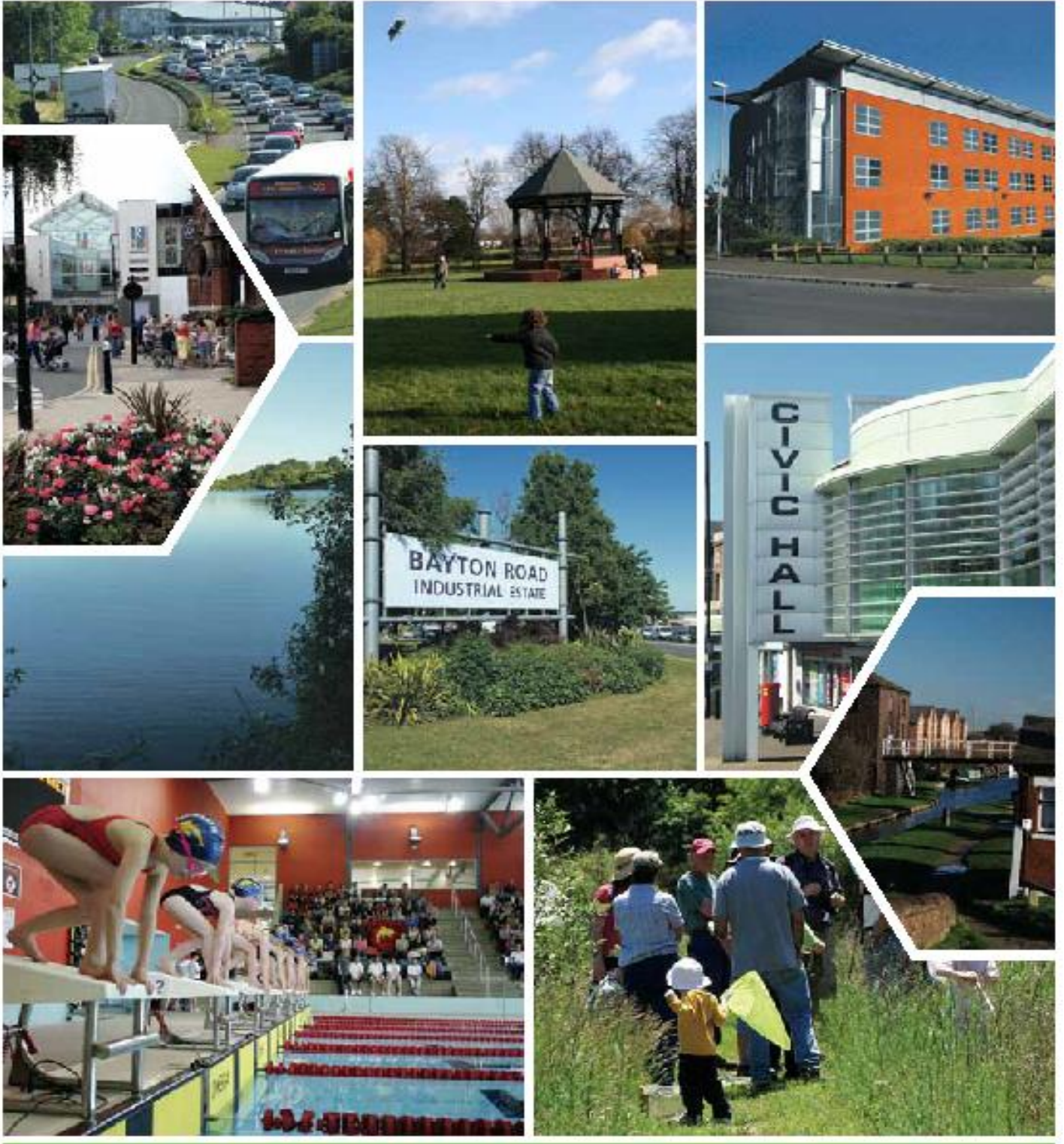


Borough Plan

1st April 2021 – 31st March 2022
Authority Monitoring Report



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1. INTRODUCTION

- 1.1 The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the eighteenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
- 1.2 This AMR covers the period 1st April 2021 to 31st March 2022. 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; and
 - it examines the extent to which policies are being achieved using updated monitoring indicators.
- 1.3 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

Local Development Scheme

- 2.1 There were two Local Development Schemes (LDS) in effect for 2021/22. The first was adopted in October 2020 and this was superseded by the LDS adopted in December 2021.

The LDS has two main functions:

- i. to identify the current planning policy documents that are being applied in Nuneaton and Bedworth; and
- 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.

Nuneaton and Bedworth Borough Plan

- 2.2 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy, and core policies for the borough. The plan includes monitoring indicators and these along with the monitoring results are provided in Appendix 1. The Plan covers the period 2011 – 2031 and the review of the Plan is underway Table 1 below sets out the current timetable for the review of the Borough Plan and although the Issues and Options consultation is outside of the period covered by this AMR it is reported in Table 1 below.

Table 1: Borough Plan Timetable (October 2021 LDS)

| Stage | Timescale | Opportunity for Public Involvement | Status |
|--|----------------------------|------------------------------------|----------------|
| Commencement/ scoping | June 2019 – May 2021 | No | Complete |
| Issues and Options Consultation | May 2021 | Yes | Complete |
| Consultation on Preferred Options | June 2022 | Yes | Complete |
| Publication (Regulation 19) consultation | October 2022 | Yes | In development |
| Submit to Secretary of State | Feb 2023 | No | |
| Examination in Public | July 2023 – September 2023 | Yes | |
| Receipt of Inspector's Report | Jan 2024 | No | |
| Adoption | Feb 2024 | No | |

- 2.3 At the time of writing the Council is proposing to take a report to Cabinet in November 2022 to amend the LDS timescales, with the Publication consultation scheduled for April 2023.

Gypsy and Traveller Site Allocations Development Plan Document (DPD)

- 2.4 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. 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. Table 2 outlines the timetable in the LDS from October 2021 for the progression of this DPD. An Issues and Options version of the DPD was consulted upon between 11th June 2021 and 6th August 2021 and the Publication version was consulted upon between 28th January 2022 and 25th March 2022.

Table 2: Gypsy and Traveller Site Allocations Timetable (October 2021 LDS)

| Stage | Timescale | Opportunity for Public Involvement | Status |
|-------------------------------------|-------------------------|------------------------------------|----------|
| Commencement | February 2014 | No | Complete |
| Initial Consultation | October – December 2015 | Yes | Complete |
| Consultation on Issues and Options | May 2021 | Yes | Complete |
| Consultation on Publication version | Jan 2022 | Yes | Complete |
| Submit to Secretary of State | July 2022 | Yes | Complete |
| Examination | July 2022 – Dec 2022 | Yes | |
| Receipt of Inspector's Report | Jan 2023 | No | |

Supplementary Planning Documents

- 2.5 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 following SPD's have either been adopted in the last monitoring year or are in progress:

- Health Impact Assessment SPD adopted 2021
- Open Space and Green Infrastructure adopted 2021
- Transport Demand Management Matters SPD adopted 2022
- Conservation Area Appraisals and Management Plans SPD adopted 2022
- Heritage SPD – in progress
- Arbury Design Code SPD - in progress adopted 2022

Neighbourhood plans

- 2.6 There are currently no adopted Neighbourhood Plans in place in the borough. Several 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.

Duty to Co-operate

- 2.7 The Council produced a Duty to Cooperate Statement (examination document reference OTH/01) to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031¹.
- 2.8 On 14th July 2021, the leading party brought a motion to full council to inform all Warwickshire district and borough councils of Nuneaton and Bedworth Borough Council's intention to step away from the current memorandum of understanding on housing provision under the duty to cooperate, with a view to negotiating a different arrangement between the partners.
- 2.9 During the monitoring year, the Council has continued to work with the wider sub-region on a range of strategic planning matters. 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.
- 2.10 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.

¹ https://www.nuneatonandbedworth.gov.uk/downloads/21050/examination_documents

3. EMPLOYMENT LAND

3.1 This chapter provides an overview of employment land development in the borough, and the progress being made towards delivering the Council’s corporate objectives for employment land. Based on evidence gathered to inform the Borough Plan, the borough can accommodate 107.8ha of employment land during the Plan period. Table 3 details the target for employment land that is identified in Policy DS6 of the adopted Borough Plan.

Table 3: 20 Year Plan Period and Employment Land Target

| Start of plan period | End of plan period | Total employment land requirement |
|----------------------|--------------------|-----------------------------------|
| 01/04/2011 | 31/03/2031 | 107.8 hectares |

Employment land summary

3.2 Employment activity is reported in the AMR, where it falls within use classes² B1(a-c) now incorporated into Use Class E), 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. An employment site is monitored through the planning process from either the point it is allocated, or once it has been granted outline planning permission.

Employment land completed during the Plan period 1st April 2011 to 31st March 2022

3.3 Figure 1 overleaf, 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 2022.

3.4 Table 4 then provides a summary of the status of employment land monitoring. There has been 23.1 ha gross of employment land completed during 2021/22 and there was an additional 26.3 ha of employment land under construction as of April 2022.

