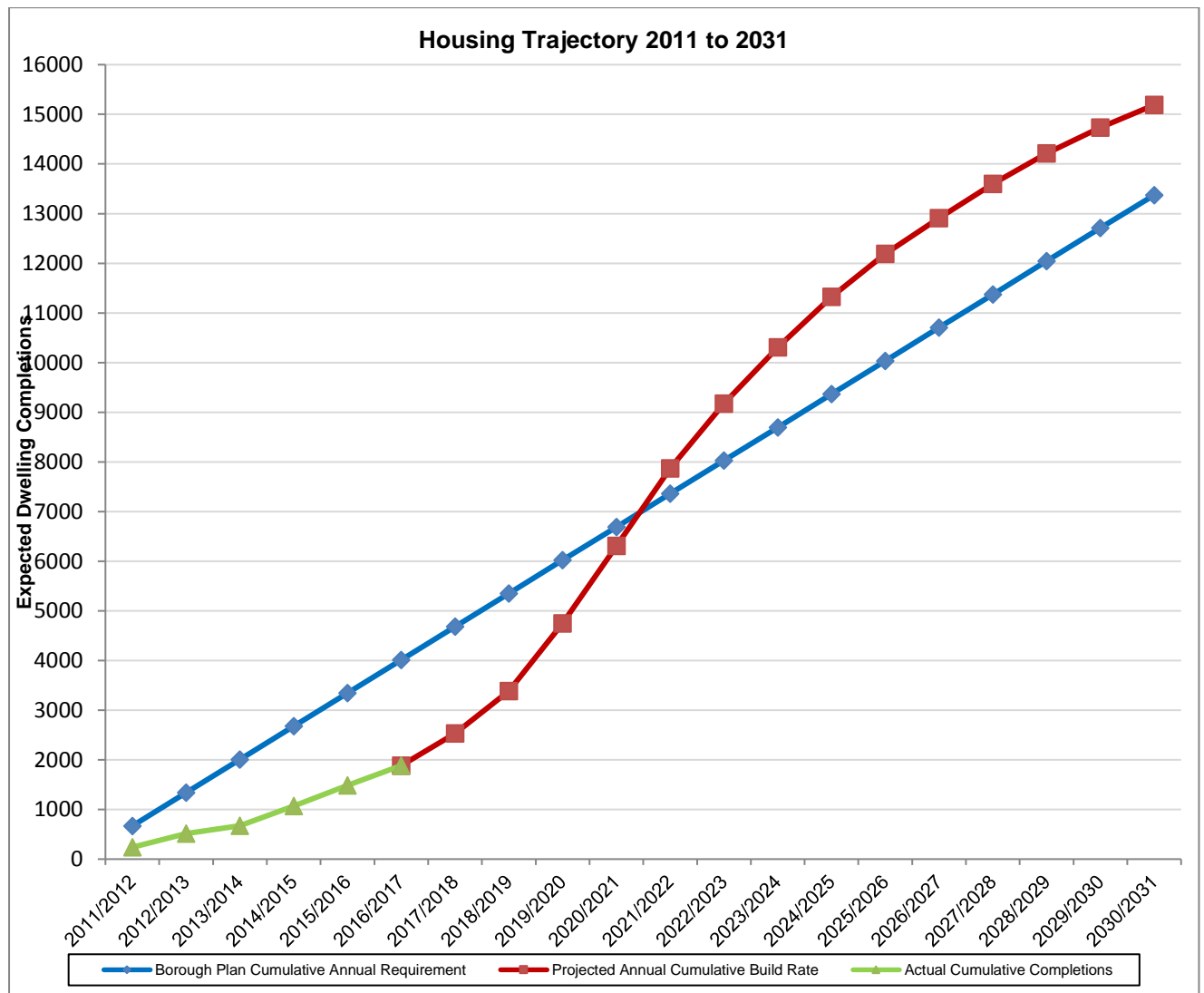


Figure 5.7: Housing Trajectory 2011 to 2031

93. The housing trajectory indicates that there may be a supply of 15,188 (14,840 + 348 windfalls) dwellings over the duration of the plan period. This is an excess of 1814 dwellings above the 13,374 dwelling target. This over supply ensures that there is a buffer for non-delivery and housing being built at a lower density than predicted.

94. The future supply of housing is considered in terms of the first five year period, 2017 to 2022, and post 2022 provision.

