

Nuneaton & Bedworth Borough Council

Borough Plan

1st April 2019 – 31st March 2020

Authority Monitoring Report



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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 sixteenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
2. This AMR covers the period 1st April 2019 to 31st March 2020. The content of the report is broadly consistent with that from previous years to allow easy comparison and to ensure that monitoring remains relevant and in accordance with the requirements of the Localism Act and national planning guidance. However, as the Nuneaton and Bedworth Borough Plan was adopted on 11th June 2019, a key focus of this AMR is to ensure that:
 - Progress of the aspirations of the adopted Borough Plan are monitored and reported effectively.
 - It examines the extent to which policies are being achieved through the use of updated monitoring indicators
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 that have taken place.

2. STRATEGIC PLANNING MATTERS

2.0 Local Development Scheme

5. There were two Local Development Schemes (LDS) in effect for 2019/20. The first was adopted on 31st October 2018¹ and the second was adopted on 4th September 2019². Although not covering the monitoring year, a further updated LDS was adopted on 5th October 2020³.
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 the key planning policy documents that are to be produced over that period.

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

¹ <https://www.nuneatonandbedworth.gov.uk/meetings/meeting/1867/cabinet>

² <https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2002/cabinet>

³ <https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2163/council>

2.1 Nuneaton and Bedworth Borough Plan

- 7 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy and core policies for the borough. It establishes new objectives and introduce new policies. The plan includes a number of monitoring indicators and analysis of those indicators is provided in Appendix 1.
8. The Plan covers the period 2011 – 2031. Table 2.1 shows the timetable for developing the document and the progress which has been made.
9. The Secretary of State appointed David Spencer (Planning Inspector) to undertake the independent examination into whether the Plan is sound and complies with all the legal requirements.
10. Following consultation on the Main Modifications recommended by the Planning Inspector, the plan was adopted on 11th June 2019. Information relating to the Borough Plan can be found on the Council's website.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	May 2006	No	Complete
Consultation on Issues and Options	July – August 2009	Yes	Complete
Consultation on Preferred Options	July – August 2013	Yes	Complete
Consultation on Submission	October – December 2015	Yes	Complete
Additional Consultation on Submission version (if required)	January 2017 - March 2017	Yes	Complete
Submit to Secretary of State	March 2017	No	Complete
Pre Examination meeting	June 2017	No	Complete
Examination 1 st hearings	September 2017	Yes	Complete
Examination 2 nd hearings	March 2018	Yes	Complete
Consultation on proposed Main Modifications to the Plan	September 2018	Yes	Complete
Receipt of Inspector's Report	Spring 2019	No	Complete
Adoption and Publication	Spring 2019	No	Complete

Table 2.1: Borough Plan Timetable (October 2018 LDS)

2.2 Gypsy and Traveller Site Allocations Development Plan Document (DPD)

11. The Borough Plan includes policy H3 – Gypsies and Travellers. The policy sets out an overall pitch requirement for at least 39 residential pitches and 5 transit pitches for the period up to 2031/32.
12. To help meet that provision, the Council is preparing a Gypsy and Traveller Site Allocations DPD. The 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. Now that the Borough Plan has been adopted, work on the Site Allocations DPD will continue.
13. The AMR reports on the progress of the Gypsy and Traveller Allocations DPD. Table 2.3 outlines the timetable in the LDS from 4th September 2019 for the progression of the DPD. **However, the LDS from 2020 sets out to restart the process [the supporting evidence base is 4 years old and, potentially, out of date] so that the next programmed stage is an Issues and Options consultation in May 2021 with adoption by February 2023.**

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2014	No	Complete
Initial Consultation	October – December 2015	Yes	Complete
Consultation on Publication version	January 2020	Yes	
Submit to Secretary of State	June 2020	No	
Examination	June 2020 – January 2021	Yes	
Receipt of Inspector’s Report	January 2021	No	
Adoption	February 2021	No	

Table 2.3: Gypsy and Traveller Site Allocations Timetable (September 2019 LDS)

2.3 Town Centres Area Action Plan

14. The 2018 LDS document identifies that a Town Centres Area Action Plan (AAP) is due to be produced. 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 estimated timetable for developing the document in the LDS from 4th September 2019 is detailed in Table 2.2. However, the LDS from 2020 sets out a different timetable and adoption is scheduled for May 2022.**

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	April 2019	No	Complete
Consultation on Issues and Options	January 2020	Yes	Complete
Consultation on Publication version	June 2020	Yes	
Submit to Secretary of State	November 2020	No	
Examination	November 2020 – April 2021	Yes	
Inspector's Report	April 2021	No	
Adoption	May 2021	No	

Table 2.2: Town Centres Area Action Plan (September 2019 LDS)

15. Work on the Town Centres AAP is progressing with an Issues and Options consultation held in late 2020. Progress will continue to be monitored and reported in future AMRs.

2.4 Community Infrastructure Levy (CIL)

16. The Council commissioned Dixon Searle Partnership to undertake a full plan viability assessment in 2014. The assessment identified that it is viable for the Authority to progress with a CIL and so a Preliminary Draft Charging Schedule was consulted on alongside the Borough Plan submission version between October and December 2015. A further CIL viability assessment was undertaken in summer 2020 and the Council consulted on its Draft Charging Schedule in October 2020.
17. The 2019 LDS timetable for production of the CIL is detailed in Table 2.3. The Council consulted on a Draft Charging Schedule in late 2020 and is now reviewing the responses received.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2013	No	Complete
Consultation on Preliminary Draft Charging Schedule	October – December 2015	Yes	Complete
Preparation of draft Charging Schedule	September 2019 – December 2019	No	Complete
Consultation on draft Charging Schedule	January 2020	Yes	Complete
Submit to Examiner	July 2020	No	
Examination	July 2020 – December 2020	Yes	
Inspector's Report	December 2020	No	
Adoption	January 2021	No	

Table 2.3 CIL Timetable (September 2019 LDS)

2.5 Supplementary Planning Documents

18. The Council is also preparing a number of SPDs that provide more detailed advice and guidance in relation to the implementation and interpretation of planning policies set out in the Borough Plan/DPDs. SPDs are not subject to examination, but are subject to public consultation. The LDS from 4th September 2019 identified the following SPDs for production, and the associated timescales. For those SPDs where the status is as 'Commenced' in the table below the LDS from 2020 proposes new dates with adoption of all SPDs before the end of 2021.

Supplementary Planning Document	Consultation on draft document	Adoption	Status
Strategic Site Concept Plan SPDs	September 2019	February 2020	Complete
Sustainable Design and Construction SPD	September 2019	February 2020	Complete
Affordable Housing SPD	September 2019	February 2020	Complete
Air Quality SPD	September 2019	February 2020	Complete
Planning for a Healthier Area – Hot Food Takeaways SPD	September 2019	February 2020	Complete
Transport Demand Management Matters SPD	June 2020	October 2020	Commenced
Heritage, Conservation Area Appraisals and Management Plans SPD	June 2020	October 2020	Commenced

Supplementary Planning Document	Consultation on draft document	Adoption	Status
Health Impact Assessment SPD	June 2020	October 2020	Commenced
Green Infrastructure SPD	June 2020	October 2020	Commenced

Table 2.4 SPD timetables (September 2019 LDS)

2.2 Neighbourhood Plans

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

2.4 Duty to Co-operate

20. The Council has produced a Duty to Cooperate Statement (document OTH/01) to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031⁴.
21. During the monitoring year, the Council has continued to work with the wider sub-region on a number of strategic planning matters.
22. 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), Coventry and Warwickshire Joint Monitoring Group and the A5 Transport Group.
23. 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. A list of the providers the Council works with can be seen in Appendix C of the IDP⁵.

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 review⁶,

⁴ https://www.nuneatonandbedworth.gov.uk/downloads/21050/examination_documents

⁵ https://www.nuneatonandbedworth.gov.uk/info/21014/planning_policy/146/borough_plan_information/2

⁶ [Employment Land Study: Nuneaton and Bedworth Borough Council – GL Hearn \(2016\)](#)

which indicated the total employment land need for the period 2011 -2031 is 87.4ha.

26. As noted in paragraph 6.32 of the adopted Borough Plan, the Coventry and Warwickshire and Hinckley & 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, the Borough Plan was required to allocate an additional 26ha of employment land.
27. The 26ha in addition to the 87ha of employment land to meet the borough's own needs, gives a total of 113ha over the plan period. Based on evidence gathered to inform the Borough Plan, the borough is able to accommodate 107.8ha of employment land during the Plan period. Table 3.1 details the target for employment land that is identified in Policy DS6 of the adopted Borough Plan.

Start of plan period	End of plan period	Total employment land requirement
01/04/2011	31/03/2031	107.8 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 classes⁷ B1, B2 or B8 (see [Appendix 2](#) 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 2020

30. Figure 3.1 shows the net employment activity across the borough throughout the duration of the Plan period. [Appendix 3](#) provides more detail of the distribution of employment land available, completed, and losses throughout the borough as of 31st March 2020. Table 3.2, provides a summary of the status of employment land monitoring at the 31st March 2020.

⁷ Use classes specified were in effect during the monitoring year, but please note that changes to use classes came into effect from 1st September 2020 – e.g. A1, A2, A3 and B1 use classes becoming a new class E (commercial, business and service). Further information is available at https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

31. There has been 10.5ha of employment land completed during 2019/20 and there was an additional 2.7ha of employment land under construction as of April 2020.

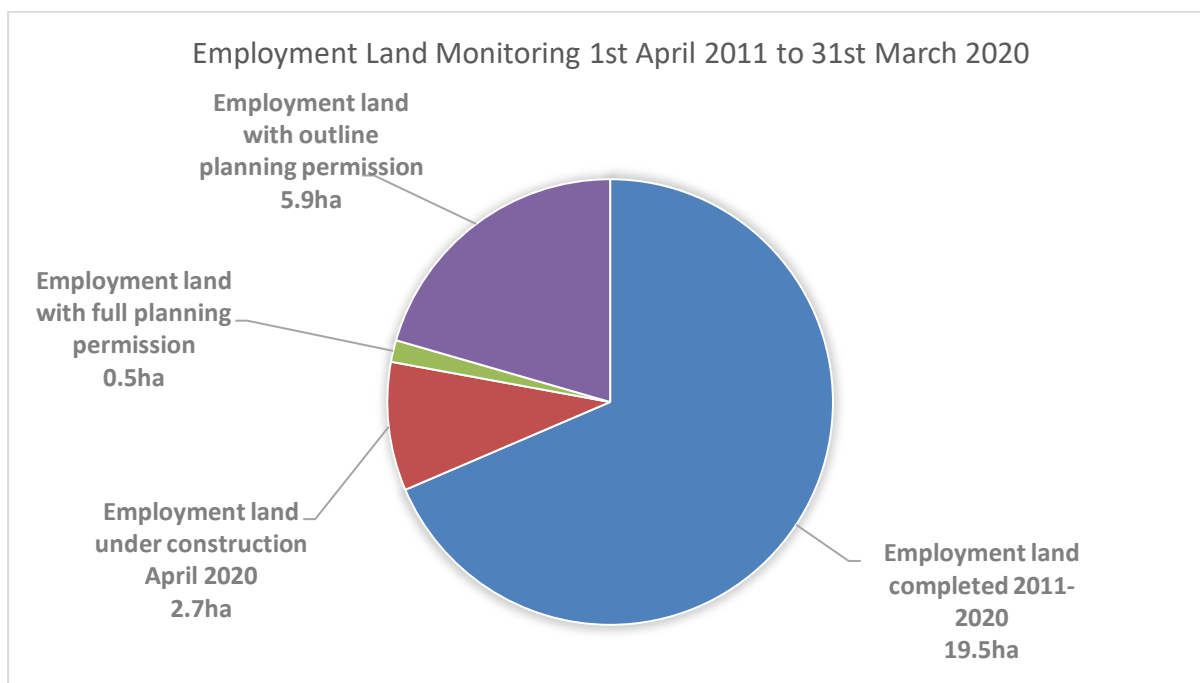


Figure 3.1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2020

Status	Area
Net total of employment land developed over the nine years since 1 st April 2011	19.5 ha
Employment Land Under Construction	2.7 ha
Area of land with Planning Permission	6.3ha (of which 0.5ha had full permission and 5.85ha had outline permission)

Table 3.2: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2020

3.3 Floor space Losses and Gains

32. During the nine years, there has been 90,117m² of extra floor space which falls within the use classes B1, B2 or B8, compared to a loss of 20,370m², giving a net gain over the monitoring period of 69,746m². Figure 3.2 highlights the floor space gains and losses by Use Class.