² Use classes were amended in August and therefore part way through this monitoring period. For instance 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

Figure 1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2022

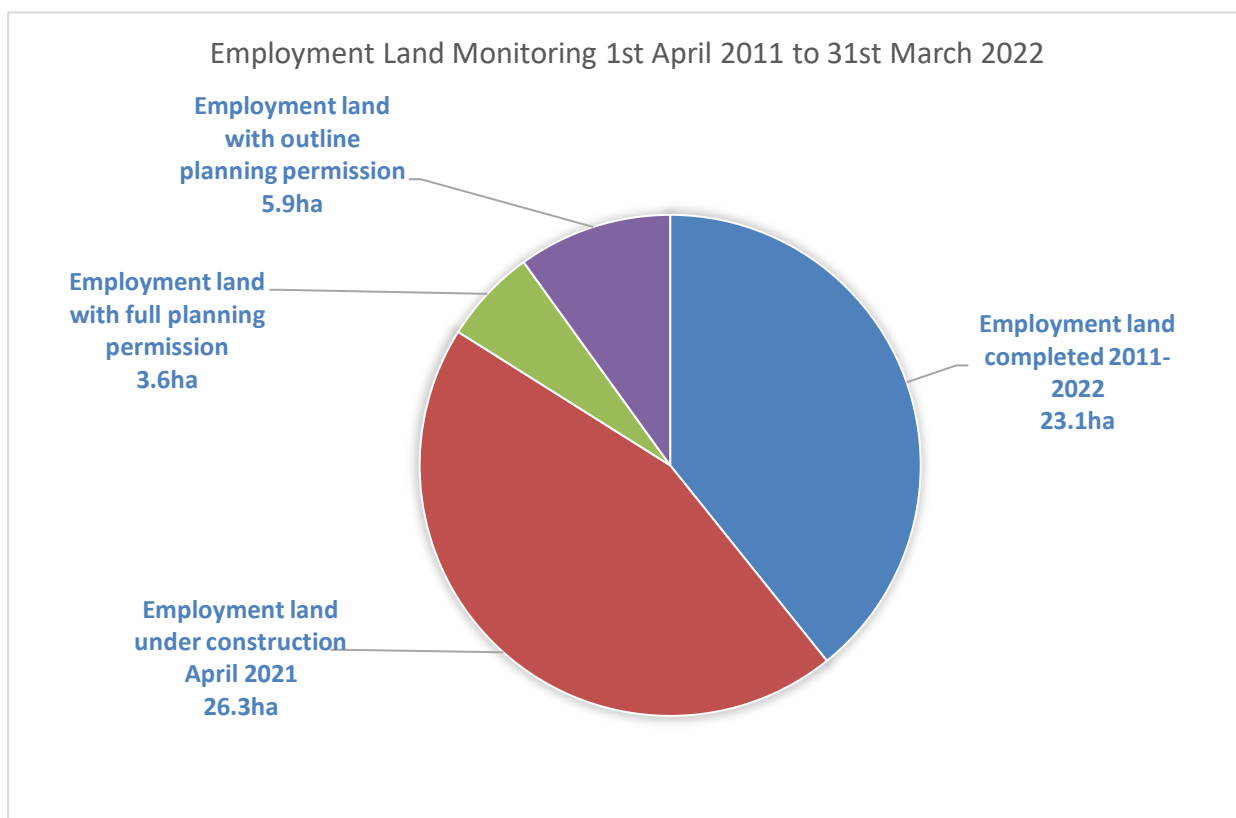


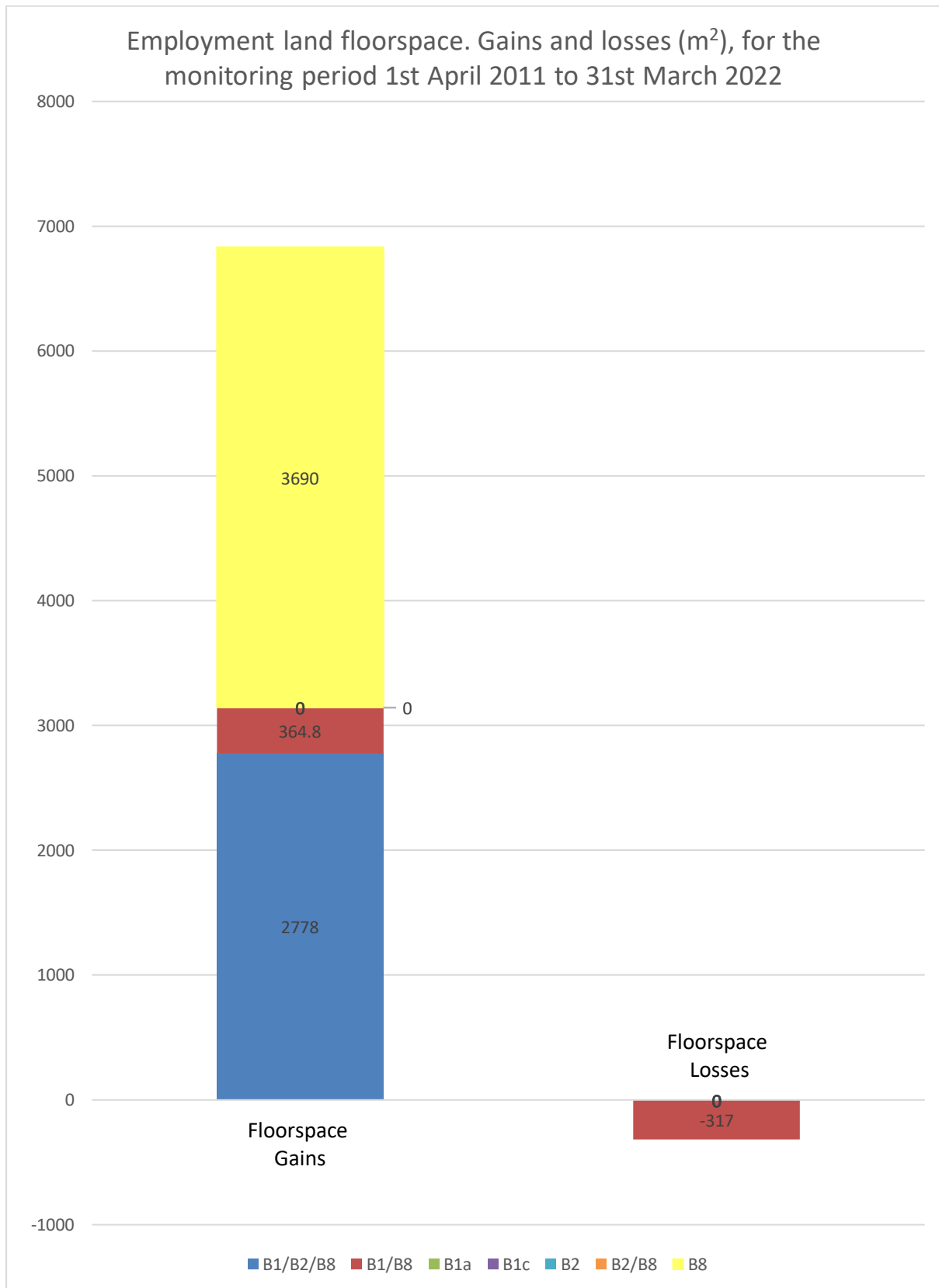
Table 4: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2022

| Status | Area |
|---|---------|
| Net total of employment land developed since 1 st April 2011 | 23.1 ha |
| Employment Land Under Construction | 26.3 ha |
| Area of land with Planning Permission | 9.5 ha |

Floor space losses and gains

3.5 During the ten years, there has been 102,234m² of extra floor space which falls within the use classes B1 (now incorporated into Use Class E), B2 or B8, compared to a loss of 21,165m², giving a net gain over the monitoring period of 81,069m². Figure 2 highlights the floor space gains and losses by Use Class.

Figure 2: Employment Land Floorspace – Gains and losses



- 3.6 Permitted Development rights (as detailed in Paragraph 4.5 of this report) which allow office floor space (Use Class B1a) (now part of Use Class E) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space. 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, none in 2019/20 and 478m² in 2020/21. No losses have been recorded for 2021/22.
- 3.7 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 Change of Use (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.
- 3.8 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.

Employment land completed during monitoring period 1st April 2021 to 31st March 2022

- 3.9 During the monitoring period 1st April 2021 to 31st March 2022, 1.2 hectares of employment land was completed. The net loss of 0.33 hectares was subtracted from this resulting in a net gain figure of 0.87 ha of employment land and 6,832.8 m² of floor space was recorded as complete. See [Appendix 4](#) for more detail. Figure 3 shows the net completions in hectares for each monitoring year of the plan period and Figure 4 shows the cumulative completions of employment land throughout the plan period to date..

Figure 3: Net area (ha) of employment land completed for each monitoring year.