95. For details about the five year land supply (FYLS) assessment, see document Five Year Land Supply Position Statement at April 2017
96. The FYLS document shows that there is between 3.6 to 5.04 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.

5.12 C2 Housing

97. Policy H1 of the 'Borough Plan 2011 – 2031: Publication (2017)', 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.
98. 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.
99. 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.
100. 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.
101. Table 5.11, sets out data relating to C2 developments which have been completed during the plan period.

Year	Completions		
	Care beds		
	Supported Living	Total Care beds	2/3rd Factor applied to Care bed completions
2014 - 2015	6	0	0
2015 - 2016	17	0	0
2016 - 2017	0	39	26
Total	23	39	26

Table 5.11 Monitored C2 Completions for the Plan period

102. 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 49 dwellings could be added to the net completions, giving a total of 1934 dwellings.

6. GYPSY & TRAVELLER PITCHES

103. 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.

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

Table 6.1: Summary of Gypsy and Traveller Pitches completed during the monitoring period April 2016 and 31st March 2017.

104. 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

105. During the period from the 1st April 2016 to 31st March 2017 there were 9 Planning Appeals which were of relevance. These are detailed below in Table 7.1.

Planning Permission Number	Location	Description	Appeal Decision	Date
33360	Erection of three terraced properties with associated landscaping and Parking.	"Site 26C006 - Land Rear of", 122 Green Lane, Nuneaton	Allowed	10 th June 2016
33494	Change of use (A1) to hot food takeaway A5 and retention of extractor chimney to rear and shop front and security shutters to front	1 Abbey Green, Nuneaton	Dismissed	8 th June 2016
33601	Erection of up to 14 dwellings (Outline to include access)(Including demolition of existing 147 Tunnel Road)	"Site 46a010 - Rear of 89-169", Tunnel Road, Nuneaton,	Allowed	20 th January 2017
33633	Residential development of up to 300 houses open space relocation of existing nursery access and associated works with demolition of existing buildings. Outline to include access.	Site 36A002 - Plough Hill Golf Centre", Plough Hill Road, Nuneaton	Withdrawn	23 rd February 2017
33840	Erection of detached bungalow on land to rear of 109 Lutterworth Road	109 Lutterworth Road, Nuneaton	Dismissed	21 st March 2017
33890	Certificate of Lawful Use for the storage of commercial vehicles and vehicle parts	Nuneaton Fields Farm, "Land At Nuneaton Fields Farm", Watling Street, Nuneaton,	Dismissed	5 th December 2016
33887	Change of use to A5 hot food takeaway	Unit 2 former Cock & Bear Pub Site", 299 Queens Road, Nuneaton,	Allowed	22 nd December 2016
33957	Change of use from A1 to mixed use A1 A5 hot food takeaway use	Rogers News, 86 Coventry Road, Exhall, Bedworth	Dismissed	30 th September 2016
34090	Erection of new dwelling to rear includes demolition of existing garages, Outline application to include access, resubmission following the refusal of 033247	459 Weddington Road, Nuneaton	Dismissed	26 th January 2017

Table 7.1: Summary of Planning Appeals between 1st April 2016 and 31st March 2017.

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 31ST MARCH 2017

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2017	Employment Land Under Construction (Ha) April 2017	Available Employment Land with Planning Permission			
			Employment Land (Ha) With Full Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land (Ha) with Prior Notification	Employment Land in the Pipe Line
Anker Street,				-0.26		-0.26
Attleborough Industrial Estate	0.75					0.00
Attleborough Industrial Estate (loss of B1 to D1)	-0.38					0.00
Bayton Road Industrial Estate	1.74		0.47	5.40		5.87
Bulkington Road		-0.15				0.00
Camp Hill Urban Village - Midland Quarry	0.33	0.32				0.00
Centrovell Ind Est	0.00					0.00
Coventry Road, Exhall		0.27				0.00
Earls Road	-0.20					0.00
Eliot Park	1.15					0.00
Griff Clara (Extension to Bermuda Park)			3.12	1.25		4.37
Hemdale Business Park	1.01					0.00
Leicester Road	-0.19					0.00
Manor Court Road			-0.15			-0.15
Marston Hall Lodge	0.77					0.00
Marston Jabbett	0.17		0.93			0.93