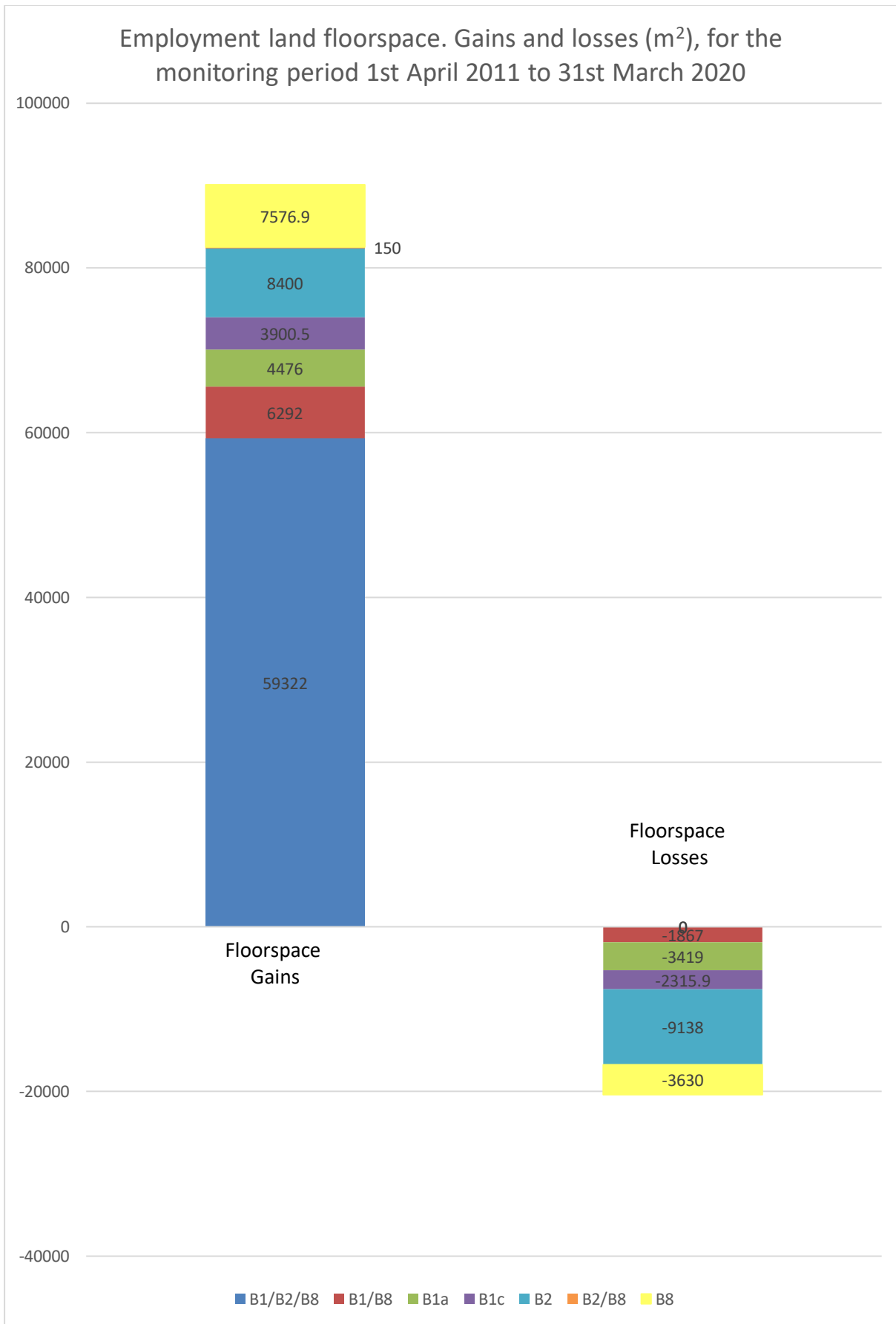


Figure 3.2: Employment floor space gains and losses in m² for the monitoring period 1st April 2011 to 31st March 2020

33. Permitted Development rights (as detailed in Section 5.2 of this report) which allow office floor space (Use Class B1a) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space.
34. The 2014/15 AMR reported no losses in B1a, compared to a loss of 1074m² in 2015/16, 925m² in 2016/17 and 1420m² in 2017/18. The initial influx of applications and the proceeding completions has declined, with only 100.4m² loss of B1a to C3 in 2018/19, and none in 2019/20.
35. The AMR only reports employment land where it is greater than 0.2ha. However, with the introduction of permitted development from B1a to C3 use, there was a noticeable increase in applications for COU from B1a to C3, many of which are below the threshold of 0.2ha. Although the number of applications and completions have declined, this COU will continue to be monitored and will be reported in future AMRs.
36. 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 Monitoring Period 1st April 2019 to 31st March 2020

37. During the monitoring period 1st April 2019 to 31st March 2020, a net figure of - 10.52ha of employment land and 34,261m² of floor space was recorded as complete. See [Appendix 4](#) for more detail. Figure 3.3 shows the net completions in hectares for each monitoring year of the plan period.

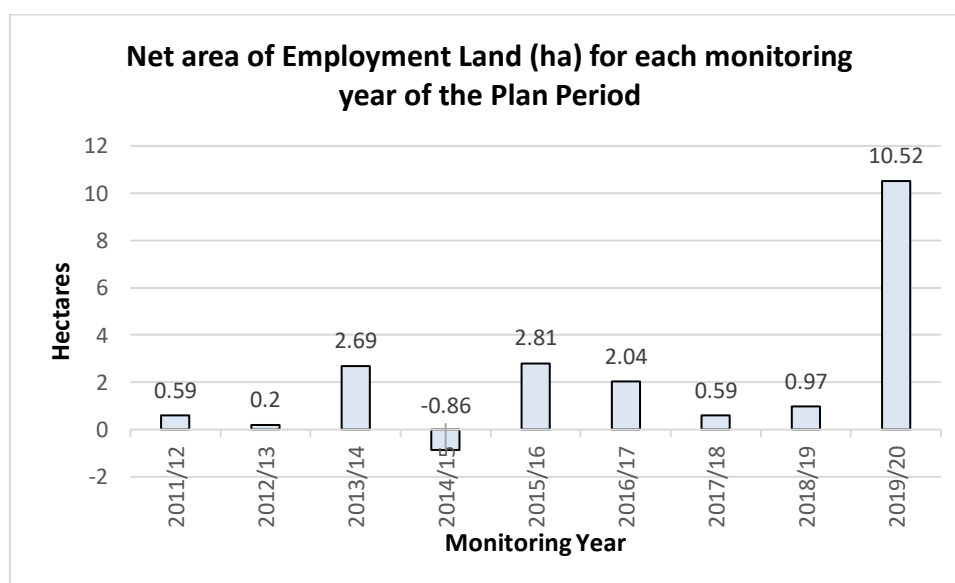


Figure 3.3: Net area (ha) of employment land completed for each monitoring year of the plan period.

38. Figure 3.4, illustrates the cumulative completions between 2011/12 and 2019/20.

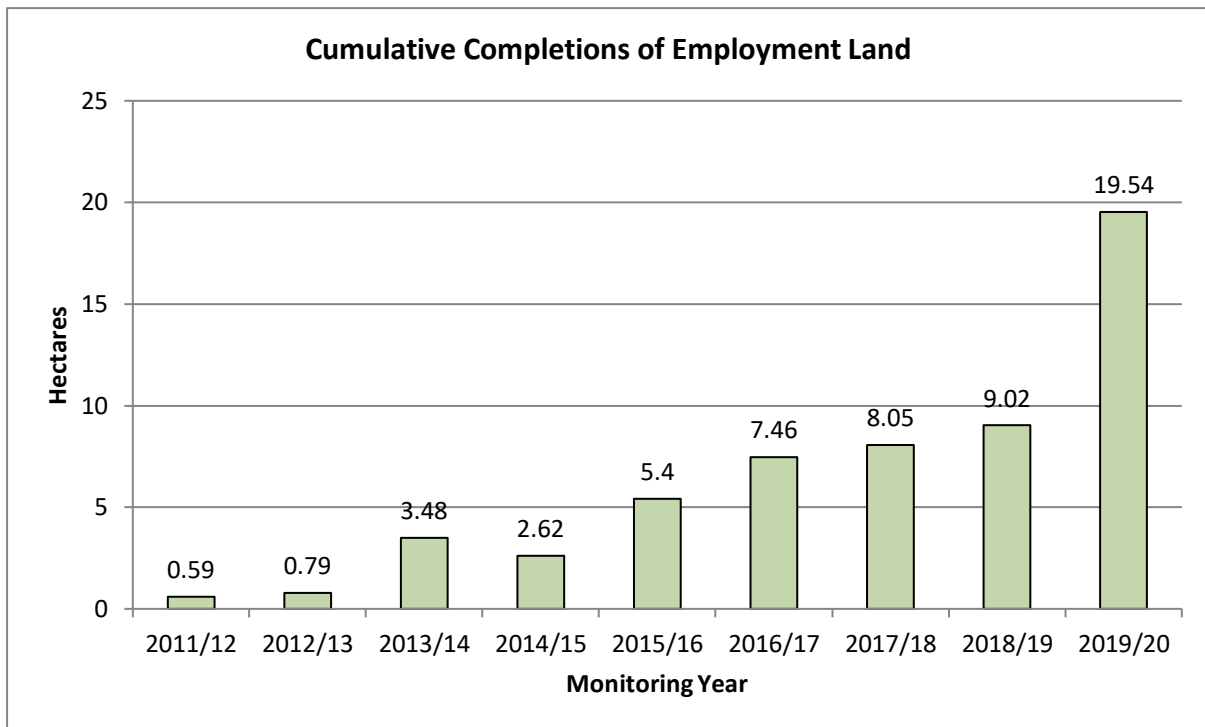


Figure 3.4: Cumulative employment land completions between 2011/12 and 2019/20

3.5 Employment land available with planning permission

40. There was 6.3ha of land (sites of over 0.2 hectares) 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 5](#).

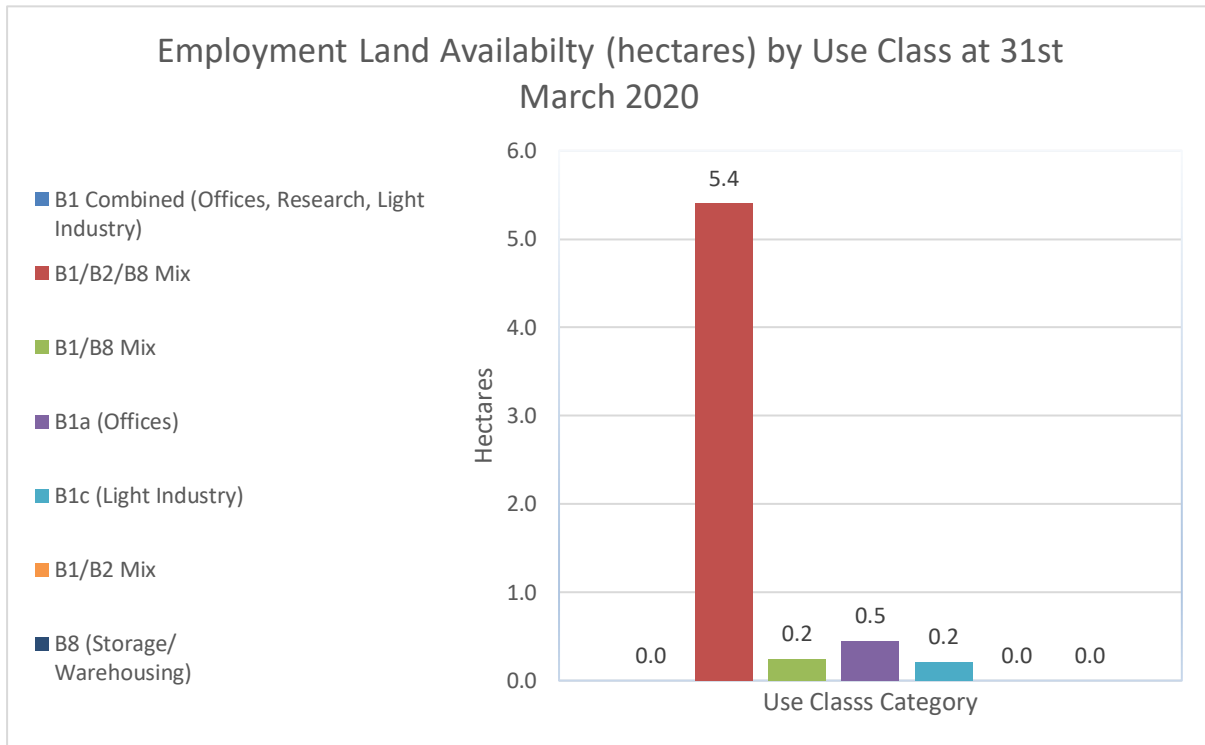


Figure 3.5: Employment land availability in hectares by Use Class as of 31st March 2020.

41. Sites with mixes of B1/B2/B8 dominate, with 5.4ha (86%) available with planning permission.

3.6 Employment land targets

42. Table 3.3 provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8 hectare target by 2031.

Target and completions	Area
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	107.8 hectares
Net employment land completed by 31 st March 2020	19.54 hectares
Employment land still needed to deliver the hectares of employment land	88.26 hectares
Average annual employment land completions needed for the rest of the plan period (11 years), to achieve the 107.8 ha target by 2031	8.02 hectares

Table 3.3: Employment land targets and requirements.

3.7 Employment Trajectory

43. The trajectory shows the projected timeline for the delivery of employment across the plan period.

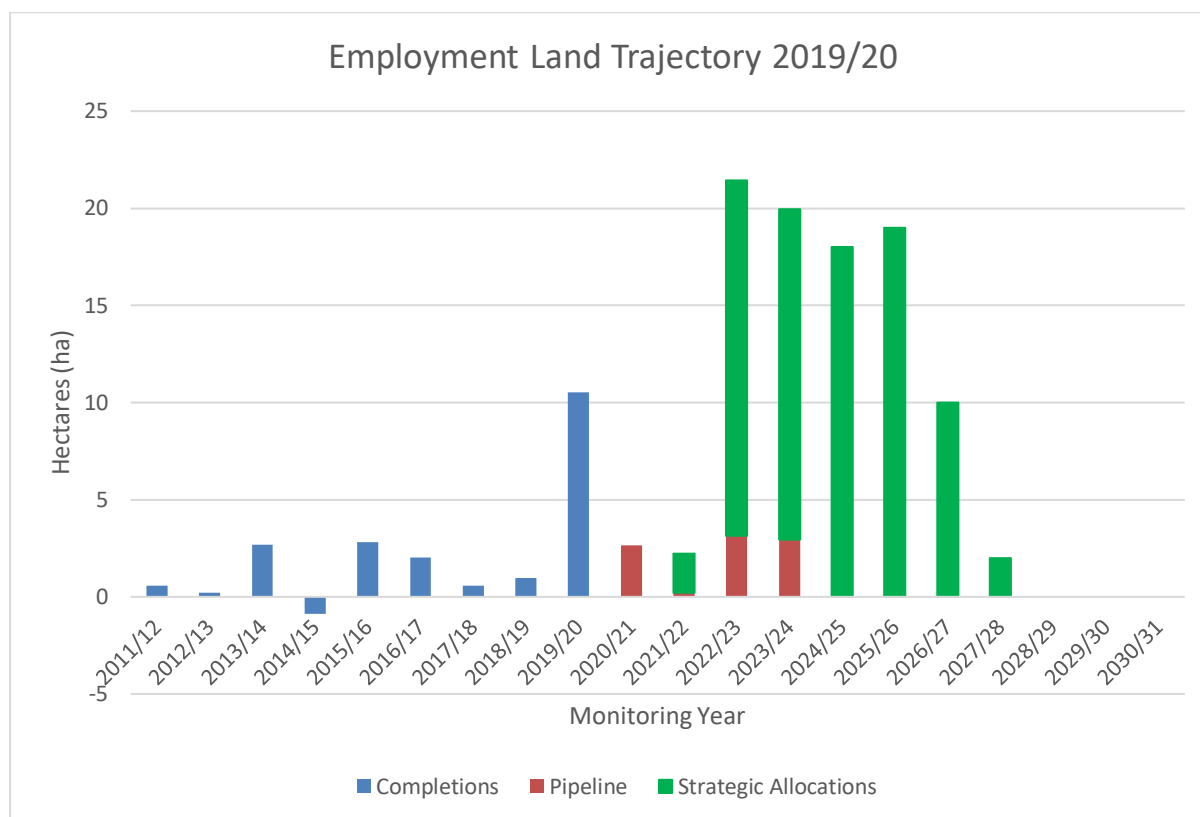


Figure 3.6 Employment Land Trajectory, updated for 2019/20

44. Policy DS4 of the adopted Borough Plan states that at least 107.8 ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031.