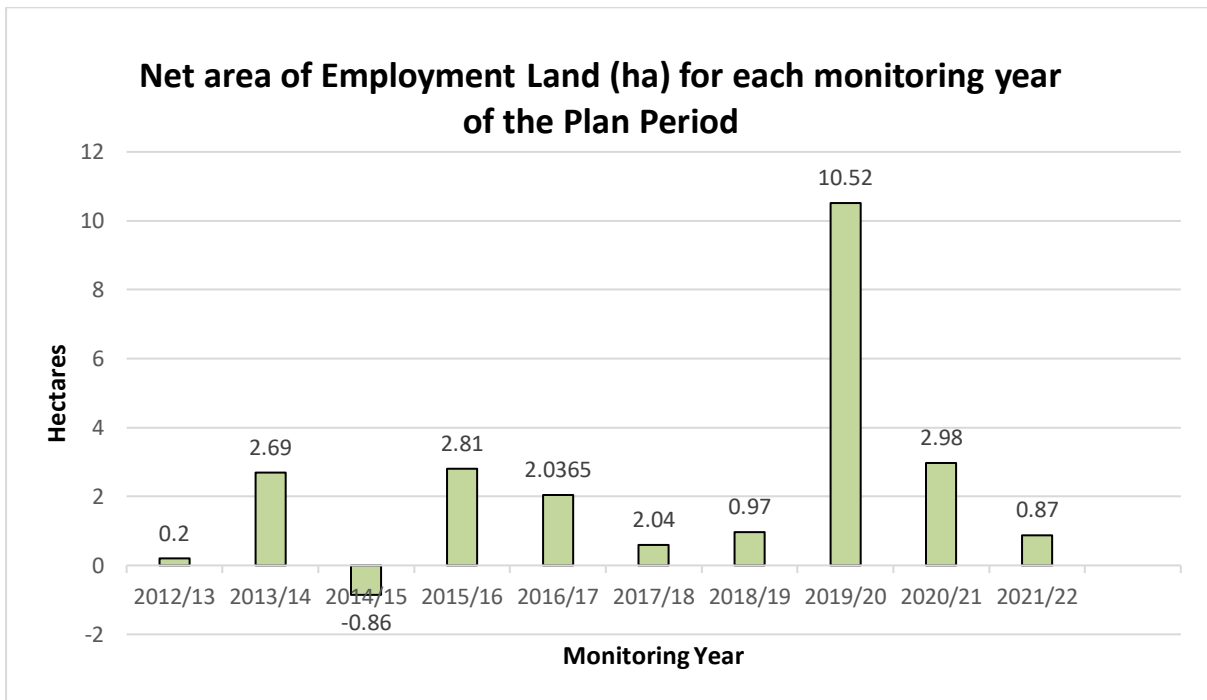
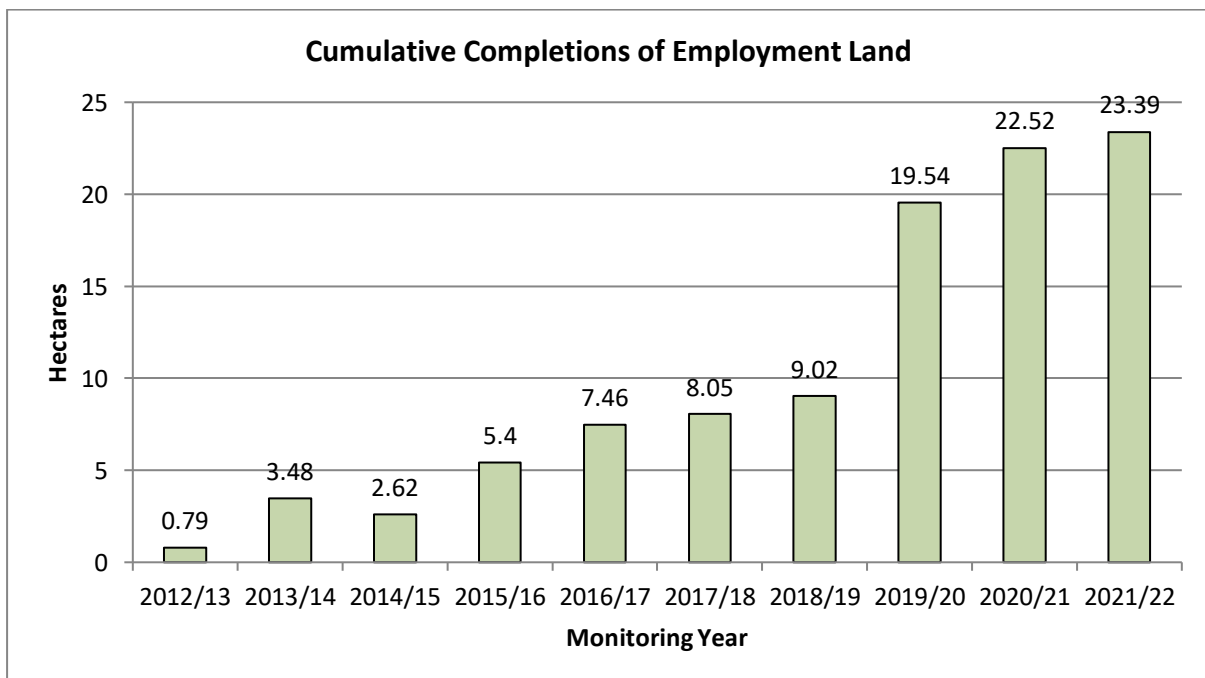


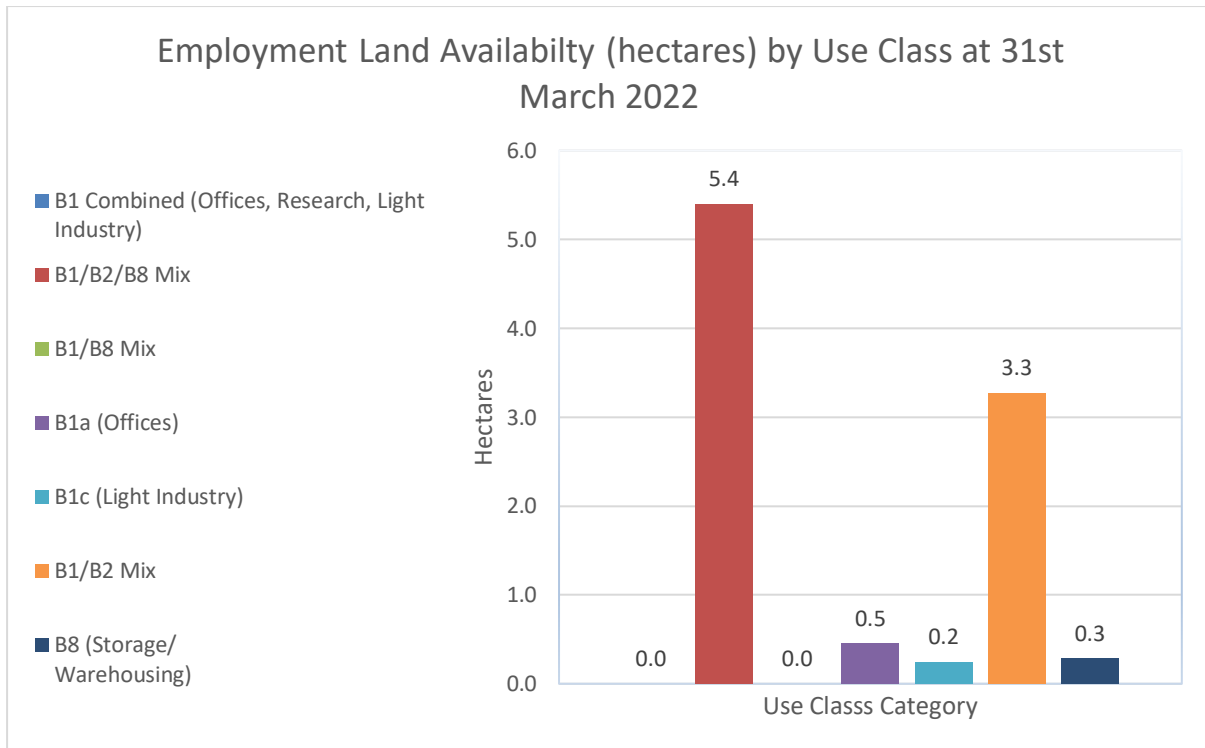
Figure 4: Cumulative completions between 2012 and 2021/22.



Employment land available with planning permission

3.10 There was 9.6 ha 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 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 5: Employment land availability in hectares by Use Class as of 31st March 2022



3.11 Uses classes are split between the permissioned sites, with 31.4ha allocated for B1/B2/B8, 0.5ha for B1a, 0.2ha for B1c, 1.2ha for B1/B2, and 0.5ha for B8.

Employment land targets

3.12 Table 5 below provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8 ha target by 2031.

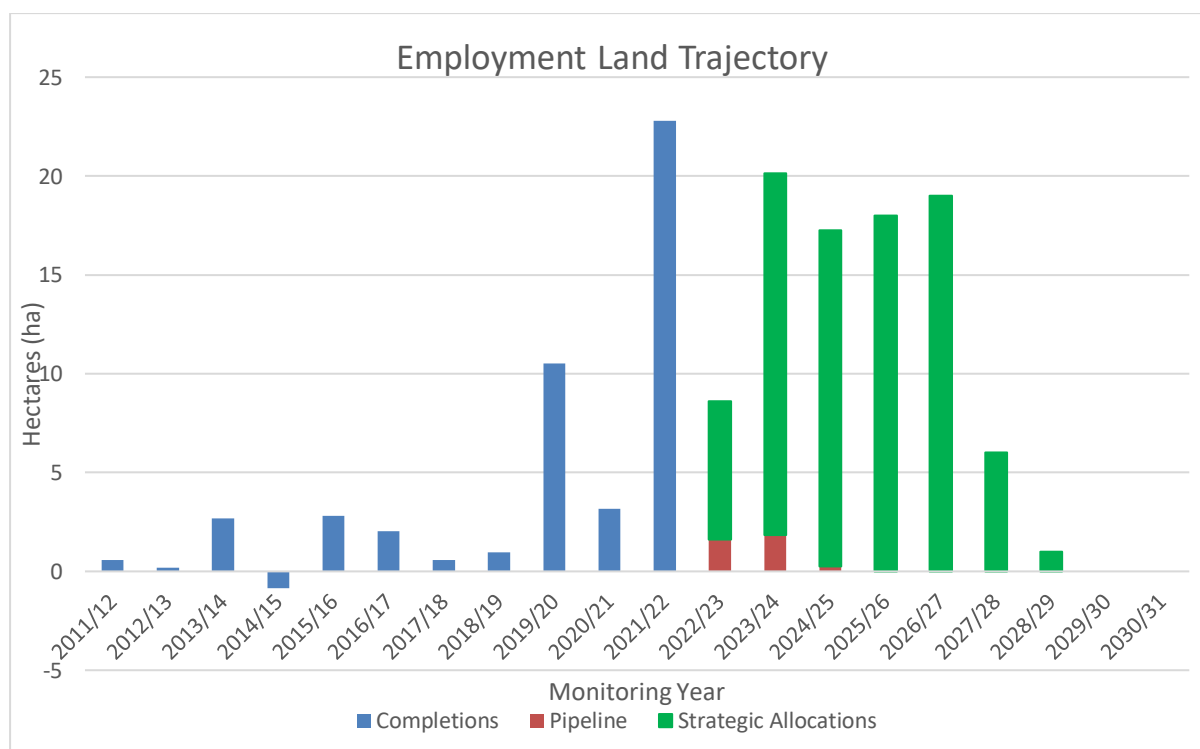
Table 5 Employment Land Target and Completions

| 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 | 23.1 hectares |
| Employment land still needed to deliver the hectares of employment land | 85.1 hectares |
| Average annual employment land completions needed for the rest of the plan period (10 years), to achieve the 107.8 ha target by 2031 | 8.51 hectares |

Employment trajectory

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

Figure 6: Employment Land Trajectory, updated for 2021/22



3.14 Policy DS4 of the adopted Borough Plan states that at least 107.8ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031. The updated employment land trajectory indicates that around 110.7 ha of employment land is available between 2011 and 2031. Table 6 details how the 110.7 ha has been calculated.