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2017	Employment Land Under Construction (Ha) April 2017	Available Employment Land with Planning Permission			
			Employment Land (Ha) With Full Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land (Ha) with Prior Notification	Employment Land in the Pipe Line
Newtown Road (Loss of B1a to C3)	-0.26					0.00
Prologis Park	2.57	1.10	0.49			0.49
School Lane		-1.09				0.00
The Moorings Business Park			0.21			0.21
Vicarage Street				0.45		0.45
Wheat Street					-0.18	-0.18
Whitacre Industrial Estate			0.00			0.00
Grand Total	7.46	0.46	5.08	6.84	-0.18	11.74

10. APPENDIX 3: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2016 AND 31ST MARCH 2017

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/Brownfield	Gain/Loss/Allocation	Loss/Change to	Site Gross Area (Ha)	Gross Floor space Area (m)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8
32919	Erection of 15 units for light industrial use (B1)	Marston Hall Depot, Site 85d001, Bedworth Marston Jabbett	B	Gain	n/a	0.1675		750					
33392	Construction of a four storey office building linked to existing three storey office building. Construction of new car park on adjacent land.	Holland & Barrett HQ 7 Barling Way, Nuneaton, Eliot Park	B	Gain	n/a	1.149	4476						
33504	Erection of industrial/warehouse unit with associated access, parking, servicing and landscaping (B1/B2/B8 Use Class)	"Site 124D006 - Plot J3", Central Boulevard, Prologis Park Prologis Park	B	Gain	n/a	0.63							2758
33904	Factory extension, new gatehouse and extension to gas meter house	Brose Ltd, Colliery Lane North, Exhall, Bayton Road Industrial Estate	B	Gain	n/a	0.29				2900			
				Total Completions		2.24	4476	750	0	2900	0	0	2758

Employment Land and Floor space *Completed* 2016/2017

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/Al- location	Loss/Change to	Gross Site Area (Ha)	Gross Floor space Area (m)						
							B1a (Offic es)	B1 Comb ined	B1/ B8	B2	B8 (Sto rage)	B2/ B8	B1/B2 /B8
3330 2	Prior notification for the change of use from office (B1a) to up to 9 residential apartments (C3)	139 Earls Road	B	Loss	C3	-0.2	-925						
				Total Losses		-0.20	-925	0	0	0	0	0	0

Employment Land and Floor space *Lost* 2016/2017

11. APPENDIX 4: EMPLOYMENT LAND COMMITMENTS BY USE CLASS IN HECTARES AS OF 31ST MARCH 2017

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,						-0.26		-0.26
Bayton Road Industrial Estate		5.8			0.3232			6.1232
Griff Clara (Extension to Bermuda Park)		4.37						4.37
Manor Court Road				-0.148				-0.148
Marston Jabbett	0.9325							0.9325
Prologis Park			0.49					0.49
The Moorings Business Park					0.21			0.21
Vicarage Street				0.4525				0.4525
Wheat Street				-0.181				-0.181
Whitacre Industrial Estate					0			0
Total Land with Planning Permission (Hectares) for each Use Class.	0.9	10.2	0.5	0.1	0.5	-0.26	0	11.99
Percentage of land with Planning Permission for each Use Class	7.8	84.8	4.1	1.0	4.4	-2.26	0	

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 ²			
						A1	A2	D2	A3/A5
B	Freer Street, Attleborough, Nuneaton	Erection of 4 no. A1/A2 units and 11 no. apartments in one, three storey block (existing buildings to be demolished)	Retail	32407	No	158			
B	Former Wesleyan Reform Church, Heath End Road, Nuneaton	Conversion to Dance Studio (D2 use)	D2	32837	No			215	
G	Wheatcroft Farm", The Long Shoot, Nuneaton	Proposed manege and associated drainage	D2	34366	No			1100	
B	Nuneaton & Bedworth Leisure Trust, 92a Wheat Street, Nuneaton,	Change of use from B1/B8 (Office and Warehouse) use to mixed use B1/B8/D2 (to include use partly as a gym)	D2	34172	No			255	
				Total Completions		158	0	1570	0

Appendix 5 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2016 -2017

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed (loss) m ²			
						A1	A2	D2	A3/A5
B	41 Newdegate Street, Nuneaton	Change of use from retail A1 to hot food takeaway A5 including extraction unit affecting a Conservation Area	Retail	33895	Yes	-43			43
B	Caves, 5 Queens Road, Nuneaton	Change of use from A1 (retail) to mixed use A1 (retail) and A3 (cafe)	Retail	33947	Yes	-70			70
B	2a Market Place, Nuneaton (Molly's)	Change of use from A1 retail to A3 cafe use	Retail	34352	Yes	-44			44
B	"Site 51A067 - Units at Harefield Road Bus Station", Harefield Road	Elevational changes to existing shop fronts, new shop front and change of use from A1 to A5 (hot food takeaway)	Retail	33930	Yes	-34			34
				Total Losses		-191	0	0	191

Table 2 (Appendix 5): Losses of commercial floor space (Retail, Hotel and Leisure) in the borough during 2016 -2017.