45. The updated employment land trajectory indicates that 107.53 ha of employment land is available between 2011 and 2031. Table 3.4 details how the 107.53ha has been updated.

Supply	Area Ha
Actual completions between 2011/12 and 2019/20	19.54
Pipeline	6.3
Strategic Allocations	86.3
Total Supply	107.53

Table 3.4 Updated Employment Land supply for the plan period

4. RETAIL, LEISURE AND TOWN CENTRE DEVELOPMENTS

46. During the monitoring period 1st April 2019 to 31st March 2020, town centre activity has been generally low. The tables in [Appendix 6](#) detail the amount of

retail development and leisure facilities completed within town centre locations and throughout the borough over the monitoring period.

47. To summarise, within the town centres, there were a number of changes of use from A1 (shops) and A2 (professional services) uses towards A3 (café) and activity (D2/sui generis) uses. As many of the units were vacant, these changes have made a positive contribution to the vibrancy and vitality of the town centres and may indicate that the town centres are starting to change and diversify from a traditional retail focus.
48. The partial demolition of the Co-op building resulted in the loss of 6,062m² of A1 retail floorspace. However, this forms part of the Transforming Nuneaton initiative and it is envisaged that these works will act as a catalyst for wider regeneration.
49. The conversion of the former Nuneaton and Bedworth Council House offices to a 38 bedroom hostel has resulted in the loss of 1572m² of office space in the town centre. However, this has brought vacant office space back into use. The lack of applications for new office space and applications for the conversion of office space indicates that there is currently limited demand for office space in the Borough at present.

5. HOUSING

50. This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Council's strategic housing target.
51. As noted in paragraphs 6.17 to 6.25 of the *Borough Plan*, 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 (HMA) 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.
52. On 6th September 2017, Cabinet approved a housing target of 14,060 dwellings for the plan period 2011 to 2031, as detailed in Table 5.1.
53. The Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and commits NBBC to plan for the delivery of 14,060 dwellings to align with the Plan period.

Start of plan period	End of plan period	Total housing requirement
01/04/2011	31/03/2031	14,060

54. The target of 14,060 dwellings is equivalent to a build rate of 703 completions a year over the 20 year plan period 2011 to 2031. The Stepped Trajectory for housing delivery over the plan period is provided in Section 5.11.

5.1 Completions

55. Between 1st April 2011 and 31st March 2020, 3,642 dwellings (net) have been completed. A further 10,418 dwellings need to be built in the borough over the next 11 years for the housing target of 14,060 to be achieved.
56. The net number of dwellings completed in the borough during 2019/20 was 619. This represents a drop from the previous year and is below the 812 dwellings set out in the housing trajectory. However, completions are likely to have been impacted by Brexit uncertainty during the year as well as Covid19 towards the end of the monitoring year. [Appendix 7](#) provides detail on all the completions for the monitoring year 2019/20. It is anticipated that with further planning applications being approved for the strategic sites, there could be an increase in completions during 2020/21 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

2017/18	18*
2018/19	6
2019/20	5

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)
Table 5.2: The number of dwellings granted permitted development rights for each monitoring year

61. At the time of onsite monitoring, there were 10 dwellings in the pipeline with permitted development rights, 1 of which was under construction.
62. As noted in table 5.3, one dwelling was completed which benefited from permitted development rights between 1st April 2019 and 31st March 2020.

5.3 Summary of the Housing Completions per year April 2011 to March 2020

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.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Gross Completions	278	291	171	411	404	394	440	645	624
Permitted Development Completions	0	0	0	0	22	16	63	2	1
Losses	39	12	18	9	14	10	6	6	6
Net Completions	239	279	153	402	412	400	497	641	619

Table 5.3: Gross and net completions per year 2011 – 2020 (includes permitted development)

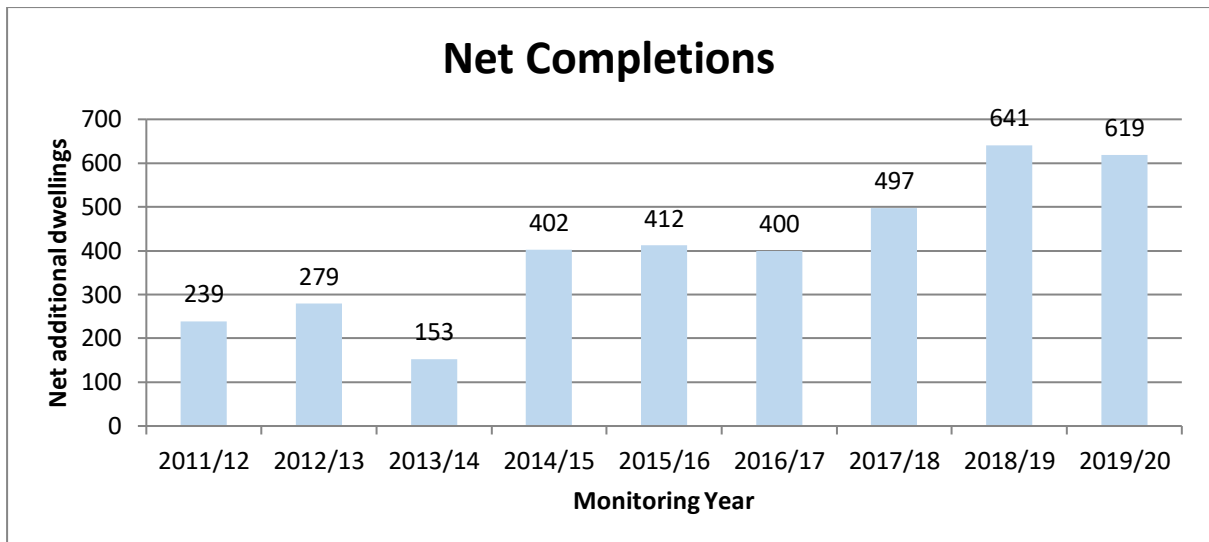


Figure: 5.1: Net additional annual dwelling completions per year 2011 – 2020 (includes permitted development)

5.4 Completions by Ward and Settlement

65. The following graphs provide an indication of how the 619 net completions are distributed across the borough, by ward and settlement. [Appendix 7](#) provides details on completions for the 2019/20 monitoring year.
66. Figure 5.2 shows completions by ward. St Nicholas Ward had the most completions at 194 dwellings, which is 31% of all the net completions throughout the borough. This is because the Davidsons, Taylor Wimpey and Barratts developments are progressing and continuing to deliver completions. Weddington Ward, also in the north of the borough, has seen a rise in completions and had 156 completions, 25% of the total. Again this is because several housing developers, including Bellway, Barratts, David Wilson and Davidsons, are all now well established housing developments, delivering significant completions, with some sites completing.
67. The contribution of Permitted Development to the overall completions has remained low with only 1 completion being delivered (in the Abbey Ward) during the 19/20 monitoring period.

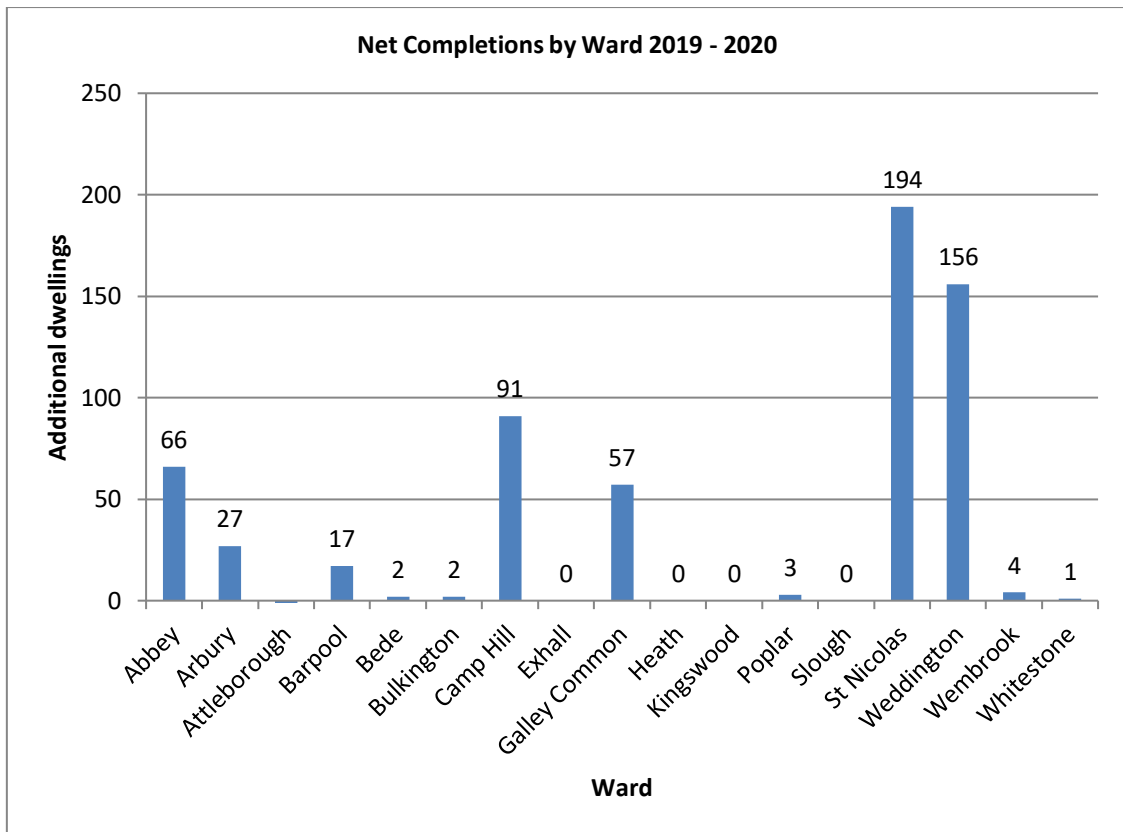


Figure 5.2: Net completions by Ward from 1st April 201 to 31st March 2020

68. Figure 5.3 shows the net completions and permitted development completions by settlement. The majority of the completions have been in Nuneaton, with a total of 612 net completions (99%) and 1 permitted development completion being counted.

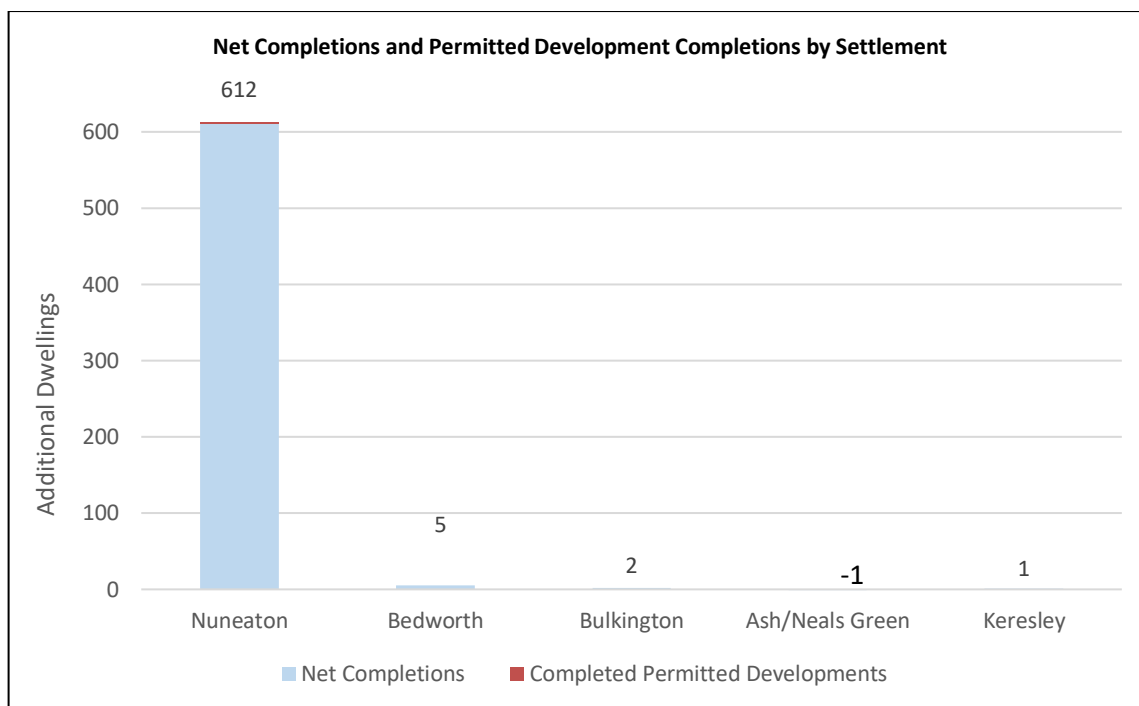


Figure 5.3: Net completions by Settlement from 1st April 2019 to 31st March 2020

5.5 Housing Mix

69. Table 5.5 sets out the completions across the borough by dwelling type and bedroom size (it does not include Permitted Developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses (33%), 4 bed houses (28%), followed by 2 bed houses (21%).

Dwelling Type	Number of bedrooms											
	1		2		3		4		5		6	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
House	16	2.6	129	20.7	206	33.0	173	27.7	12	1.9	1	0.2
Bungalow	1	0.2	10	1.6	0	0.0	0	0.0	0	0.0	0	0.0
Flats	41	6.6	35	5.6	0	0.0	0	0.0	0	0.0	0	0.0

Table 5.5: Gross completions by dwelling type & bedroom size from 1st April 2019 to 31st March 2020

70. The dwelling type and bedroom size of the Permitted Development completions are detailed in Table 5.6. The only completion was a 1 bed flat.