Table 6: Updated Employment Land supply for the plan period

| Supply | Area Ha |
|--|---------|
| Actual completions between 2011/12 and 2020/22 | 22.80 |
| Pipeline | 1.6 |
| Strategic Allocations | 86.30 |
| Total Supply | 110.7 |

4. HOUSING

- 4.1 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. As noted in paragraphs 6.17 to 6.25 of the Borough Plan, Coventry City Council were 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) was therefore required to co-operate to establish a revised distribution of housing to meet the identified need.
- 4.2 A Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and committed NBBC to plan for the delivery of a total of 14,060 dwellings to align with the Plan period. 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 4.11.

Table 7: Plan period and housing target

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

Completions

- 4.3 Between 1st April 2011 and 31st March 2022, 5,052 dwellings (net) have been completed. A further 9,008 dwellings need to be built in the borough over the next 10 years in order to achieve the housing target of 14,060 dwellings.
- 4.4 The net number of dwellings completed in the borough during 2021/22 was 809. This represents an increase on previous year but slightly below the 812 dwellings set out in the housing trajectory, with potential delivery completions likely to have been impacted by the Covid-19 pandemic. [Appendix 6](#) provides detail on all the completions for the monitoring year 2021/22. It is anticipated that with further planning applications being approved for the strategic sites, there could be an increase in completions during 2022/23 and beyond.

Permitted development - change of use to residential (prior approval)

- 4.5 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 full planning application. Some permitted development rights are subject to a ‘prior notification/prior approval’ process where certain information is required for the Council to determine the potential impacts, based on certain considerations.
- 4.6 Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. In some circumstances, permitted development rights allow changes of use from offices, light industry, storage uses or

agricultural buildings to residential use. To date, the most prevalent changes of use to residential uses under a prior notification/prior approval process have been from office uses, followed by agricultural conversion.

- 4.7 The AMR will monitor the contribution that permitted development rights have on the provision of new housing throughout the borough. Table 8 outlines the current position regarding permitted developments.

Table 8: The number of dwellings granted permitted development rights for each monitoring year

| Monitoring Year | Number of dwellings granted prior approval |
|-----------------|--|
| 2014/15 | 30 |
| 2015/16 | 34 |
| 2016/17 | 25 |
| 2017/18 | 18* |
| 2018/19 | 6 |
| 2019/20 | 5 |
| 2020/21 | 21 |
| 2021/2022 | 5 |

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)

- 4.8 At the time of onsite monitoring, there were 5 dwellings in the pipeline with prior approval.

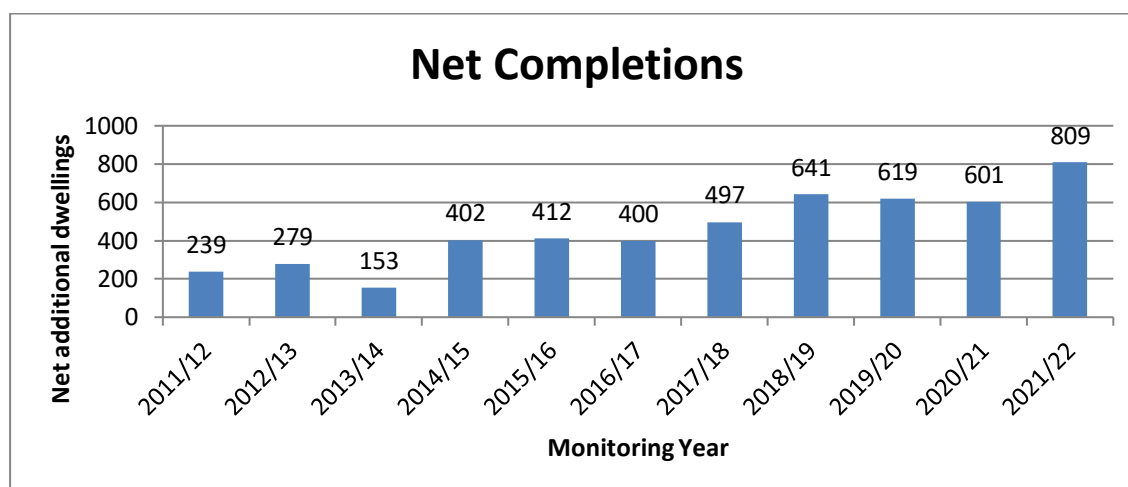
Summary of the housing completions per year April 2011 to March 2022

- 4.9 Table 9 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 7. The losses are made up of dwellings lost through demolitions, changes of use and conversions.

Table 9: Gross and net completions per year 2011 – 2022 (includes prior approvals)

| Year | 2011 /12 | 2012 /13 | 2013 /14 | 2014 /15 | 2015 /16 | 2016 /17 | 2017 /18 | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Gross Completions | 278 | 291 | 171 | 411 | 404 | 394 | 440 | 645 | 624 | 601 | 825 |
| Permitted Development Completions | 0 | 0 | 0 | 0 | 22 | 16 | 63 | 2 | 1 | 13 | 13 |
| Losses | 39 | 12 | 18 | 9 | 14 | 10 | 6 | 6 | 6 | 13 | 29 |
| Net Completions | 239 | 279 | 153 | 402 | 412 | 400 | 497 | 641 | 619 | 601 | 809 |

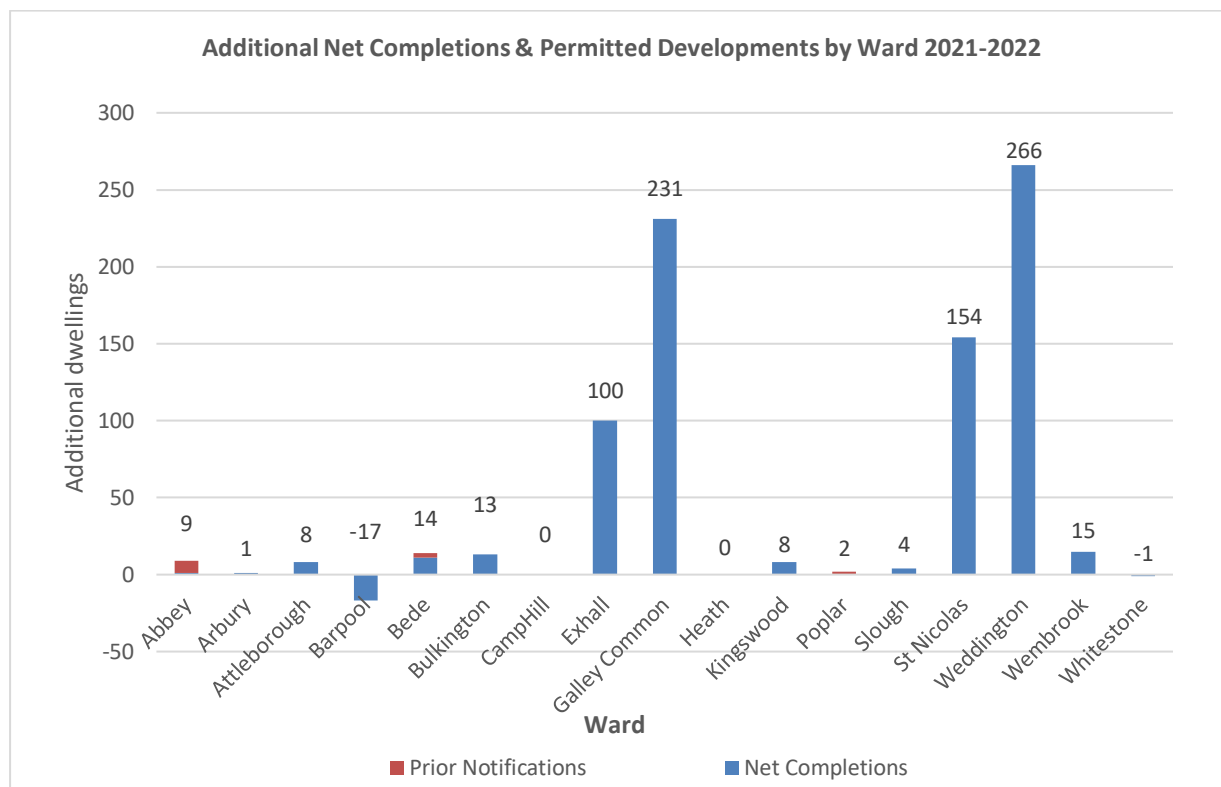
Figure: 7: Net additional annual dwelling completions per year 2011 – 2022 (includes prior approvals)