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Under Construction m ²				
						A1	A2	D2	A3/A5	C1
B	Arden Wines, 44 Arden Road, Bulkington	Change of use of garage to additional retail area to include bricking up of roller shutter door	Retail	32527	N	25				
B	Rylands Ford, Hinckley Road, Nuneaton, Glover and Company (Lidl)	Demolition of existing buildings and erection of Class A1 retail foodstore with associated car parking (development on the current site of Allen Ford Motor Dealership)	Retail	33590	N	2458				
B	Former Abbey Metals, Weddington Road, Nuneaton (Aldi)	Proposed new food retail store (Class A1) with associated car parking, servicing and landscaping	Retail	33009	N	1140				
B	"Site 51A162 - Unit 24, 25 and 26 Rope Walk Shopping Centre", Chapel Street, Nuneaton	Change of use from retail (A1 use) to 24 hour gymnasium (D2 Use)	Loss of Retail Gain of D2	34051	Y	-1507.2		1507.2		

B	23a Abbey Street, Nuneaton (Dominos)	Change of use from retail Class A1 to hot food takeaway Class A5 (extension to current Dominos)	Retail	34628	Y	-148				
B	2 Wembrook House, The Green, Attleborough (Devalls)	Erection of new commercial building for A1 use	Retail	34464	N	107				
B	Bedworth Cricket Club, Miners Welfare Park, Rye Piece, Bedworth	Extension to cricket pavilion, alterations including new window and door openings and changes to external terrace with new external handrails and staircases	D2	34479	Y			94		
B	RSM Industries, "R S M Industries Ltd", School Lane, Exhall, Bedworth	Change of use to D2 use to provide a trampoline park, ancillary leisure uses and external works	D2	34469	N			4938		
B	43-44 Abbey Street, Nuneaton	Change of use from A2 financial and professional services to C1 hotels for the use of a guest house	C1	34498	N		-255			255
				Total Under Construction		2075.1	-255	6539.2	0	255

Appendix 5 (Table 3): Total amount of commercial floor space (Retail, Hotel and Leisure) in the borough under construction during 2016 -2017

Greenfield/Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space with Planning Permission m ²			
						A1	A2	D2	A3/A5
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			
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	Lidl UK, Queens Road, Nuneaton	Single and two storey extension to front	Retail	33701	No	279			
B	Cherry Tree, Haunchwood Road, Nuneaton	Single storey extension to side to create additional retail unit (A1)	Retail	33300	No	124			
B	258 - 260 Queens Road, Nuneaton, Warwickshire	Change of Use from Retail A1 to ground floor residential (C3)	Loss of Retail	32555	No	-104			
B	163 Gadsby Street	Prior notification for COU from shop (A1) to 2 self-contained flats (C3)	Loss of Retail	33166	No	-137			

B	40 Queens Road, Nuneaton	Change of use from retail A1 to hot food takeaway A5 including alterations to shopfront	Loss of Retail	33907	Yes	-22			22
B	35 Abbey Gate Shopping Precinct, Newdegate Street,	Prior notification for change of use from retail A1 to Cafe A3	Loss of Retail	33968	Yes	-87.05			87.05
B	Farmhouse Foods (Fruit and Veg), 36 Church Street, Nuneaton,	Change of use to hot food takeaway (A5 use class)	Loss of Retail	34492	Yes	-44			44
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	
G	Galley Hill Fields, Shilton Lane, Bulkington	Proposed stable block, storage building, riding arena manege and change of use of agricultural land to equestrian use, grazing and exercise	D2	34343	No			864	
B	Whitacre Engineering Services, "Site 52a014 - Unit 28c Whitacre Road", Whitacre Road	Change of use of B8 storage unit to D2 music rehearsal studio	D2	34623	No			250	
				Total in the pipeline		514.14	0	857	153.05

Appendix 5 (Table 4) Commercial floor space (Retail, Hotel and Leisure) in the pipeline across borough during 2016 -2017

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13. 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.

14. ACRONYMS

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