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

Table 5.6: Permitted Development completions by dwelling type & bedroom size from 1st April 2019 to 31st March 2020

5.6 Land Supply

71. Available housing in the pipeline can be determined by the number of sites which have full planning permission (including 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	2449	214	88	25	6	2782
Outline	1228	421	31	0	0	1680
Prior notification	8	0	2	0	0	10
TOTAL	3685	635	121	25	6	4472

Table 5.7 Gross number of dwellings in the pipeline by Settlement, as at 31st March 2020

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	287	42	42	26	44	88	198	140	498	17	16	38	6	435	838	62	5	2782
Outline	0	1	0	0	0	31	2	150	14	0	0	82	189	0	850	0	361	1680
Prior notification	8	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	10
TOTAL	295	43	42	26	44	121	200	290	512	17	16	120	195	435	1688	62	366	4472

Table 5.8: Gross number of dwellings in the pipeline by Ward, as at 31st March 2020

72. Across the borough, 2782 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that the majority of the 1680 dwellings with outline planning permission will progress to the reserved matters stage in the coming monitoring years.

5.7 Affordable Housing

73. 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.
74. Policy H2 of the adopted Borough Plan seeks 25% affordable housing where residential development proposals consist of 15 dwellings or more, or for two units where residential development proposals consist of 11 to 14 dwellings, irrespective of any demolitions.
75. Table 5.8 details the sites which have wholly completed this monitoring period and have an affordable housing component. Five sites have completed which have an affordable housing component. One site delivered 100% affordable housing, two sites achieved the target of 25% and two sites delivered 24% affordable housing.

Planning Application	Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to 31 st March 2020	Affh Rented Comps this year	Total capacity shared owners hip/ low cost for the site	Total shared ownership/ low cost to 31 st March 2020	Affh Shared ownership/ low cost comps this year	Total no. of affordable dwellings on completed sites	% Affordable housing
033650	Site 25c003 - Rear of 81-105, Plough Hill Road, Nuneaton (Cartwrights; The Zu)	38	0	0	0	9	9	0	9	24%
033184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Cotton Grange at The Farm) Taylor Wimpey	221	42	42	0	10	10	0	52	24%
035183	Site 28b002 - Church Lane", & Weddington Road, Nuneaton; Davidsons Phase 2	162	33	33	18	7	7	0	40	25%
034919	Site 27c003: Former Reservoir", Mancetter Road,	40	0	0	0	10	10	10	10	25%

	Nuneaton. Windmill Heights, Owl Homes									
035142	Site 72a004 - Bermuda Park", Feather Lane, Nuneaton,	27	19	19	19	8	8	8	27	100%
	TOTALS	488	94	94	37	44	44	18	138	28%

Table 5.8: Sites which have been 100% completed during 2019/20 and have a percentage of affordable housing.

76. Table 5.9 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 7](#) for further detail. The completions have been divided by; tenure type (affordable or market housing); total completions (gross); and as a percentage. During the monitoring year 2019/20, 24% (145 dwellings) of all the housing completions were affordable housing i.e. 'affordable rented' *plus* 'affordable shared ownership/low cost' housing. During 2016/17, 2017/18 and 2018/19 there were 32, 81 and 136 affordable housing completions, respectively. The increasing trend in the number of affordable houses is due to the larger housing sites continuing to deliver significant completions and the requirement that 25% of the housing is affordable.

Tenure Type	Number of completions	% of Total
Affordable Rented	109	18
Affordable Shared Ownership/Low Cost	36	6
Market Housing	478	77
TOTAL	624	100

Table 5.9: Gross number of dwellings delivered by type tenure type 2019-20

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

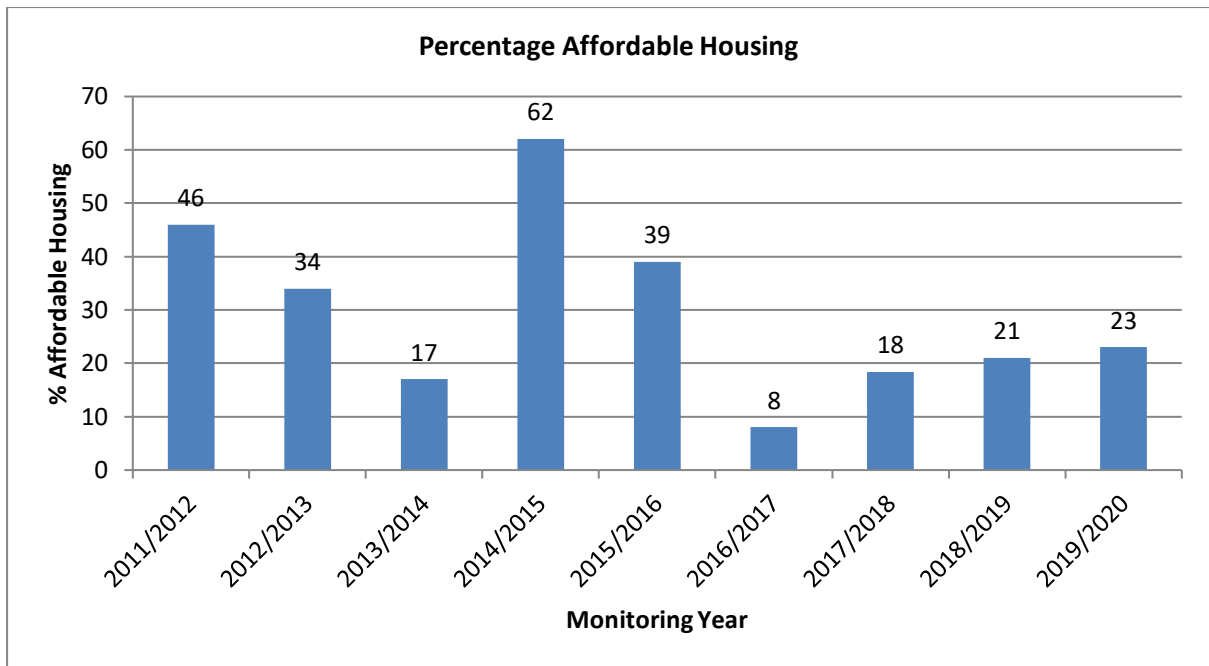


Figure 5.4: Affordable housing completions across the monitoring period, as a percentage of the total number of completions

78. There are a further 1076 affordable housing units in the pipeline, with either full or outline planning permission. Of these, 780 are anticipated to be affordable rent and 296 as shared ownership.

5.8 Density of housing development

79. 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.
80. Table 5.10 and Figure 5.5 show the density of dwellings on sites that are 100% complete.
81. Dwellings built on sites which wholly completed in 2019/20 were built at lower densities than in previous years. This is primarily due to completions of family housing on greenfield edge of settlement sites north of Nuneaton.
82. It is anticipated that this trend will continue with the further build out of the strategic allocations in future years. However, redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

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%	70%
2013-2014	13%	28%	59%
2014-2015	11%	7%	82%
2015-2016	41%	12%	47%
2016-2017	3%	82%	15%
2017-2018	37%	3%	60%
2018-2019	23%	3%	74%
2019-2020	40%	48%	12%

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

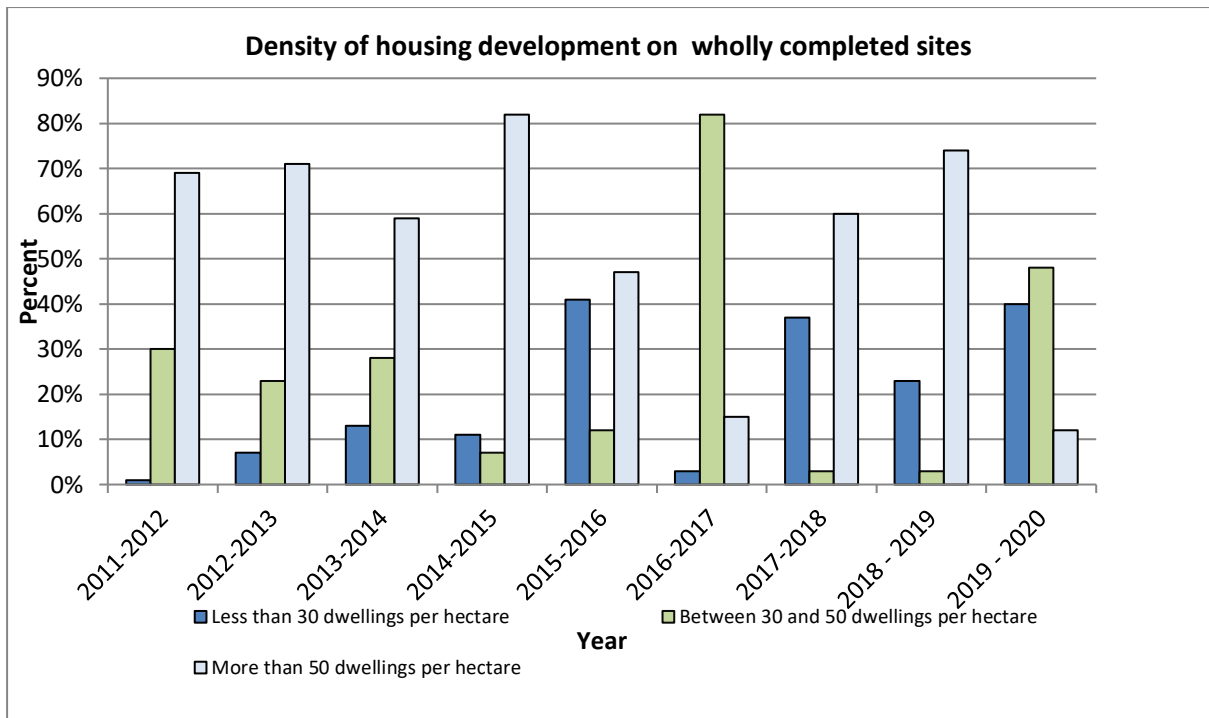


Figure 5.5: The percentage of dwellings (completed sites) in each density band over the plan period.

5.9 Housing Development on Previously Developed Land

83. Of the 624 gross housing completions during the 2019/20 monitoring period, 175 dwellings (28%) were built on Previously Developed Land (PDL), and 449 dwellings (72%) were built on Greenfield sites.
84. Figure 5.6 graphically represents the amount of new housing development built on PDL over the duration of the plan period.
85. Due to build out of key strategic housing allocations, there has been a continuation of the general trend towards delivery on greenfield sites, albeit with higher brownfield development during 2019/20 than the previous year.

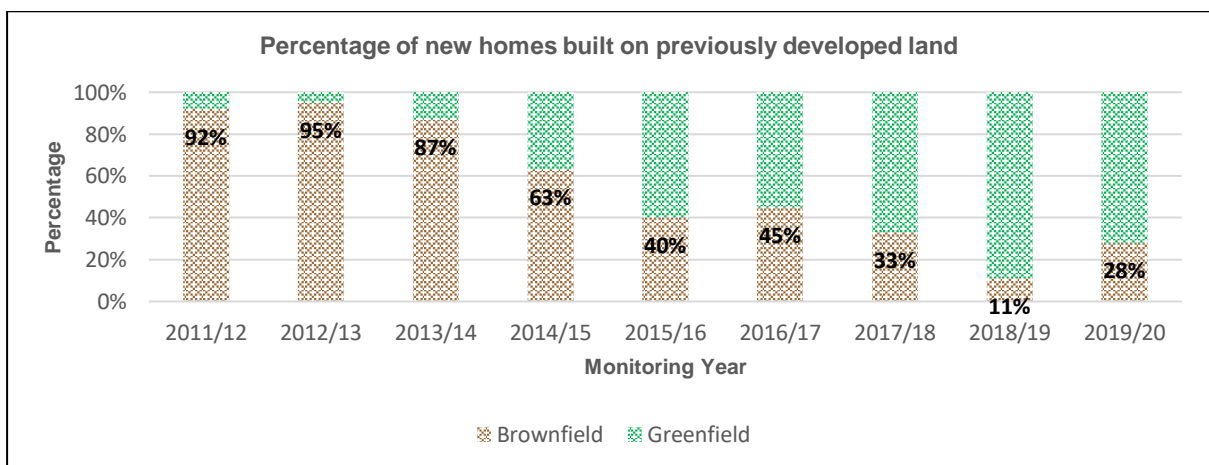


Figure 5.6: Percentage of new homes built on PDL over the Plan period 2011 to 2020

5.10 Self-build and custom house build register

86. From 1st April 2016 Local Authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016.
87. The Council has met this obligation and publicised the register via its website.
88. The AMR will monitor the demand for self-build and custom build within the borough, and form a key part of our evidence base on demand for this type of housing.
89. Over the 19/20 monitoring period:
 - NBBC received 7 applications to be placed on the register.
 - All of the applicants have registered as individuals (none on behalf of associations)
 - The majority of applicants were seeking detached, self-build homes of four or more bedrooms
 - A number of applicants did not express preferred locations (i.e. 'anywhere in the Borough') but the majority of those that did are seeking plots in the outskirts of Nuneaton.