Completions by ward and settlement

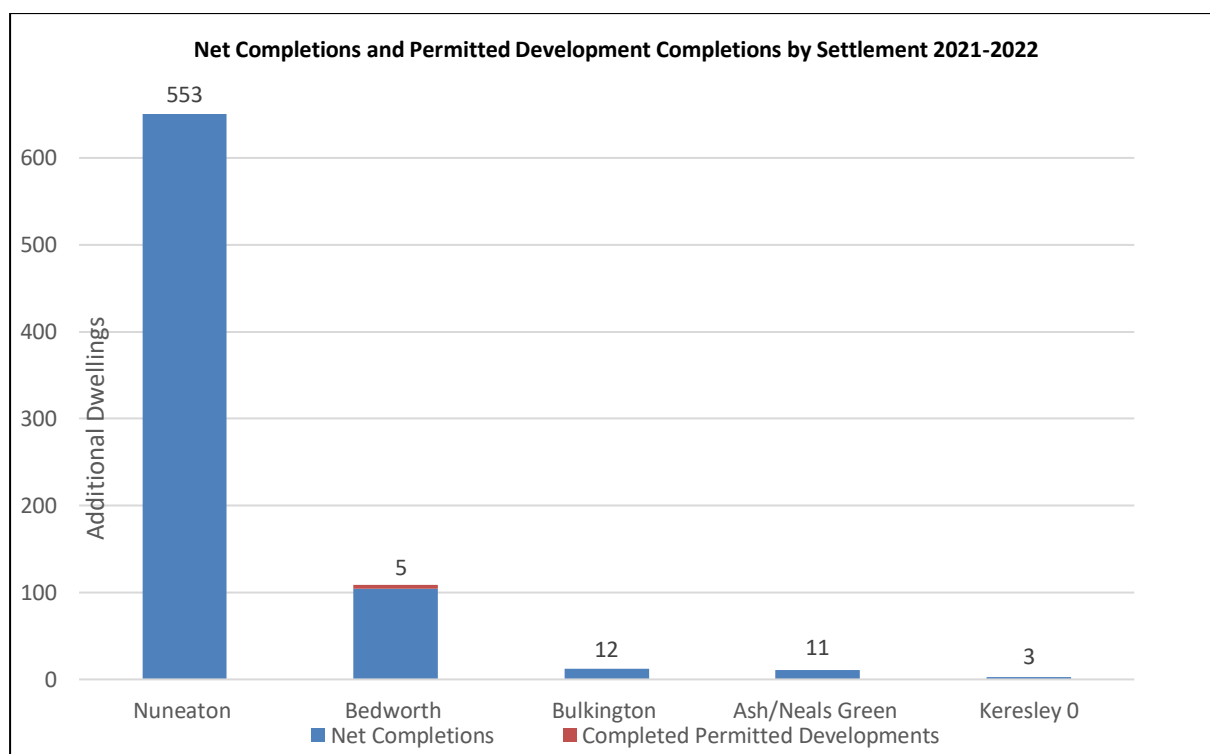
- 4.10 The following graphs provide an indication of how the 809 net completions are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2021/22 monitoring year. Figure 8 shows completions by ward. Weddington Ward had the most completions at 266 dwellings, which is 33% of all net completions throughout the borough. This is because the Persimmon Homes and Redrow Homes developments are progressing and continuing to deliver completions. Galley Common Ward, also in the north of the borough, has seen a rise in completions and had 231 completions, 28% of the total. Again, this is because several housing developers, including Countryside, Taylor Wimpey are progressing sites and delivering significant completions. The contribution of permitted development to the overall completions has remains at 13 during 2021/22, with 8 delivered in Abbey, 3 in Bede and 2 in Poplar wards, respectively.

Figure 8: Net completions by ward from 1st April 2021 to 31st March 2022



4.11 Figure 9 below shows the net completions and permitted development completions by settlement. Most of the completions have been in Nuneaton, with a total of 535 net completions (91%) and 13 permitted development completion being counted.

Figure 9 Net Completions by settlement from 1st April 2021 to 31st March 2022



Housing mix

4.12 Table 10 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 (41.6%), 4 bed houses (25.3%), followed by 2 bed houses (21.51%).

Table 10: Gross completions by dwelling type & bedroom size from 1st April 2021 to 31st March 2022

| Dwelling Type | Number of bedrooms | | | | | | | | | | | |
|---------------|--------------------|-----|-------|------|-------|------|-------|------|-------|-----|-------|---|
| | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | |
| | Total | % | Total | % | Total | % | Total | % | Total | % | Total | % |
| House | 19 | 2.3 | 177 | 21.5 | 343 | 41.6 | 209 | 25.3 | 12 | 1.5 | 0 | |
| Bungalow | 0 | 0.0 | 0 | 0.0 | 1 | 0.1 | 0 | 0 | 0 | 0 | 0 | |
| Flats | 58 | 7.0 | 6 | 0.7 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0 | |

4.13 The dwelling type and bedroom size of the permitted development completions are detailed in Table 11 below. The majority delivered 1-bedroom flats.

Table 11: Permitted development completions by dwelling type and bedroom size from 1st April 2021 to 31st March 2022

| Dwelling Type | Number of bedrooms | | | | |
|---------------|--------------------|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 |
| House | 0 | 0 | 0 | 0 | 0 |
| Bungalow | 0 | 0 | 0 | 0 | 0 |
| Flats | 9 | 4 | 0 | 0 | 0 |

Land supply

4.14 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 12 and Table 13 below show how these planning permissions are spread across the borough.

Table 12: Gross number of dwellings in the pipeline by settlement, as of 31st March 2022

| Extant Planning Permission | Settlement | | | | | Totals |
|----------------------------|-------------|------------|-------------|-----------------|----------|-------------|
| | Nuneaton | Bedworth | Bulking ton | Ash/Neals Green | Kersley | |
| Full | 2781 | 742 | 240 | 88 | 5 | 3856 |
| Outline | 1635 | 194 | 43 | 0 | 0 | 1872 |
| Prior notification | 2 | 3 | 4 | 0 | 0 | 9 |
| TOTAL | 4418 | 938 | 287 | 88 | 5 | 5737 |

| Extant Planning Permission | Ward | | | | | | | | | | | | | | | | | Totals |
|----------------------------|------------|-----------|--------------|-----------|-----------|-------------|------------|------------|---------------|-----------|-----------|------------|------------|------------|-------------|------------|------------|-------------|
| | Abbey | Arbury | Attleborough | Bar pool | Bede | Bulking ton | Camp Hill | Exhall | Galley Common | Heath | Kingswood | Poplar | Slough | St Nicolas | Weddington | Wern brook | Whitestone | |
| Full | 232 | 37 | 17 | 36 | 29 | 241 | 149 | 258 | 190 | 37 | 7 | 322 | 188 | 206 | 871 | 47 | 989 | 3856 |
| Outline | 2 | 1 | 575 | 0 | 0 | 43 | 2 | 5 | 9 | 0 | 0 | 0 | 189 | 195 | 850 | 0 | 1 | 1872 |
| Prior notification | 0 | 0 | 0 | 2 | 1 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| TOTAL | 234 | 38 | 592 | 38 | 30 | 288 | 151 | 265 | 199 | 37 | 7 | 322 | 377 | 401 | 1721 | 47 | 990 | 5737 |

Table 13: Gross number of dwellings in the pipeline by ward, as of 31st March 2022

4.15 Across the borough, 3,813 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that the majority of the 1,872 dwellings with outline planning permission will progress to the reserved matters stage in the coming monitoring years.

Affordable housing

- 4.16 As part of measures to create mixed, balanced communities, the NPPF requires the Council to secure affordable housing on new developments. 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.
- 4.17 Table 14 details the sites which have been wholly completed for this monitoring period which have an affordable housing component. Four sites have completed which have an affordable housing component. Two sites delivered 100% affordable housing and two sites achieved the target of 25% affordable housing.

Table 14: Sites which have been 100% completed during 2021/22 and have a percentage of 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 2022 | Affh Rented Comps this year | Total capacity shared ownership p/ low cost for the site | Total shared ownership p/ low cost to 31 st March 2022 | Affh Shared ownership p/low cost comps this year | Total no. of affordable dwellings on completed sites | % Affordable housing |
|----------------------|---|--|---|--|-----------------------------|--|---|--|--|----------------------|
| 034360 | Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS | 120 | 30 | 30 | 0 | 10 | 10 | 4 | 30 | 25% |
| 034361 | Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS | 35 | 7 | 7 | 0 | 2 | 2 | 0 | 9 | 25% |
| 036338 | Site 63C002 - land between 10 and 12", Roxburgh Road, Nuneaton | 8 | 8 | 8 | 0 | 0 | 0 | 8 | 0 | 100% |
| 036306 | "Site 73B005 - land opp 87-81 Raveloe Drive", Raveloe Drive, Nuneaton (NBBC) | 8 | 8 | 8 | 0 | 0 | 0 | 8 | 0 | 100% |

4.18 Table 15 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 6](#) 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 2021/22, 20.5% (124 dwellings) of all the housing completions were affordable housing, i.e., ‘affordable rented’ plus ‘affordable shared ownership / low cost’ housing. This represents a drop from the 24% seen for 2020/2021. However, over the last five years there has generally been an increasing trend in delivery of affordable houses. This is attributed to the larger housing sites continuing to deliver significant completions and the Borough Plan requirement that 25% of the housing is affordable.

Table 15: Gross number of dwellings delivered by tenure type 2021/22

| Tenure Type | Number of completions | % of Total |
|--------------------------------------|-----------------------|------------|
| Affordable Rented | 116 | 14% |
| Affordable Shared Ownership/Low Cost | 59 | 7% |
| Market Housing | 650 | 79% |
| TOTAL | 825 | 100 |

4.19 There are a further 1,253 affordable housing units in the pipeline, with either full or outline planning permission. Of these, 885 are anticipated to be affordable rent and 368 as shared ownership/low cost.

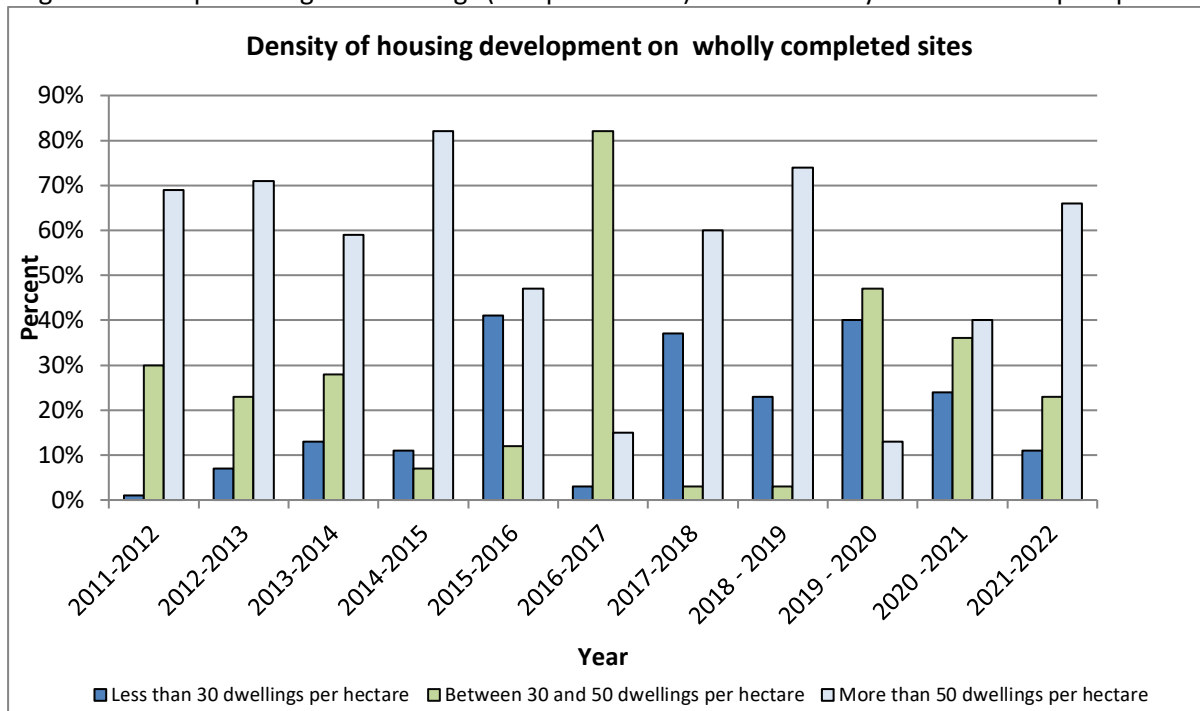
Density of housing development

- 4.20 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. Table 16 and Figure 10 show respectively in table form and graphically, the density of dwellings on sites that are 100% complete.
- 4.21 Dwellings built on sites which were wholly completed in 2021/22 have been at lower densities than preceding years. Several completions of family housing on greenfield edge of settlement sites have delivered some lower densities, but a significant number of completions on brownfield sites in urban areas, and more flat developments, have delivered an increase in higher densities. It is anticipated that the further build-out of the strategic allocations in future years should deliver lower densities in future but continued redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

Table 16: Density of housing development on completed sites over the plan period

| 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% | 47% | 132% |
| 2020-2021 | 24% | 36% | 40% |
| 2021-2022 | 11% | 23% | 66% |

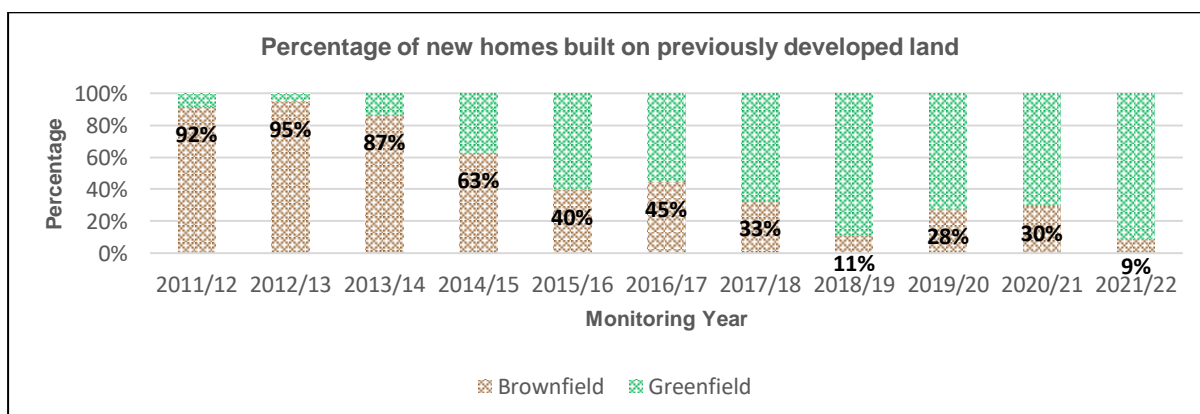
Figure 10: The percentage of dwellings (completed sites) in each density band over the plan period.



Housing development on previously developed land

4.22 Of the 825 housing completions during the 2021/22 monitoring period, 70 dwellings (9%) were built on Previously Developed Land (PDL), and 799 dwellings (91%) were built on Greenfield sites. Figure 11 graphically represents the amount of new housing development built on PDL over the duration of the plan period. Due to build out of key strategic housing allocations, there has been a significant amount of delivery on greenfield sites, albeit with higher brownfield development during 2021/22 than the previous year.

Figure 11: Percentage of new homes built on PDL over the Plan period 2011 to 2022



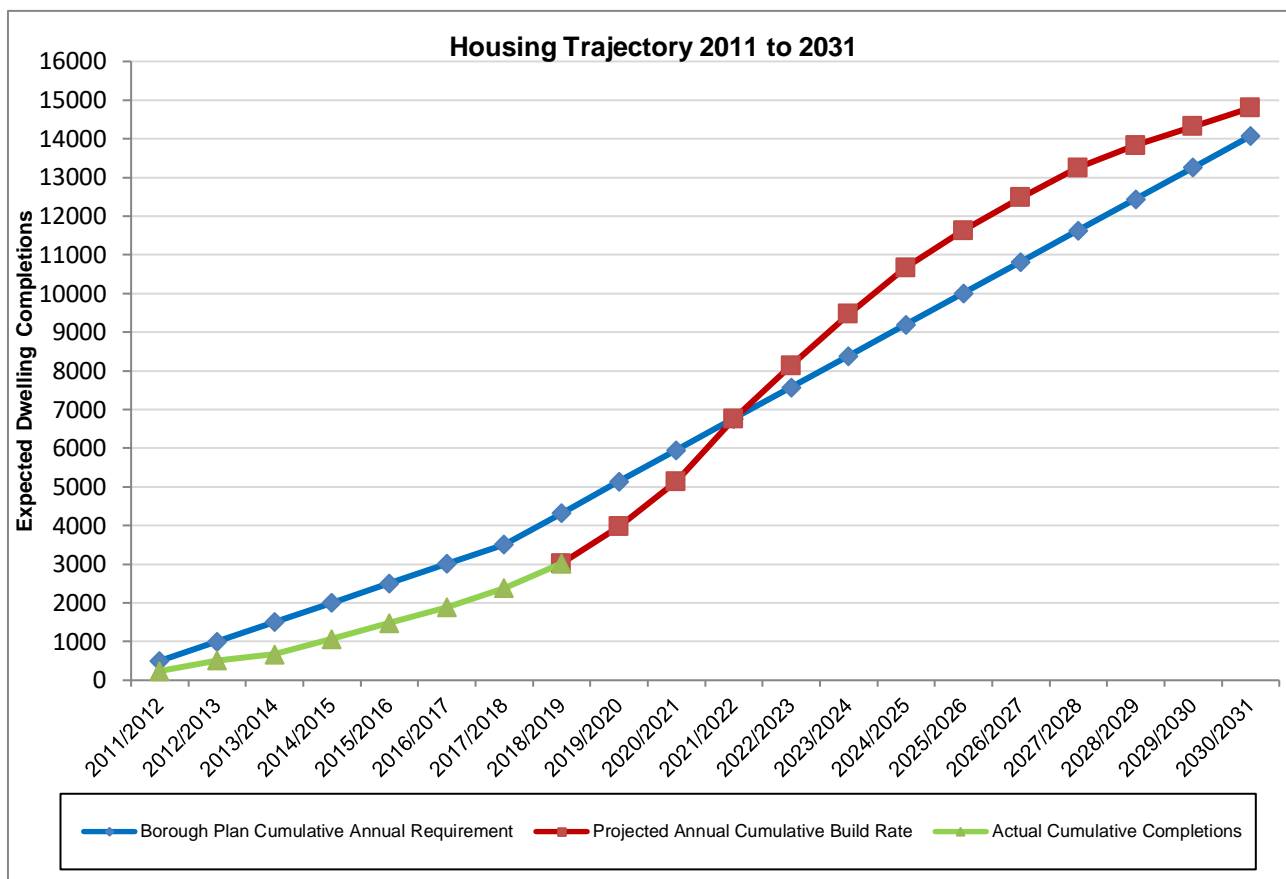
Self-build and custom house build register

- 4.23 From 1st April 2016 local authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016. The Council has met this obligation and publicised the register via its [website](#). 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. Over the 21/22 monitoring period:
- NBBC received 10 applications to be placed on the register.
 - All the applicants have registered as individuals (none on behalf of associations)

Housing trajectory 2011 to 2031

- 4.24 Figure 12 overleaf shows the projected build rate (at Plan adoption) for the 20-year Plan period, 2011 to 2031. It considers 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 adopted Borough Plan 2011 – 2031 and windfall sites. It also takes account of the non-implementation of small sites through the Plan period.
- 4.25 Following the Stage 2 hearings of the Borough Plan Examination, it was concluded that a stepped trajectory would be appropriate for NBBC. The stepped housing trajectory accounts for the release of developable land to facilitate a step change in housing delivery. For example, the housing trajectory accounts for the strategic housing sites that were deallocated from the Green Belt as their development could not commence until the Plan had been adopted and Green Belt constraints removed.
- 4.26 As part of the proposed housing trajectory, the requirement is to be stepped in the following way:
- a) 2011/12 – 2017/18: 502 dwellings per annum ($7 \times 502 = 3,514$)
 - b) 2018/19 – 2030/31: 812 dwellings per annum ($13 \times 812 = 10,556$)
- Total over plan period = $3,514 + 10,556 = 14,070$ dwellings.

Figure 12: Housing Trajectory 2011 to 2031



- 4.27 The latest available ‘stepped’ housing trajectory information indicates a maximum potential supply of 15,903 dwellings, with potentially 15,024 delivered during 2011-2031. This is an excess of 964 dwellings above the 14,060 dwelling target and provides a buffer for non-delivery.
- 4.28 The future supply of housing is considered in terms of the first five-year period, 2022 to 2026, and post-2026 provision. Further information on the five-year land supply (5YLS) position statement is available on the Council’s webpages³.
- 4.29 The latest 5YLS information has been calculated using the ‘Liverpool’ method, i.e., dealing with the shortfall over the remainder of the Plan period. The 2022 5YLS position statement, indicates that there are 5.6 years of housing land supply.