5.11 Housing Trajectory 2011 to 2031

90. 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. It also takes account of the non-implementation of small sites through the plan period.
91. Following the Stage 2 hearings of the Borough Plan Examination, it was concluded that a 'stepped' trajectory would be appropriate for NBBC. A 'stepped' housing trajectory takes into account the Plan's intended release of developable land to facilitate a step change in housing delivery. For example, the housing trajectory includes strategic housing sites which are located in the Green Belt, development of which cannot commence until the Plan has been adopted and Green Belt constraints removed.
92. As part of the proposed housing trajectory this requirement is to be stepped in the following way:
 - a) 2011/12 – 2017/18: 502 homes per annum (7 x 502 = 3,514)
 - b) 2018/19 – 2030/31: 13 years 812 per annum (13 x 812 = 10,556)

Total over plan period = 3,514 + 10,556 = 14,070 dwellings

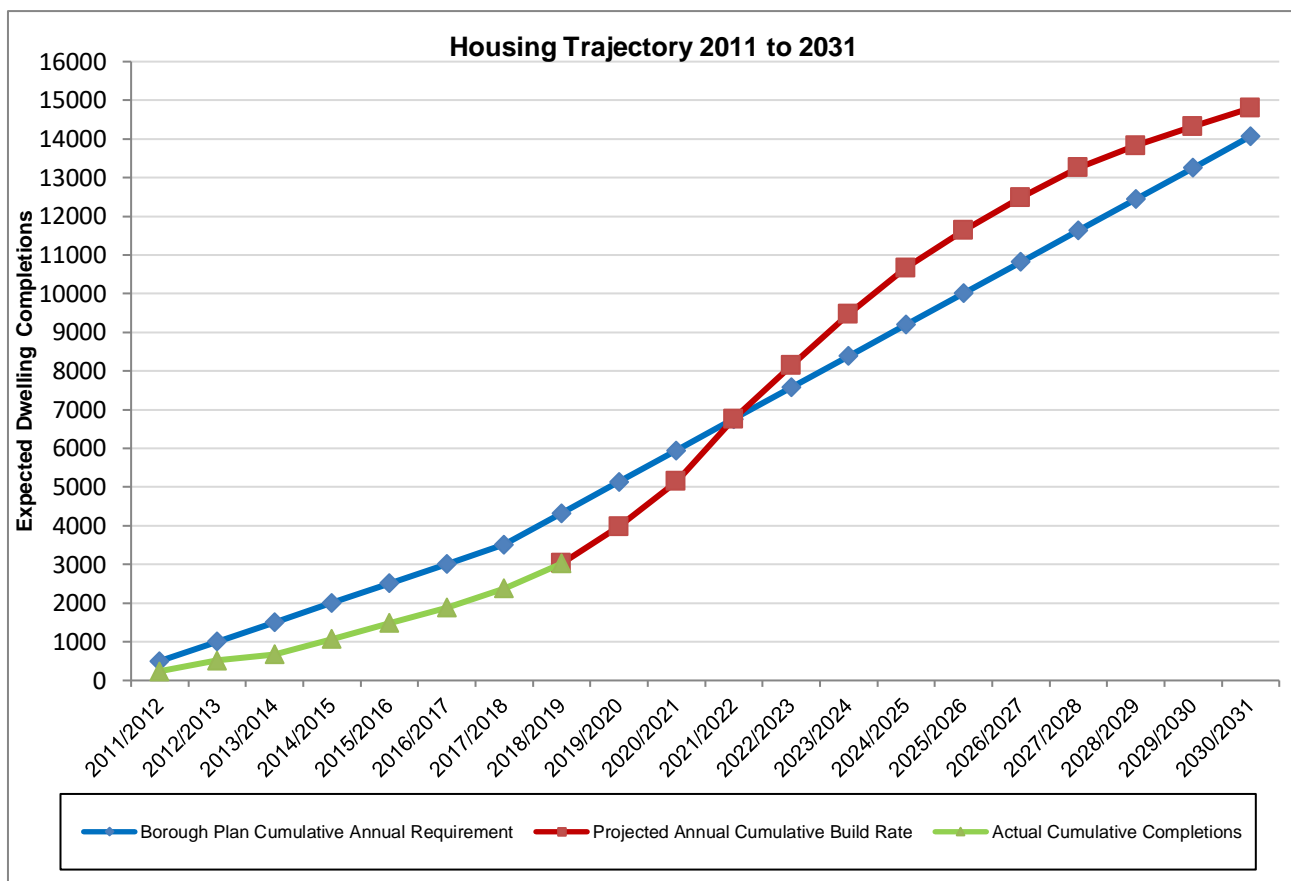


Figure 5.7: Housing Trajectory 2011 to 2031

93. The latest available ‘stepped’ housing trajectory information indicates a maximum potential supply of 15,743 dwellings. Taking account of the projected 10% non-implementation on smaller sites, it is estimated that 14,654 dwellings will be developed over the plan period. This is an excess of 594 dwellings above the 14,060 dwelling target and provides a buffer for non-delivery.
94. The future supply of housing is considered in terms of the first five year period, 2020 to 2025, and post 2025 provision.
95. Further information on the five year land supply (5YLS) position statement is available on the Council’s webpages⁸.
96. The latest 5YLS information has been calculated using the ‘Liverpool’ method i.e. dealing with the shortfall over the remainder of the plan period. This approach is considered preferable to other methods of calculation (e.g. ‘Sedgefield’ or a hybrid ‘Sedgepool’ option) as a number of sizeable urban extensions to Nuneaton are proposed, as well as a number of sites to be released from Green Belt, which will take time to come forward.

8

https://www.nuneatonandbedworth.gov.uk/info/21014/planning_policy/146/borough_plan_information/6

97. The 2020 5YLS position statement, indicates that there are 5.135 years of housing land supply.

5.12 C2 Housing

98. Policy H1 of the adopted Borough Plan 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, National Planning Policy Guidance states that Local Planning Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.
99. 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.
100. 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.
101. Further evidence base needs to be established to determine whether the factor of two thirds is appropriate for NBBC and to determine if the inclusion of C2 Care beds towards the housing completions totals is appropriate.
102. Table 5.11 sets out data relating to C2 developments which have been completed during the plan period. Whilst there were no completions during 2019/20, 2 sites were permitted during 2019/20 – 72 Coventry Road, Exhall (6 no. assisted living units) and the former Red Ruby and Ratcliff Buildings, Tuttle Hill (78 bedroom care home).

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
2016 - 2017	0	39	26
2017 - 2018	0	0	0
2018 - 2019	18	20	13
2019 - 2020	0	0	0
Total	41	59	39

Table 5.11 Monitored C2 Completions for the Plan period

103. If the C2 ‘Supported Living’ and ‘Care beds’ (with the two thirds factor applied) completions were added to the overall housing completions, an additional 80 dwellings could be added to the net completions, giving a total of 3,722 dwellings.

6. GYPSY & TRAVELLER PITCHES

104. 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.

Table 6.1: Summary of Gypsy and Traveller Pitches permitted during the monitoring period 1st April 2019 and 31st March 2020.

	Net additional gypsy & traveller pitches	
Number of pitches delivered	Permanent	3*
	Transit	0

* 3 pitches permitted by 036103 at Sunrise Cottage, Bulkington which should have been reported in 18/19 AMR.

105. As noted in Section 2.2 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

106. During the period from the 1st April 2018 to 31st March 2019 there were 3 Planning Appeals which were of relevance to the Annual Monitoring. These are detailed below in Table 7.1.





Planning Permission Number	Description	Location	Appeal Decision	Date
034772	Erection of 92 dwellings (approval of reserved matters)	Land at Parks Farm, Smarts Road, Exhall	Allowed	24 th May 2019
035623	Erection of 75 dwellings including public open space, surface water drainage, landscaping, parking and other ancillary works	Land rear of 28-44 The Long Shoot, Nuneaton (Bellways Royal Park Phase 3)	Dismissed*	4 th November 2019

* please note that a subsequent application, 036873, has since been approved, subject to the signing of a s106 agreement


Table 7.1: Summary of Planning Appeals decided between 1st April 2019 and 31st March 2020


8. APPENDIX 1: MONITORING INDICATORS

The monitoring indicators set out in the adopted Borough Plan are provided in the tables below, along with the monitoring target, monitoring data and monitoring outcome. The analysis is based on the applications determined during the 2019/20 monitoring year. The monitoring outcomes are indicated as follows:






Monitoring outcome	Symbol
Target met	
Target not met but movement towards target	
Target not met and movement away from the target	
Target not met and no movement to or from target	






Allocations

Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS5a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed.	<p>619 housing completions in total</p> <p>HSG1 – mostly permitted, part under construction HSG2 – no permission HSG3 – outline permission HSG4 – no permission HSG5 – no permission HSG6 – outline permission HSG7 – no permission HSG8 – part full permission HSG9 – full application to be determined HSG10 – outline permission HSG11 – application to be determined HSG12- application to be determined EMP2- application to be determined</p>	


DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	107.8 ha of land is developed for employment uses.	EMP1 – outline permission EMP2 – application to be determined EMP3 – no permission EMP4 – no permission EMP6 – application to be determined EMP7 – no permission	
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Built Environment



Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE1a	Development of a potentially contaminated or unstable site.	Remediation is suitable for new use and is no longer considered contaminated.	Permitted development sites with the potential for contamination include condition(s) dealing with contaminated land.	
BE2a	Proposals for small wind turbines in conformity with criteria.	100%.	No relevant planning applications determined.	No data.
BE3a	New homes incorporating Building for Life 12 (12 greens).	100% new dwellings.	In planning applications for new dwellings none refused for failure to meet this part of Policy BE3.	
BE3b	New homes meeting optional Building Regulations Standard Part M4(2) for accessible and adaptable dwellings.	35% new dwellings.	30% for 036261 – application approved before Borough Plan adopted. All other applications considered	
BE3c	New homes installing rain water harvesting systems in the curtilage of all new buildings	100% new dwellings.	None refused for failure to meet this part of Policy BE3.	
BE3d	New residential and commercial developments integrating Secure By Design principles.	100%.	None refused for failure to meet this part of Policy BE3	




BE3e	Commercial applications achieving BREEAM very good standard.	100%.	No applications refused for failure to meet the standard	
BE4a	Local list of heritage assets.	Complete Review.	No review started.	
BE4b	No loss of designated historic assets.	No loss.	No applications permitted leading to a loss.	
BE4c	Harm to Registered Park and Gardens and Scheduled Ancient Monuments.	No harm.	No applications permitted causing any harm.	
BE4d	Review of conservation areas.	Complete review.	Review being undertaken as part of emerging Conservation Area Appraisal and Management Plan SPDs.	

Employment


Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2a	Employment land.	Scale of development in settlements proportional to position in settlement hierarchy.	In Nuneaton 21554m ² of new B1, B2 and B8 (ref. 36078), retention of 180m ² of B8 (ref. 36380), loss of B1 to hostel (ref. 36194), loss of B1 to D2 (ref. 35996), loss of 0.08ha of employment land to C3 (ref. 36417), and loss of 630m ² of B1 to sui generis (ref. 36583).	

			<p>In Bedworth some new B8 use in 2.02ha site (ref. 36546), 143.6m² of new B2 (ref. 36580), 314m² of new B8 (ref. 36933), and loss of 153m² of B8 to C3 (ref. 36761).</p> <p>In Exhall 934m² of new B2 and 150m² of new B1 (ref. 036245), loss of 5261m² of D2 but with creation of 2 new units of 6,245m² of B1, B2, B8 and D2 (ref. 36276), 990m² of new B2 (ref. 36476), 3624m² of new B1c, B2 and B8 (ref. 36479), and loss of employment (ref. 36419)</p> <p>In Keresley End change from sui generis to 5245m² of B1, B2 and B8 (partly in Coventry) (ref. 36357).</p>	
DS4b	Development of Employment Land.	107.8 hectares of land is developed for employment uses.	<p>10.5ha completed during 2019/20</p> <p>19.5ha completed since 2011</p>	
E1a	The number of applications granted in line with the Economic Development Strategy.	Zero applications being in conflict with the Economic Development Strategy.	All approved applications in compliance	
E1b	The number of applications granted for non-economic development uses on	Zero.	No applications approved for non-economic development	


	strategic employment sites.		uses on strategic employment sites	
E1c	<p>Job growth within the Borough by:</p> <p>Use of national statistics to track the numbers employed. However, it should be noted that the data is out of date by around 2 years, and can be inconsistent as Government has recently changed the data source and is only published once a year. Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies.</p> <p>Commissioning work to get more regular and up to date data, benchmarked against other areas.</p>	Jobs growth over the plan period to be in line with Policy DS4 – Overall Development Needs.	<p>Information from nomisweb.co.uk indicates that from April 2019-March 2020, 79.2% of the Borough's population were in employment compared to 73.9% of the West Midlands population and 75.9% of the population in Great Britain. The Borough saw an increase from 2018/19. However, the proportion of part time workers was higher than the West Midlands and national averages, and lower earnings were recorded for the Borough overall. It is too early to understand what the impact is of the recently completed developments.</p>	
E2a	<p>Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing:</p> <p>Amount of appropriate economic development on estates (this would be in conformity with policy);</p> <p>Development approved which results in non-conformity with policy.</p>	Qualitative monitoring will be undertaken through the AMR. Consequently the analysis of this monitoring within the AMR will determine the impact and effectiveness of the policy.	See Appendix 6. Some vacant buildings brought back into use. Some conversions from A1/2 and B class uses to leisure (D1/2) type uses	





E2b	Monitoring of any new Employment Estates which should be protected from alternative uses – this will be reported through the AMR.	There is no specific threshold determining what a new estate should be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.	In Nuneaton 21554m ² of new B1, B2 and B8 (ref. 36078).	
E2c	Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.	All sites should be developed in line with Economic Development Strategy recommendations.	No applications recorded on such employment sites.	
E2d	Monitor the supply and delivery of employment uses and report annually through the AMR.	107.8 ha of employment land over plan period.	See section 3.5	






Green Belt






Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	Zero.	Zero, no such permissions granted	

Healthy, Safe and Inclusive Communities









Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with	New Primary School (Lower Farm Academy) delivered (ref. 032336/033184).	

		appropriate service delivery partners.	IDP infrastructure on track	
HS1b	Applications granted in line with advice of infrastructure service delivery partners.	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is considered positive.	All applications granted in line with advice received.	
HS1c	Monitoring of planning obligations/agreements that are: <ul style="list-style-type: none"> • Agreed • Implemented • Amended. 	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.	Nine planning agreements agreed and signed. Monies received from nine planning agreements of which only one was signed in 19/20.	
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice; and monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.	No applications granted contrary to advice without mitigation.	
HS2b	Monitor number of applications granted which result in a negative outcome when assessed against the criteria set out in the policy.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the policy will be conformed with, however analysis of individual circumstances on	No applications granted with a negative outcome.	

		each application will be required to understand why criteria(s) were not conformed with.		
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.	SPD not yet produced	
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where this does not occur, detailed analysis will need to be undertaken to ascertain whether the policy is effective.	One new telecommunications development permitted in conformity with policy (036839).	
HS4a	Loss of community facilities.	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the effectiveness of the policy.	Loss of two public houses permitted (The British Queen, Bedworth and Cricketers Arms, Bedworth), losses considered acceptable in planning terms.	
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.	Zero, no applications contrary to recommendations.	
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary	Five planning obligations agreed and signed that	

		requirements identified in the IDP against what the Council receives.	require healthcare contributions. Two lots of monies received for healthcare contributions totalling £80,506.85.	
HS6a	Monitor number of planning obligations received associated with sport and exercise matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Five planning obligations agreed and signed that require sport and exercise contributions. Six lots of monies received for sport and exercise contributions totalling £792,317.91.	
HS6b	Loss and gain of playing pitches.	To be identified within the Playing Pitch Strategy.	No new strategy produced but no loss or gain of pitches.	
HS6c	Loss of open space.	No net loss of open spaces – destination parks, community parks, playing pitches, parks or allotments – to development.	No net loss.	
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different forms of open space provision and improvements in the quality of the open spaces.	Planning permission 036690 (Plough Hill Rd) provides for 4.78 ha of new green infrastructure.	
HS6e	Monitor the amounts of s106 contributions secured, and the on-site provision of relevant facilities.	Increase the resources secured for, and the provision, of relevant facilities.	Nine planning agreements agreed and signed. £1,254,066.03 received from planning obligations.	