C2 Housing

- 4.30 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 considered when reporting housing completions. However, National Planning Policy Guidance states that Local Planning

3

https://www.nuneatonandbedworth.gov.uk/downloads/file/4530/housing_trajectory_for_five_year_housing_land_supply_2021

Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. 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.

- 4.31 Table 17 sets out data relating to C2 developments which have been completed during the Plan period. Whilst there were no completions during 2021/22, there are several extant/pipeline sites which may deliver completions in future years. These include sites such as the former Red Ruby and Ratcliff buildings, Tuttle Hill (035363 – a 78-bedroom care home), 72 Coventry Rd, Exhall (application reference 035974 – 6 assisted living units), Waggstaff Drive, Nuneaton (035522 – 4 residential care units) and 54 Hayes Lane, Exhall (035774 – care home with 10 care beds). An application was granted for 16 self-contained one bedroom living apartments which were conditioned as supported living, but which were defined as Use Class C3 within the description (037862) so were not included within the C2 figures.

Table 17: Monitored C2 completions for the Plan period

| Year | Supported living units | Total care beds |
|--------------|------------------------|-----------------|
| 2014 - 2015 | 6 | 0 |
| 2015 - 2016 | 17 | 0 |
| 2016 - 2017 | 0 | 39 |
| 2017 - 2018 | 0 | 0 |
| 2018 - 2019 | 18 | 20 |
| 2019 - 2020 | 0 | 0 |
| 2020 - 2021 | 0 | 0 |
| 2021-2022 | 0 | 0 |
| Total | 41 | 59 |

Gypsy and Traveller pitches

- 4.32 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsies, Travellers and Travelling Show people. Table 18 shows the number of pitches permitted during the monitoring period.

Table 18: Summary of Gypsy and Traveller pitches permitted during the monitoring period 1st April 2020 and 31st March 2021

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

- 4.33 As noted in Section 2.4 the Council is currently in the process of developing a policy document to allocate sites to meet the Gypsy, Traveller and Travelling Show people needs.

5. RETAIL, LEISURE, AND TOWN CENTRE DEVELOPMENTS

- 5.1 During the monitoring period 1st April 2021 to 31st March 2022, town centre activity has been generally low. Planning application submissions/approvals have been very low compared to previous years, and this may well be due to the ongoing impact of the Covid19 pandemic. The most notable application received within the town centres was in Nuneaton for the former Co-op buildings and car park as a hybrid planning application for:
- (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and
 - (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping (037658).
- 5.2 Based on previous monitoring, there is a general trend within the town centres of changes within Use Class E for instance from retail shops (formally A1) uses and professional services (formally A2) uses towards cafés (formally A3) uses, activity community uses (formally D2 now E, F1, F2 or sui generis), other sui generis uses and dwellings (C3). 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. This is likely to be accelerated by the Covid19 pandemic given the uptake in online retail. Some national retailers were lost during the period these were within Nuneaton and included Debenhams, Monsoon, H&M, TJ Hughes, Supernews and Brighthouse. Permitted development has also meant the loss of commercial to residential development within the town centres as traditional retail units are converted to residential units.
- 5.3 The tables in [Appendix 7](#) details the amount of retail development and leisure facilities approved throughout the borough over the monitoring period. It should be noted that due to resource constraints, monitoring of retail completions and losses was not possible for the year 2020/21. However, comprehensive monitoring of the town, district and local centre uses took place late December and in early 2022 to inform the Borough Plan Review.
- 5.4 In terms of leisure developments, activity has been low and again, this is attributed to the Covid19 pandemic. However, it is anticipated that there will continue to be some changes of use from retail, office and industrial to more leisure uses which will help to prevent vacant units and improve vibrancy and vitality going forward.

6. PLANNING APPEALS SUMMARY





6.1 During the period from the 1st April 2021 to 31st March 2022 there was one Planning Appeal which was of relevance to the Annual Monitoring as the site is located within the town centre of Bedworth. This is detailed below in Table 19.


Table 19: Summary of planning appeals decided between 1st April 2021 and 31st March 2022 relating to town centre uses


| Planning Permission Number | Description | Location | Appeal Decision | Date |
|----------------------------|---|---------------------|-----------------------------------|-------------------------------|
| 036860 | Prior notification for the change of use of part of the ground floor from financial and professional services (Class A2) to dwelling house (Class C3) | 2 All Saints Square | Prior approval required - Allowed | 9 th February 2021 |







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 2020/21 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>825 housing completions in total</p> <p>HSG1 – mostly permitted, part under construction</p> <p>HSG2 – no permission</p> <p>HSG3 – outline permission</p> <p>HSG4 – no permission</p> <p>HSG5 – no permission</p> <p>HSG6 – part permitted part under construction</p> <p>HSG7 – no permission</p> <p>HSG8 – part full permission under construction</p> <p>HSG9 – permitted but only outline for community facilities</p> <p>HSG10 – permitted Under construction</p> <p>HSG11 – application to be determined</p> <p>HSG12- Part - permitted under construction</p> |  |





| Allocations | | | | |
|----------------------|---|--|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| 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 all permitted under construction EMP2 – Outline permission to be determined EMP3 – Outline permission to be determined EMP4 – no permission EMP6 – permitted EMP7 – no permission |  |


| 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. | None received. |
| 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. | None refused for failure to meet this part of Policy BE3. |  |
| BE3c | New homes installing rainwater 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. |  |




| Built Environment | | | | |
|----------------------|--|-------------------|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| BE4a | Local list of heritage assets. | Complete Review. | Review begun but not completed. |  |
| 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 undertaken as part of emerging Conservation Area Appraisal and Management Plan SPDs. SPDs adopted. |  |





| 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. | Approved in 2021/2022 in Nuneaton 5,200m ² of new B8 (ref. 038113). In Bedworth 825m ² of new B8 (ref. 037979). Loss of 317m ² of B1 (ref.036991). |  |
| DS4b | Development of Employment Land. | 107.8 hectares of land is developed for employment uses. | 1.2 hectares of employment land was completed within the monitoring period of 2021 to 2022. The net loss of 0.33 hectares was subtracted from this resulting in a net gain figure of 0.87 ha of |  |





| Employment | | | | |
|----------------------|---|---|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | employment land and 6,832.8 m ² of floor space. (See Appendix 4 for more detail) 23.9ha completed since 2011. | |
| 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. |  |
| E1c | <p>Job growth within the Borough by: 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.</p> <p>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 as of March 2021 (latest update) unemployment was around 4.6%, lower than the West Midlands and Great Britain averages (5.5% and 4.9% respectively). Economically active people in employment rose to 80.3% in March 2021, up from 75.9% in March 2019. 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.</p> <p>Strategic employment allocations are yet to be permitted/built out and so those developments are likely to have a tangible impact in future.</p> |  |

| Employment | | | | |
|----------------------|--|---|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| E2a | Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing: Amount of appropriate economic development on estates (this would be in conformity with policy); Development approved which results in non-conformity with policy. | 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 7. Some conversions from Use Class E (formally included Use Class A1/2 & B1) to Sui Generis or residential use. |  |
| 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. | Outline for 92,904 m ² approved in previous AMR for Nuneaton of 92,904m ² of new B2 and B8 – EMP1 (ref. 034901). Phase 1 Reserved Matters approved in 2021/22 for 20,117 m ² of this site. |  |
| 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 appropriate service delivery partners. | New Primary School (Lower Farm Academy) delivered (ref. 032336/ 033184) was delivered. 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. |  |


| Healthy, Safe and Inclusive Communities | | | | |
|---|--|--|--|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| 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 each application will be required to understand why criteria(s) were not conformed with. | No applications granted with a negative outcome. |  |
| 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 adopted. |  |
| HS3a | The number of new telecommunications development permitted in conformity/not in conformity with the policy. | It is expected that applications approved for telecommunication s will be in line with this policy. Where | 2 Full planning applications granted 038125 038394 |  |









| Healthy, Safe and Inclusive Communities | | | | |
|---|--|---|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | this does not occur, detailed analysis will need to be undertaken to ascertain whether the policy is effective. | However, the following prior notifications have been granted. 038086 038168 038211 038297 038347 038424 038434 | |
| 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. | Zero, no such applications granted. |  |
| 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 requirements identified in the IDP against what the Council receives. | Seven planning obligations agreed and signed that require healthcare contributions. Three lots of money received for healthcare contributions totalling £46,405.21. |  |
| 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 | Seven planning obligations agreed and signed that require sport and exercise |  |




| Healthy, Safe and Inclusive Communities | | | | |
|---|-----------------------------------|--|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | against what the Council receives. | contributions. Three lots of monies received for sport and exercise contributions totalling £273,975.42. | |
| HS6b | Loss and gain of playing pitches. | To be identified within the Playing Pitch Strategy. | Minor welfare pitch was lost due to development for leisure centre. however, the mitigation has gained an additional pitch for Heckley Fields. So 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 036870 (Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry, West Midlands land provides 13.33ha of community building, allotments, orchard, open spaces and park provision, cycle and pedestrian routes, |  |

| Healthy, Safe and Inclusive Communities | | | | |
|---|----------------------|-------------------|--|--------------------|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | <p>landscaping and associated highway works</p> <p>36877 "Site 103B009 - Land off", Astley Lane, Bedworth, (adj The Heath) land provides 11.72 ha including public open space, associated earthworks to facilitate surface water drainage, landscaping, car parking and other ancillary works</p> <p>37582 Site 125d001 - land off Burbages Lane and Wheelwright Lane Ash Green Coventry (Bloor Homes) land provides 3.24 Ha allotments, orchard, open spaces and park provision, cycle and pedestrian routes, landscaping and associated highway works and infrastructure</p> <p>Outline application 037112 Hybrid planning application for (i) full planning application for</p> | |