Housing






Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2d	Housing completions by settlement.	Scale of development in settlements proportional to position in settlement hierarchy.	Most completions have been delivered in Nuneaton reflecting the settlement hierarchy	
DS4a	Housing completions.	14,060 dwelling completions.	See section 5.1. 619 completions delivered during 2019/20	
DS4c and H3a	Gypsy and Traveller accommodation.	39 residential pitches provided and 5 transit pitches provided.	No new pitches provided in period of this AMR. However, since the publication of the 2016 Accommodation Assessment 10 pitches have been provided in 2018/19.	
DS4d	Housing land supply.	Continuous five year land supply of housing.	5.135 as of April 2020.	
H1a	Property size completions (by numbers of bedrooms).	Completions in line with %s set out in the most recent SHMA.	Property types delivered conform to the latest SHMA recommendations	
H1b	Extra care housing completions.	112 extra care housing completions per year.	There were 0 completions during 2019/20 although some developments are in the pipeline	
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%.	See section 5.7. Average of 28% affordable housing achieved on completed sites although 24% was delivered on 2 sites.	
H2b	Intermediate affordable housing completions.	Percentage of intermediate dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74%	





			social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	
H2c	Social or affordable rented housing completions.	Percentage of social or affordable rented dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	✓
H3b	Unauthorised pitches.	None.	Zero unauthorised pitches as of latest January 2020 ⁹ monitoring	✓
H3c	Unauthorised encampments.	None.	Zero unauthorised encampments as of latest January 2020 monitoring	✓


Natural Environment

Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Planning permission 036690 provides for 4.78 ha of green infrastructure.	✓
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	Planning permission 036690 will result in s106 sum payment at occupation trigger points to finance approx. 627m of 'Shuntings / Black	✓


⁹ <https://www.gov.uk/government/statistics/traveller-caravan-count-january-2020>

			Track' to be converted from ash / stone / mud surface to tarmac cyclepath	
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Ensor's Pool assessed as Unfavourable – Declining on 29th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague – will eventually lead to formal de-designation of site as SSSI / SAC) Griff Hill Quarry assessed as Favourable on 18th March 2009.	
NE3b	Development causing habitat net losses.	Zero	Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting) Planning permission 036264 included provision for biodiversity net gain of 5.28 units of area and 8.22 for linear improvement.	
NE3c	Development causing a loss of LBAP habitats and species.	Zero.	Some developments (particularly large scale developments on farmland – e.g. 036690, 035503, 036261 etc) have impacted some LBAP habitats and species (where impacts cannot be avoided or mitigated). In these circumstances, the biodiversity offsetting calculation/mechanism is used to deliver no net loss of biodiversity value.	
NE3d	Planning permission granted on designated	Zero.	No permissions granted on designated sites. Biodiversity distinctiveness is	





	statutory sites and sites with high biodiversity distinctiveness.		assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.	
NE3e	Local wildlife sites in positive management.	All local sites.	Of NBBC's own sites 22 of 23 are in positive management. Management status of privately managed LWS sites is unknown.	
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc (e.g. as 036264 above). Quantified increases or decreases will be ascertained in future following HBA update.	
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	
NE4b	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to water quality.	0%.	0%, no applications granted contrary to advice.	
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice	






NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	
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Settlement hierarchy and role

Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries.	Zero, all new developments considered acceptable – small scale new residential uses, agricultural and equine related uses.	




Town Centres

Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2b	Retail.	Scale of development proportional to retail hierarchy.	See Appendix 6. Most new retail development has been within Nuneaton	
DS2c	Leisure floor space.	Scale of development in settlements proportional to position in settlement hierarchy.	See Appendix 6. Most new leisure development has been within Nuneaton.	
TC1a	Additional floor space for town centre uses.	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres.	No new additional floorspace with some loss of A1/some changes of use away from A1, A2 and B1a uses – see section 4 and Appendix 6	
Tc1b	Additional floor space for town centre offices.	15,000sq m of office floor space Nuneaton = 13,000 sq m -14,000 sq m	No new additional floorspace and some changes of use away from office – see section 4 and Appendix 6	

		Bedworth = 1,000 sq m - 2,000 sq m.		
TC1c	Additional floor space for comparison retail.	13,470 sq m - 16,460 sq m of comparison floor space Nuneaton = 11,420 sq m - 13,950 sq m Bedworth = 1,570 sq m - 1,925 sq m.	No new additional comparison retail floorspace with some loss of A1 in Nuneaton Town Centre – see Appendix 6	
TC1d	Additional floor space for convenience retail.	1,750sq m - 3,580 sq m of convenience floor space Nuneaton = 910 sq m – 2500 sq m Bedworth = 460 sq m – 540 sq m.	No new additional convenience retail floorspace	
TC1e	Additional floor space café, restaurant and bars.	2,666 sq m - 3,065 sq m of café, restaurant and bar floor space Nuneaton = 2,324 sq m - 2,672 sq m Bedworth = 324 sq m – 393 sq m.	See Appendix 6 – changes of use have added additional floor space for A3-A5 uses	
TC2a	Relevant planning permissions inside and outside of identified centres.	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres.	32m ² of new A1 in Nuneaton town centre (ref. 036951) and subdivision of 1 retail unit to 6, no floorspace creation in Nuneaton town centre (ref. 036818).	
TC2b	The net gain and losses of commercial floor space.	Minimise the loss of retail units to non-retail uses within the defined centre boundaries.	See appendix 6. In Nuneaton town centre change from A1 to A3 (ref. 036406), change from A2 to A3/A4/A5 (ref. 036436), and 305m ² of new A3 (ref. 036709).	

TC2c	The diversity of uses (e.g. retail, leisure and services offer).	Maintain a good mixture of uses in the town centre.	See Appendix 6. Changes of use away from A1 retail which are prevalent in the town centres	
TC2d	Retailer representation and demand.	Increase the amount of national retailers present in the town centres.	No new applications for A1 retail with some new vacant units recorded	
TC2e	Commercial property indicators (such as Prime Zone A rents).	Increase the number of prime zone A rents.	Information not currently available	
TC2f	Changes in vacancy levels.	Maintain a low rate of vacant retail premises in all centres.	Based on 2019 site monitoring undertaken in Sept 2019, the vacancy rate for Nuneaton Town Centre was 15%, and Bedworth Town Centre was 6.5%. The town centre national average 10.3% ¹⁰ . The District centre average was 4.5% and the local centre average was 2.7%.	
TC2g	Accessibility and parking provision.	Maintain availability of parking provision and improve provision for sustainable transport.	No relevant planning applications during 2019/20	
TC2h	The quality of the town centres environment.	Maintain the current standards of the town centres and seek to improve where necessary.	Some proposals have brought vacant shop units back into use and added to the vibrancy and vitality of the town centres. Transforming Nuneaton and Bedworth proposals are likely to deliver further improvements in future.	

¹⁰ <https://brc.org.uk/news/2019/2019-aug-12-footfall-monitor-july>

TC2i	Town centre footfall.	Increase town centre footfall in both centres.	<p>Footfall figures for 2019 were: Nuneaton Town Centre – 5,820,905</p> <p>Bedworth Town Centre – 1,513,140</p> <p>As 2019 was the first year of data collection, no comparison can be provided currently.</p>	
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: Health check of centres (this includes district and local centres) Site assessment of any new district or local centres.	District and local centres remain healthy in terms of their function, viability and vitality.	As above, vacancy rates in the district and local centres are considered to be low. There is a variety of uses and so viability and vitality appear to be good based on 2019 monitoring info	
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.	No new district or local centres approved during 2019/20.	

9. APPENDIX 2: PLANNING USE CLASS DEFINITIONS

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

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General Industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:
 - (a) a single person or by people to be regarded as forming a single household,
 - (b) not more than six residents living together as a single household where care is provided for residents
 - (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

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

10. APPENDIX 3: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31ST MARCH 2020

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2020	Employment Land Under Construction (Ha) April 2020	Available Employment Land with Planning Permission		
			Employment Land (Ha) With Full Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land in the Pipe Line
Attleborough Industrial Estate	0.75	0.28			0.0
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Bayton Road Industrial Estate	2.14	0.31		5.4	5.4
Camp Hill Urban Village - Midland Quarry	0.33	0.32			0.0
Centrovell Ind Est	0.00				0.0
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Eliot Park	1.15				0.0
Griff Clara (Extension to Bermuda Park)	4.08				0.0
Hemdale Business Park	1.01				0.0
Leicester Road	-0.19				0.0
Manor Court Road		-0.148			0.0
Marston Hall Lodge	0.77				0.0
Marston Jabbett	0.75				0.0
Newtown Road (Loss of B1a to C3)	-0.26				0.0
Prologis Park	6.46				0.0
School Lane	-1.09	1.9			0.0
The Moorings Business Park			0.21		0.2
Vicarage Street				0.4525	0.5
Wheat Street	-0.18				0.0
Whitacre Industrial Estate	0.00				0.0
Caldwell Road Industrial Estate			0.24		0.2
Bermuda Park	4.14				0.0
Grand Total	19.5	2.7	0.450	5.853	6.3

11. APPENDIX 4: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2019 AND 31ST MARCH 2020

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 ²)							
							B1a (Offices)	B1 Combined	B1/B8	B2	B8	B2/B8	B1/B2/B8	
35337	Erection of two industrial units with associated access, parking, servicing and landscaping B1c B2 B8 Use Class	Prologis Park, Blackberry Lane	B	Gain	n/a	1.3								5482
35006	Erection of industrial unit for use as HGV maintenance workshop (B2 general industrial) with associated service yard and compound	Bermuda Park, land off Griff Lane, Bedworth	B	Gain	n/a	4.08				1980				
36357	Change of use from Sui Generis (Waste Management) to allow a flexible consent for Use Classes B1 (business), B2 (general industry) and B8 (storage or distribution)	Unit H1, Pilgrims Walk, Keresley End	B	Gain	n/a	0.995								5245

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 ²)							
							B1a (Offic es)	B1 Combi ned	B1/ B8	B2	B8	B2/ B8	B1/B2 /B8	
36078	Erection of building for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) including ancillary office accommodation, access, servicing, parking and landscaping	1 St Georges Way, Nuneaton	B	Gain	n/a	4.14							2155 4	
				Total Completions		10.52	0	0	0	1980	0	0	3228 1	34261

Employment Land and Floor space *Completed* 2019/2020

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
36194	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	B		-1572		-1572						
35996	Change of use of one unit (Unit B) from B1 to D2 Leisure	Samwise Sheet Metal, Tenlons Road Industrial Estate, Tenlons Road, Nuneaton	B				-262						
36276	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	R S M Industries Ltd, School Lane, Coventry	B										Net 984 -5261 6245
				Total Losses			-1310						+984

Employment Land and Floor space Lost 2019/2020

12. APPENDIX 5: EMPLOYMENT LAND COMMITMENTS

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B1/B2 Mix	B8 (Storage/Warehousing)	Total Land with Planning Permission at each site
Bayton Road Industrial Estate		5.4						5.4
The Moorings Business Park					0.21			0.21
Vicarage Street				0.4525				0.4525
Caldwell Road Industrial Estate			0.24					0.24
Total Land with Planning Permission (Hectares) for each Use Class.	0.0	5.4	0.2	0.5	0.2	0.0	0.0	6.3
Percentage of land with Planning Permission for each Use Class	0.0%	85.7%	3.8%	7.2%	3.3%	0.0%	0%	

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2020 (sites >0.2 hectares)

Row Labels	Under Construction at 31 March 2020 (ha)	With Full Planning Permission (ha)	With Outline Planning Permission (ha)
Attleborough Industrial Estate	0.31		
Bayton Road Industrial Estate	0.31	0.106	5.4
Black Horse Road	0.01	0.0314	
Camp Hill Urban Village - Midland Quarry	0.32		
School Lane	1.9		
Vicarage Street			0.4525
Weddington Road		0.004	
Whitacre Industrial Estate	0.054	-0.171	
Manor Court Road	-0.148		
The Moorings Business Park		0.21	
Caldwell Road Industrial Estate		0.24	
Attleborough		-0.0317	
Gilfil Road		0.1	
Whitacre Business Park		0.162	
Hazell Way Industrial Estate		0.0056	
Pool Road		0.007	
Grand Total	2.76	0.66	5.85

Appendix 5 Table 2 – Employment land commitments by sites as of 31st March 2020 (all sites)

13. APPENDIX 6: COMMERCIAL FLOOR SPACE TABLES

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	Unit B, Tenlons Road Industrial Estate, Nuneaton CV10 7HR	Change of use of one unit (Unit B) from B1 to D2 Leisure	D2	035996	No				262	
B	Unit 1a, Eastborough Court, Alliance Close	Change of use from B2 General Industrial to D2 Leisure	D2	036278	No				175	
B	193 Queens Road, Nuneaton CV11 5NB	Retention of a change of use from A1 (retail) to A3 (restaurants and cafe)	A3	036406	No			50		
B	Lamb and Flag, Church Road, Nuneaton CV10 8LJ	Change of use of ancillary coachhouse building from A4 to A1 (beauty)	A1	036399	No	58				
B	Former RBS building, 11-17 Queens Road, Nuneaton CV11 5JL	Change of use of ground floor from A2 to A3, A4 and A5	A3, A4 and A5	036436	Yes			193		
B	Former Maplins, 24 Market Place, Nuneaton CV11 4EG	Change of use from A1 Retail to A3 Cafe/Restaurant	A3	036500	Yes			2915		
B	Former Co-op, 22 Abbey Street, Nuneaton CV11 5BU	Change of use from B1 offices to corporate team building and escape room (sui generis)	Sui Generis	036583	Yes					630
B	16 High Street, Bedworth CV12 8NF	Subdivision of existing A1 retail premises to create separate D2 gymnasium use	D2	036695	Yes				400	
B	Unit 14, Liberty Way	Change of use from D2 (gym) to mixed use D2 (soft play), D1 (nursery) and A3	D2	035963	No			39	721	

Appendix 6 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2020

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	A2	A3- A5	B1	D2
B	14, 15 and 16 The Square, Nuneaton	Erection of 14 assisted living apartments (including demolition of existing buildings)	Loss of retail	035370	No	-150				
B	Merevale Avenue, Nuneaton	Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling	Loss of retail	35927 and 36761	No	-84				
B	Abbey National Plc, 25 Market Place, Nuneaton	Change of use of first second and third floors to 2 No. 1 bed apartments and 4 No. studio apartments	Loss of financial	36299	Yes		-142			
B	Heart of England Co-op Society 10 High Street, Bedworth, Warwickshire	Change of use to first floor to create two flats, with external staircase and sitting area	Loss of retail	36375	Yes	-819.5				
B	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton	Certificate of Lawful Development for the proposed change of use of the first floor from ancillary storage to flat (class use C3)	Loss of financial	36430	No		Loss of A2, quantity unknown			
B	Co-Operative Retail Services, Abbey Street, Nuneaton CV11 5BT	Partial demolition of some of the Co-Op building, including some frontages on Queens Road and Abbey Street	Loss of retail	36230	Yes	-6062				
B	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Loss of office	36194	Yes				-1572	

Appendix 6 (Table 2): Losses of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2020

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
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	Cross Keys Inn, Goodyers End Lane, Bedworth,	Demolition of public house and erection of one retail unit (Class use A1 eg shop)	Retail	34430	No	371				
B	Site 83B010 - Land off, St David's Way, Nuneaton,	Change of use of units 1 and 2 from retail Class A1 to a surgical and diagnostic treatment centre Class D1	Loss of Retail	36008	No	-440				
B	Arden Wines, 44 Arden Road, Bulkington	Ground floor extension to side of retail unit for purposes of retail storage	Retail	35697	N	26				
B	Ram Wines & Spirits, 29 Shanklin Drive	Prior Approval for conversion of all of the premises into a single dwelling (Class C3)	Loss of Retail	35150	N	-55				
B	Pharmacy Republic, "Marath House", 104 Edward Street,	Single storey side extension to pharmacy (for sole use relating to the pharmacy)	Retail	35447	N	16.9				
B	Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton	Change of use from B2 General Industrial to D2 Leisure	D2	35980	N				317	
B	A R Cartwright Ltd, Vicarage Street, Nuneaton	Erection of three storey office building (Outline with Appearance and Landscaping reserved, and matters of Access, Layout and Scale to be considered)	B1a	35027	Yes		2619			
B	68 Cheverel Street, Nuneaton	Retention of building for use as a beauty salon (A1 shops)	A1	36210	No					Gain unknown – need planning application form

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
B	2 Riverside, Bond Street, Nuneaton	Change of use of first floor rear consulting rooms and offices to 1no. residential flat	Loss of offices	36303	Yes		-354			
B	R S M Industries Ltd, School Lane, Coventry	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	D2	36276	No				Net 984. -5261 6245	
B	Land Adjacent to Wayside, Parrots Grove, Coventry	Convert and extend existing building into a dwelling house along with associated works	Loss of retail	36679	No	89				
B	Ritz Bingo, Abbey Street, Nuneaton	Change of use to a mixed use to include a community facility with restaurant and residential apartment. To include works and renovation to a Listed Building	Loss of leisure	36709	Yes				- 395.5	
B	H Johnson and Son Ltd, 50 Queens Road, Nuneaton	First floor workshop extension	A1	36951	Yes	32				
				Total in the pipeline		375.9	2619	0	317	680

Appendix 6 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2020

14. APPENDIX 7: HOUSING COMPLETIONS FOR THE 2019/20 MONITORING PERIOD

SITE REF	COUNCIL APPLICATION No. (include 0 before reference e.g. Q11514)	ADDRESS	WARD	TOTAL CAPACITY	Total Completions	Gross Completions 2019/20	Losses 2019/20	Net Completions 2019/20	Affordable Rent completions 19/20	Affordable Shared Ownership completions 19/20	Total Affordable completions 2019/20	Site Status
215	11514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	0	Extant
812	36108	Chapel Street, Bed	Bede	19	10	0	0	0	0	0	0	Extant
829	12088	Ash Green Lane 15, Exhall	Exhall	14	0	0	0	0	0	0	0	Extant
953	10399	Atholl Cres, land off, Nun	Arbury	11	0	0	0	0	0	0	0	Extant
1087	10197	Queens Rd, 265, Nun	Abbey	14	0	0	0	0	0	0	0	Extant
1213	31200	Land off Ironbridge Way, Exhall	Poplar	8	3	3	0	3	0	0	0	Under Construction
1284	32296	Bedworth Rd, Weston Lawns Farm, Bulko	Bulkington	1	0	0	0	0	0	0	0	Under Construction
1329	33650	Site 25c003 - Rear of 81-105, Plough Hill Road, Nuneaton (Cartwrights; The Zu)	Galley Common	38	38	6	0	6	0	0	0	COMPLETE

SITE REF	COUNCIL APPLICATION No. (include 0 before reference e.g. 011514)	ADDRESS	WARD	TOTAL CAPACITY	Total Completions	Gross Completions 2019/20	Losses 2019/20	Net Completions 2019/20	Affordable Rent completions 19/20	Affordable Shared Ownership completions 19/20	Total Affordable completions 2019/20	Site Status
1331	35405	Site 32c001 - Adjacent 233, The Long Shoot, Nuneaton, Warwickshire	St Nicolas	1	0	0	0	0	0	0	0	Not Started
1334	33374	Land to rear of Joddrell St, Midland Road (Site 39b006) Reliant Buidling Contractors	Abbey	84	0	0	0	0	0	0	0	Considered to be U/C
1364	33050	Adj Boot Wharf, Site 61B007 - Former allotments north of", The Bull Ring, Nuneaton	Barpool	53	29	15	0	15	0	4	4	Under Construction
1376	35826	"Site 106a014" King Street, Bedworth,	Poplar	13	0	0	0	0	0	0	0	Not Started
1379	35183	Site 28b002 - Church Lane", & Weddington Road, Nuneaton; Davidsons Phase 2	Weddington	162	162	43	0	43	18	0	18	COMPLETE
1383	36288	Lingfield Farm, Stoney Road, Nuneaton	Weddington	1	0	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No. (include 0 before reference e.g. 011514)	ADDRESS	WARD	TOTAL CAPACITY	Total Completions	Gross Completions 2019/20	Losses 2019/20	Net Completions 2019/20	Affordable Rent completions 19/20	Affordable Shared Ownership completions 19/20	Total Affordable completions 2019/20	Site Status
1397	34662	225 Heath End Road, Nuneaton	Arbury	8	0	0	0	0	0	0	0	Under Construction
1403	34180	Land Rear of 49/51 "Site 106A012", King Street, Bedworth	Bede	4	0	0	0	0	0	0	0	Not Started
1410	34194	Edwards Radio Taxis Limited 100 Orchard Street, Bedworth	Bede	2	0	0	0	0	0	0	0	Under Construction
1411	34197	Whitehouse Farm, Higham Lane, Nuneaton	Weddington	3	3	1	0	1	0	0	0	COMPLETE
1413	36279	Land adjacent, 54 Lutterworth Road, Nuneaton	Attleborough	1	0	0	0	0	0	0	0	Not Started
1414	34287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	Galley Common	1	0	0	0	0	0	0	0	Under Construction
1417	34203	117 Tomkinson Road, Nuneaton,	Barpool	1	0	0	0	0	0	0	0	Not Started
1421	34324	34 Croft Pool, Bedworth	Bede	2	0	0	0	0	0	0	0	Under Construction

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1422	34128	Camphill Phase 3 parts 4 and 6 Saxon Meadows (Barratt Homes)	Camp Hill	163	111	52	0	52	0	0	0	Under Construction
1423.1	34334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (Barrat Homes)	St Nicolas	221	116	31	0	31	3	0	3	Under Construction
1423.2	34334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (David Wilson Homes)	St Nicolas	108	99	45	0	45	8	6	14	Under Construction
1425	34520	Barclays Bank Plc, 7 Market Place, Nuneaton	Abbey	4	4	4	0	4	0	0	0	COMPLETE
1426	34522	Battlefield Cycles 98 Abbey Street, Nuneaton	Abbey	2	2	2	1	1	0	0	0	COMPLETE
1427	34193	"Site 51B028 - Land and garages", Regent Street, Nuneaton,	Abbey	6	0	0	0	0	0	0	0	Under Construction

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1428	34538	Nuneaton Tool Box "George Eliot Building", 12-14 Coventry Street, Nuneaton	Abbey	8	0	0	0	0	0	0	0	Under Construction
1430	33760	"Site 109D003-Land adj 5 Shilton Lane", Shilton Lane, Bulkington, Bedworth,	Bulkington	1	1	1	0	1	0	0	0	COMPLETE
1432	34655	Crowndove Service Centre 24 Princes Avenue, Nuneaton,	Wembrook	2	2	2	0	2	0	0	0	COMPLETE
1435	34459	4 Mill Close, Nuneaton, (Garden)	Attleborough	1	0	0	0	0	0	0	0	Under Construction
1436	34904	Land off School Lane, Galley Common, Nuneaton	Galley Common	2	2	1	0	1	0	0	0	COMPLETE
1437	33300	"Cherry Tree", Haunchwood Road, Nuneaton	Barpool	2	2	2	0	2	0	0	0	COMPLETE

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1440	34545	"Site 48A025 - Land between 138 and 144", Church Road, Nuneaton	Kingswood	1	0	0	0	0	0	0	0	Not Started
1442	34649	166 Coventry Road, Exhall,	Exhall	1	0	0	0	0	0	0	0	Not Started
1444	34764	"Site 29a012 - Church Lane", Church Lane, Nuneaton, (site is to the rear of 32 and 34 Church Lane)	Weddington	1	1	1	0	1	0	0	0	COMPLETE
1445	33505	"Site 108D009 - Land rear of 6-12", Coventry Road, Bulkington,	Bulkington	9	0	0	0	0	0	0	0	Not Started
1446	33615	6 Coventry Road, Bulkington, Bedworth,	Bulkington	2	0	0	0	0	0	0	0	Not Started
1447	34894	Stuart Fletcher and Barrett, 124-126 Manor Court Road, Nuneaton,	Abbey	6	0	0	0	0	0	0	0	Under Construction

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1448	34349	Corner House Garage, Nuneaton Road, Bulkington,	Bulkington	11	0	0	0	0	0	0	0	Not Started
1449	34761	120 Lutterworth Road, Nuneaton	Whitestone	5	0	0	0	0	0	0	0	Not Started
1450	34842	2 Mitchell Road, Bedworth,	Poplar	2	0	0	0	0	0	0	0	Not Started
1452	35045	18c Coleshill Road, Chapel End,	Galley Common	2	2	2	0	2	0	0	0	COMPLETE
1453	34919	Site 27c003: Former Reservoir", Mancetter Road, Nuneaton. WINDMILL HEIGHTS (OWL HOMES)	Camp Hill	40	40	39	0	39	0	10	10	COMPLETE
1454	34543	Site 36C002 . Land at Hill Farm, Plough Hill Road, Nuneaton Taylor Wimpey (Ribbon Fields)	Galley Common	262	91	49	0	49	12	4	16	Under Construction
1456	34568	187 Heath End Road, Nuneaton	Arbury	10	0	0	0	0	0	0	0	Not Started
1457	35070	205 Greenmoor Road, Nuneaton	Barpool	1	0	0	0	0	0	0	0	Not Started

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1458	35079	Nat West Bank plc, 12-18 King Street, Bedworth,	Bede	2	2	2	0	2	0	0	0	COMPLETE
1459	35090	Site 51a036 - Burgage Walk, Burgage Walk	Abbey	2	0	0	0	0	0	0	0	Under Construction
1460	35108	Adjacent to 33 Lime Grove, Nuneaton	Camp Hill	1	0	0	0	0	0	0	0	Not Started
1462	35175	Site 86A002 - Land adjacent to No 12, Avon Close, Bulkington,	Bulkington	1	0	0	0	0	0	0	0	Under Construction
1463	34401	"Crossing Gates", 102 Oaston Road, Nuneaton	St Nicolas	11	11	11	0	11	0	0	0	COMPLETE
1464	35096	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	Galley Common	14	0	0	0	0	0	0	0	Not Started
1465	35976	Site 108d004 - between 16 & 22, Coventry Road, Bulkington, Bedworth,	Bulkington	2	1	1	0	1	0	0	0	Under Construction

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1468	35192	39 Newtown Road, Bedworth	Slough	1	0	0	0	0	0	0	0	Under Construction
1469	34965	16 Anderton Road, Bedworth,	Heath	2	0	0	0	0	0	0	0	Not Started
1474	33762	Land between 37-39, "Site 103c008 - Whitburn Road", Whitburn Road, Bedworth,	Heath	14	0	0	0	0	0	0	0	Not Started
1475	34379	34 Leyland Road, Nuneaton	Attleborough	6	0	0	0	0	0	0	0	Not Started
1476	35009	223 Bucks Hill, Nuneaton	Galley Common	-1	0	0	0	0	0	0	0	Not Started
1477	35233	200 Hospital Lane, Bedworth	Heath	1	0	0	0	0	0	0	0	Under Construction
1478	35945	Site 51A070 - site Church St Mill St Vicarage St, Church Street, Nuneaton	Abbey	51	51	51	0	51	0	0	0	COMPLETE

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1479	35672	Land of Former Garden Centre, "Site 48a016 Kingswood Road", Kingswood Road, Nuneaton	Kingswood	9	0	0	0	0	0	0	0	Under Construction
1482	35295	Land adj 9 "Site 61A003", Hare and Hounds Lane,	Arbury	4	0	0	0	0	0	0	0	Not Started
1483	35378	141 College Street, Nuneaton	Wembrook	4	0	0	0	0	0	0	0	Not Started
1484	34542	Site 50A016, Queens Road (209-231 & 66-72 Fife St)	Abbey	32	0	0	0	0	0	0	0	Not Started
1485	35243	2 New Street, Bulkington, Bedworth	Bulkington	1	0	0	0	0	0	0	0	Not Started
1486	35451	246 The Long Shoot, Nuneaton,	St Nicolas	1	1	1	0	1	0	0	0	COMPLETE
1487	35478	39 Willis Grove, Bedworth,	Bede	2	0	0	0	0	0	0	0	Not Started
1488	35512	"Swallow Meadows Farm", The Birches, Bulkington	Bulkington	2	0	0	0	0	0	0	0	Not Started

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1489	35600	73 Barbridge Road, Bulkington,	Bulkington	1	0	0	0	0	0	0	0	Not Started
1490	35604	Ex Coal Yard, Site 50a006 - York Street, York Street, Nuneaton,	Abbey	3	0	0	0	0	0	0	0	Under Construction
1491	35619	Coral Betting Office, 13 Riversley Road, Nuneaton	Wembrook	1	1	1	0	1	0	0	0	COMPLETE
1493	36180	205 Newtown Road, Bedworth	Slough	1		0	0	0	0	0	0	Under Construction
1494	35142	Site 72a004 - Bermuda Park", Feather Lane, Nuneaton,	Arbury	27	27	27	0	27	19	8	27	COMPLETE
1495	35220	"Site 124A008 - Land and garages r/o 2-12", Scholfield Road, Keresley,	Exhall	5	0	0	0	0	0	0	0	Not Started
1497	35173	The Old Farmhouse, 22 New Road, Ash Green,	Exhall	10	0	0	0	0	0	0	0	Under Construction
1498	35523	13 Riversley Road, Nuneaton	Wembrook	1	1	1	0	1	0	0	0	COMPLETE

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1499	35590	22 Trafford Drive, Nuneaton	Camp Hill	2	0	0	0	0	0	0	0	Not Started
1500	36876	Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton,	Kingswood	6	0	0	0	0	0	0	0	Not Started
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	95	0	0	0	0	0	0	0	Under Construction
1502	36824	"Site 94b011 - Nuneaton Road Bedworth", Nuneaton Road, Bedworth	Bede	2	0	0	0	0	0	0	0	Not Started
1504	35858	Whitehouse Farm, Higham Lane, Nuneaton,	Weddington	1	0	0	0	0	0	0	0	Not Started
1505	35588	Site 62C007 - Land Rear of 92-98, Donnithorne Avenue, Nuneaton	Wembrook	4	0	0	0	0	0	0	0	Not Started

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1506	35923	"The Cottage", 197 Nuneaton Road, Bulkington	Bulkington	1	0	0	0	0	0	0	0	Not Started
1508	35814	90 Hayes Lane, Exhall, Coventry,	Exhall	4	0	0	0	0	0	0	0	Under Construction
1509	35366	"Site 51a036 - Burgage Walk", Burgage Walk, Nuneaton,	Abbey	12	0	0	0	0	0	0	0	Not Started
1510	34424	Site 62C004, Shepperton Business Park, Triton Road, Nuneaton	Wembrook	29	0	0	0	0	0	0	0	Not Started
1512	35933	145 Watling Street, Nuneaton,	Weddington	1	0	0	0	0	0	0	0	Under Construction
1513	35952	1 Addenbrooke Road, Keresley End,	Exhall	1	1	1	0	1	0	0	0	COMPLETE
1514	35825	"Site 35D013-land to rear of The Elms", School Lane, Nuneaton,	Galley Common	5	0	0	0	0	0	0	0	Not Started

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1515	35882	Site 94C007" Rear of 25-29", Newtown Road,	Slough	2	0	0	0	0	0	0	0	Not Started
1516	35961	239 Lutterworth Road, Nuneaton	Whitestone	1	1	1	0	1	0	0	0	COMPLETE
1517	36019	Site 136B008 - Land adj 14 the Ridings", Burbages Lane, Longford	Exhall	1	0	0	0	0	0	0	0	Under Construction
1518	36039	"1 Newtown Chambers", Corporation Street, Nuneaton,	Abbey	1	1	1	0	1	0	0	0	COMPLETE
1519	36149	18 Ash Green Lane,	Exhall	-1	0	0	1	-1	0	0	0	COMPLETE
1520	35864	Land adj No. 28 "Site 123b004 - The Crescent", The Crescent, Keresley End	Exhall	1	0	0	0	0	0	0	0	Not Started
1521	36135	255 The Long Shoot, Nuneaton	St Nicolas	3	0	0	0	0	0	0	0	Under Construction
1522	36155	Site 119a001 - Coventry Road, Bulkington,	Bulkington	6	0	0	0	0	0	0	0	Not Started

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1524	35774	54 Hayes Lane, Exhall	Exhall	-1	0	0	0	0	0	0	0	Not Started
1525	35641	New Inn, Rugby Road, Bulkington, Bedworth	Bulkington	44	0	0	0	0	0	0	0	Not Started
1526	35471	Site 106a014 - King Street Bedworth, King Street, Bedworth,	Poplar	18	0	0	0	0	0	0	0	Not Started
1527	36215	286 Queens Road, Nuneaton	Abbey	3	3	3	1	2	0	0	0	COMPLETE
1528	36226	43 Bucks Hill, Nuneaton,	Galley Common	1	0	0	0	0	0	0	0	Not Started
1529	36249	44 Princes Street, Nuneaton	Wembrook	2	0	0	0	0	0	0	0	Not Started
1530	36251	"Site 109a018 - Church Street Bulkington", Church Street, Bulkington	Bulkington	1	0	0	0	0	0	0	0	Under Construction
1531	36256	"Site 61b002 - Bull Ring", Bull Ring, Nuneaton	Arbury	9	0	0	0	0	0	0	0	Under Construction
1532	36299	25 Market Place, Nuneaton	Abbey	6	6	6	0	6	0	0	0	COMPLETE

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1533	36303	2 Riverside, Bond Street, Nuneaton	Abbey	1	0	0	0	0	0	0	0	Not Started
1534	36304	Site 74A001, Abbotsford Road, Nuneaton (NBBC)	Attleborough	2	0	0	0	0	0	0	0	Under Construction
1535	36350	203 Plough Hill Road, Nuneaton,	Galley Common	5	0	0	0	0	0	0	0	Not Started
1536	36375	Heart of England Co-op Society, 10 High Street, Bedworth,	Bede	2	0	0	0	0	0	0	0	Under Construction
1537	36761	Site 50a017 - Merevale Avenue", Merevale Avenue, Nuneaton,	Abbey	9	0	0	0	0	0	0	0	Not Started
1538	36035	18C Coleshill Road, Chapel End	Galley Common	2	0	0	1	-1	0	0	0	Under Construction
1539	36282	Site 95c008 - 12,14 Croxhall St, "Green Yard", King Street, Bedworth	Bede	3	0	0	0	0	0	0	0	Not Started
1540	36283	255 The Long Shoot, Nuneaton	St Nicolas	1	0	0	0	0	0	0	0	Not Started

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1541	36305	"Garage Site", Pinetree Road, Bedworth	Bede	10	0	0	0	0	0	0	0	Under Construction
1542	36338	Site 63C002 - land between 10 and 12", Roxburgh Road, Nuneaton	Attleborough	8	0	0	0	0	0	0	0	Under Construction
1543	36412	Edward Street Dental Surgery, 129 Edward Street, Nuneaton,	Wembrook	1	0	0	0	0	0	0	0	Not Started
1544	36430	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton,	Abbey	1	1	1	0	1	0	0	0	COMPLETE
1545	35370	"Site 63A023-14, 15 and 16 The Square", The Square, Nuneaton	Attleborough	14	0	0	2	-2	0	0	0	Under Construction
1546	36552	Site 103d014 , Land adjacent 41 Mavor Drive, Bedworth,	Heath	1	0	0	0	0	0	0	0	Not Started

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1547	36201	Phase 3, "Site 37b008 - Edinburgh Road", Edinburgh Road, Nuneaton,	Camp Hill	142	0	0	0	0	0	0	0	Not Started
1548	36395	Milverton House, 43 Lutterworth Road, Nuneaton	Attleborough	6	0	0	0	0	0	0	0	Not Started
1549	35998	Garages "Site 52C045 (r/o 154-166 Gadsby Street)", William Street	Attleborough	2	0	0	0	0	0	0	0	Not Started
1550	36188	A5 Aquatics, "Meadowcroft Farm", Watling Street, Nuneaton	Weddington	59	0	0	0	0	0	0	0	Not Started
1551	36521	"Site 115B004 - Land adjacent", 147 Hayes Lane, Exhall,	Exhall	1	0	0	0	0	0	0	0	Not Started
1552	36650	"Smithfields", 157 Coventry Road, Bulkington, Bedworth,	Bulkington	1	0	0	0	0	0	0	0	Not Started

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1553	34772	Site 105C002 - Smarts Road, Smarts Road, Bedworth	Exhall	92	0	0	0	0	0	0	0	Under Construction
1554	36638	25 Weston Lane, Bulkington, Bedworth,	Bulkington	1	0	0	0	0	0	0	0	Not Started
1555	36679	Land Adjacent to Wayside, "Site 128D006", Parrots Grove	Bulkington	1	0	0	0	0	0	0	0	Not Started
1556	36906	1 Walnut Close, Nuneaton	Camp Hill	1	0	0	0	0	0	0	0	Not Started
1557	36306	"Site 73B005 - land opp 87-81 Raveloe Drive", Raveloe Drive, Nuneaton (NBBC)	Wembrook	8	0	0	0	0	0	0	0	Not Started
1558	36671	Johnny Cavello's, 5 Queens Road, Nuneaton,	Abbey	8	0	0	0	0	0	0	0	Not Started
1559	36708	Land adjacent to no 16, Site 105B015, Saunders Avenue, Bedworth	Bede	2	0	0	0	0	0	0	0	Not Started

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1560	36741	34 Rugby Road, Bulkington, Bedworth,	Bulkington	4	0	0	0	0	0	0	0	Not Started
1561	36764	266 The Long Shoot, Nuneaton,	St Nicolas	1	0	0	0	0	0	0	0	Not Started
1562	36261	"Site 31A003-rear Whitehouse Farm", Higham Lane, Nuneaton, REDROW HOMES : (HERITAGE FIELDS)	Weddington	200	0	0	0	0	0	0	0	Not Started
1563	36878	1 The Square, Nuneaton	Attleborough	2	0	0	0	0	0	0	0	Not Started
1564	35456	Caldwell Caravan Site, Bradestone Road, Nuneaton,	Wembrook	14	0	0	0	0	0	0	0	Under Construction
1565	36109	Plough Hill Golf Centre, "Site 36A002 - Plough Hill Golf Centre", Plough Hill Road, Nuneaton	Galley Common	300	0	0	0	0	0	0	0	Under Construction
1566	36417	Land and garages adj No. 14, "Site	Abbey	6	0	0	0	0	0	0	0	Not Started

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		39C011", James Street, Nuneaton										
1567	36470	2 Royal Oak Lane, Ash Green	Exhall	12	0	0	0	0	0	0	0	Not Started
1568	36709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	1	0	0	0	0	0		0	Not Started
1569	36924	17 Heath Road, Bedworth	Slough	2	0	0	0	0	0		0	Not Started
		Full Planning Completions		2717	826	407	6	401	60	32	92	

1281	32399	The Long Shoot,land rear of 28-44 (Royal Park- Bellway Phase 1)	St Nicolas	125	124	0	0	0	0	0	0	Under Construction
1346	33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm) Taylor Wimpey	Weddington	193	186	26	0	26	13	0	13	Under Construction

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1346	33184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Cotton Grange at The Farm Taylor Wimpey)	Weddington	221	221	43	0	43	0	0	0	Under Construction
1385	32992	Site 31B007 Land off", The Long Shoot (Bellway Phase 2)	St Nicolas	250	152	45	0	45	10	0	10	Under Construction
1399	33758	"Site 29B002 - Land off", Weddington Road, Nuneaton (Barratt - St James' Gate)	Weddington	245	129	42	0	42	15	0	15	Under Construction
1438	34360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	120	60	41	0	41	12	4	16	Under Construction
1439	34361	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	35	29	20	0	20	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No. (include 0 before reference e.g. 011514)	ADDRESS	WARD	TOTAL CAPACITY	Total Completions	Gross Completions 2019/20	Losses 2019/20	Net Completions 2019/20	Affordable Rent completions 19/20	Affordable Shared Ownership completions 19/20	Total Affordable completions 2019/20	Site Status
1481	34969	Cresswells Farm, The Long Shoot, Nuneaton, Warwickshire. (Phase 1 of development 'Callendar Farm') JELSON Ltd	St Nicolas	150	0	0	0	0	0	0	0	Under Construction
1496	34076	"Site 31A002 - Land off", Higham Lane, Nuneaton, (EATON PLACE; PERSIMMON Homes)	Weddington	453	0	0	0	0	0	0	0	Under Construction
Total Completions in HSG1				1792	901	217	0	217	50	4	54	

17PN	34658	Heartland Evening News, 11-15 Newtown Road, Nuneaton	Abbey	5	0	0	0	0	0	0	0	Not Started
18PN	35580	2 Newtown Chambers", Corporation Street, Nuneaton	Abbey	1	1	1	0	1	0	0	0	COMPLETE

SITE REF	COUNCIL APPLICATION No. (include 0 before reference e.g. 011514)	ADDRESS	WARD	TOTAL CAPACITY	Total Completions	Gross Completions 2019/20	Losses 2019/20	Net Completions 2019/20	Affordable Rent completions 19/20	Affordable Shared Ownership completions 19/20	Total Affordable completions 2019/20	Site Status
19PN	36141	Green Corner, 296 Queens Road, Nuneaton	Abbey	1	0	0	0	0	0	0	0	Not Started
20PN	36711	6 Newtown Chambers", Corporation Street, Nuneaton	Abbey	1	0	0	0	0	0	0	0	Not Started
21PN	36719	Picture This, 56 Aston Road, Nuneaton	Abbey	1	0	0	0	0	0	0	0	Not Started
22PN	36788	Orchard Croft, Long Street, Bulkington	Bulkington	1	0	0	0	0	0	0	0	Not Started
23PN	36859	Land rear of 69 Coventry Road, "Site 120B004", Coventry Road, Bulkington	Bulkington	1	0	0	0	0	0	0	0	Not Started
Total Completions Prior Notifications				11	1	1	0	1	0	0	0	
TOTALS 2019/20 MONITORING YEAR				4520	1728	625	6	619	110	36	146	

15. GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. ACRONYMS

AAP	Area Action plan
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
ELMOU	Employment Land Memorandum of Understanding
FYLS	Five Year Land Supply
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LWS	Local Wildlife Site
LGS	Local Geological Site
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