| Healthy, Safe and Inclusive Communities | | | | |
|---|----------------------|-------------------|--|--------------------|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | <p>621 no. dwellings (Use Class C3), vehicular access from Golf Drive and Wentworth Drive, pedestrian and cycle access from Juliet Close, landscaping, open space, drainage and all other ancillary and enabling works and (ii) outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1)</p> <p>Land provides 31.48 Ha</p> <p>RM application (Resubmission) 37631</p> <p>Erection of 360 no. dwellings (Approval of reserved matters relating to appearance, landscaping, layout and scale of already approved outline application ref 033926 and varied by application ref 035918)</p> <p>land provides 14.8 Ha</p> | |




| Healthy, Safe and Inclusive Communities | | | | |
|---|--|--|--|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | <p>"Site 52D067 - Land off", Eastboro Way,</p> <p>RM application 37780</p> <p>Approval of reserved matters following outline approval (035745) for 82 dwellings (with appearance, landscaping, layout, and scale to be considered)</p> <p>Land provides 3.4 Ha</p> <p>Site 117C019 - Land off, Stockley Road</p> | |
| 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. | <p>Five planning agreements signed for offsite contributions and three for onsite provision and signed.</p> <p>£73,328.20 (including future fees for ground maintenance) received from planning obligations.</p> |  |


| 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 4.1. 809 completions delivered during 2020/22. |  |
| DS4c and H3a | Gypsy and Traveller accommodation. | 39 residential pitches provided and 5 transit pitches provided. However, figures have been amended in the emerging DPD. | No new pitches provided in period of this AMR. |  |
| DS4d | Housing land supply. | Continuous five-year land supply of housing. | 5.67 as of April 2022. |  |
| 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 2021/22 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 4.7. Four sites have been completed which have an affordable housing component. Two sites delivered 100% affordable housing and two sites achieved the target of 25% affordable housing. |  |
| 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% |  |







| Housing | | | | |
|----------------------|--|--|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | 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. | Unauthorised pitches at land to the rear of 69 Coventry Road, Bulkington. |  |
| H3c | Unauthorised encampments. | None. | Unauthorised permanent encampment at land to the rear of 69 Coventry Road, Bulkington. In the AMR period there were 7 unauthorised temporary transit stops (two of which were on Council land). |  |






| 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. | Outline or full Planning permission 036877, 036870, 037112 provide for green infrastructure. | ✓ |
| NE1b | Distance of strategic network cycle routes. | Delivery towards strategic cycle network plans. | 036870, 037112, 037021, 036877, 03882 | ✓ |
| 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 29 th 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 18 th March 2009. | ➔ |
| NE3b | Development causing habitat net losses. | Zero | Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting). Enforcement case relating to Weddington Road Local Wildlife Site ongoing - biodiversity offsetting requested. | ✓ |
| NE3c | Development causing a loss of LBAP habitats and species. | Zero. | Some developments (particularly large-scale developments on farmland – such as 036870, 036877, and 037112 have impacted upon 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 | ➔ |




| Natural Environment | | | | |
|----------------------|--|------------------------|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | biodiversity value. This is with the exception of 037021 where viability meant that an offsite provision of £70,609.10 could not be met. | |
| NE3d | Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness. | Zero. | No permissions granted on designated sites. Biodiversity distinctiveness is 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(LWS) in positive management. | All local sites. | NBBC's manage 23 sites, 22 of which are in positive management. There are also a number of privately owned LWS sites many of which the management 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. 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. |  |

| Natural Environment | | | | |
|----------------------|--|-------------------|--|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| 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. |  |



| 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. | One application for 5 dwellings approved (037668) – outside of settlement boundary as Outline was approved prior to Borough Plan adoption. |  |

| Town Centres | | | | |
|----------------------|---|--|--|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| DS2b | Retail. | Scale of development proportional to retail hierarchy. | See Appendix 7. Cross Keys (037552). |  |
| DS2c | Leisure floor space. | Scale of development in settlements proportional to position in settlement hierarchy. | See Appendix 7. No new leisure facilities within Town Centres but due to Outline consent for the former Co-Op 037658 leisure facilities are likely to come forwards in Nuneaton Town Centre. Sports training pitch approved at Burbages Lane (037857). |  |
| 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. Loss of 696.5sqm A1 and loss of 532sqm of A2. However, these have largely gone to Sui Generis uses considered to be Town Centre uses or C3 see Appendix 7. |  |
| Tc1b | Additional floor space for town centre offices. | 15,000sq m of office floor space Nuneaton = 13,000 sq m - 14,000 sq m Bedworth = 1,000 sq m - 2,000 sq m. | No new additional floorspace - see Appendix 7. |  |
| 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 and Bedworth Town Centres – see Appendix 7. |  |
| TC1d | Additional floor space for convenience retail. | 1,750sq m - 3,580 sq m of | No new additional convenience retail floorspace. |  |

| Town Centres | | | | |
|----------------------|---|--|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | convenience floor space Nuneaton = 910 sq m – 2500 sq m Bedworth = 460 sq m – 540 sq m. | | |
| 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 7 – Changes of use from A2 to Restaurant (038198). |  |
| 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. | Some extensions to public houses outside of Town Centres and new A1 356sqm at Cross Keys (037552) 132.3m ² of new A1 |  |
| 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 7. In most cases the loss has been to Sui Generis most of which are still considered commercial. However, there has been a loss of 792sqm to C3 use within the Town Centres. |  |
| TC2c | The diversity of uses (e.g. retail, leisure and services offer). | Maintain a good mixture of uses in the town centre. | See Appendix 7. Changes of use away from A1 retail which are prevalent in the town centres. |  |
| TC2d | Retailer representation and demand. | Increase the amount of national | None |  |

| Town Centres | | | | |
|----------------------|--|---|--|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | retailers present in the town centres. | | |
| 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 2021/22 site monitoring undertaken in December/January the vacancy rate for Nuneaton Town Centre was 22%, and Bedworth Town Centre was 15.95%. The town centre national average 14.1 ⁴ . The District Centres average was 6.7% but the vacancy average rates between sites varied significantly. the local centre average was 1.67%. Further updated centres monitoring will be completed in early 2022. A full health assessment has been implemented by Cushman and Wakefield and is due to be published in June 2022. |  |
| TC2g | Accessibility and parking provision. | Maintain availability of parking provision and improve provision for sustainable transport. | Abbey Street, loss of parking due to consent for the former Co-op buildings and car park |  |
| TC2h | The quality of the town centres environment. | Maintain the current standards of the | Some proposals have brought vacant shop units back into |  |

⁴ <https://www.experian.co.uk/goad/public-sector.html> May 2021

| Town Centres | | | | |
|----------------------|--|---|---|---|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | town centres and seek to improve where necessary. | 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. | |
| TC2i | Town centre footfall. | Increase town centre footfall in both centres. | <p>Footfall figure (visits):</p> <p>Nuneaton Town Centre – 2021-2022 =4,444,348 2020-21= 3,001,081 (2019-20= 5,820,905)</p> <p>Bedworth Town Centre – 2021-2022 =1,076,658 2020/21= 765,314 (2019-20= 1,513,140)</p> <p>As expected, footfall figures have been significantly impacted by the Covid19 pandemic.</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. | Centres monitoring has been carried out in this financial year and will be undertaken again next year. | |
| 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 2021/22. However, a community building was granted as part of a larger |  |

| Town Centres | | | | |
|----------------------|----------------------|-------------------|-------------------------------|--------------------|
| Monitoring reference | Monitoring indicator | Monitoring target | Monitoring data | Monitoring outcome |
| | | | development Outline (036870). | |

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 and these were the use classes as they were at the adoption of the Borough Plan and do not reflect last year's changes to use classes, such as the creation of the E use class.

- **B2- General industry** Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)
- **B8- Storage or Distribution**
- **C1- Hotels**, Hotels, boarding and guest houses (where no significant element of care is provided)
- **C2- Residential institutions-** Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.
- **C2A- Secure residential institutions** - Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.
- **C3 - Dwelling houses** - Uses as a dwellinghouse (whether as main residence) by: (a) a single person or single household; (b) a single household of not more than 6 residents where care is provided; or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)
- **C4** - Houses in Multiple Occupation
- **E- Commercial, Business and Service** - Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).
- **Class F1- Learning and non-residential institutions** - Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court.

- **Class F2- Local Community Uses** - a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice-skating rink.
- **Sui generis**-Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987: (a) theatre, (b) amusement arcade or centre, or a funfair, (c) launderette, (d) petrol filling station, (e) sale or display for sale of motor vehicles, (f) taxi business or business for the hire of motor vehicles, (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) hostel, (j) waste disposal installation, (k) retail warehouse club, (l) nightclub, (m) casino, (n) betting office, (o) pay day loan shop, (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, (r) hot food takeaway, (s) live music performance venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall

APPENDIX 3: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31ST MARCH 2022 (SITES >0.2 HECTARES WHEN ROUNDED)

| Site/ Industrial Estate | Employment Land Completed (Ha) 2011 - 2022 | Employment Land Under Construction (Ha) April 2022 | Available Employment Land with Planning Permission | | |
|---|--|--|--|---|---------------------------------|
| | | | Employment Land (Ha) With Full Planning Permission | Employment Land (Ha) with Outline Planning Permission | Employment Land in the Pipeline |
| Acton Road Business Park | 0.01 | | | | |
| Attleborough Industrial Estate | 1.00 | 0.28 | 0.24 | | 0.2 |
| Attleborough Industrial Estate (loss of B1 to D1) | -0.38 | | | | 0.0 |
| Aston Road | -0.02 | | | | |
| Bayton Road Industrial Estate | 2.45 | 5.4 | | | 0.0 |
| Bermuda Park | 4.14 | | | | 0.0 |
| Blackhorse Road | | | 0.03 | | |
| Caldwell Road Industrial Estate | 0.24 | | | | 0.0 |
| Camp Hill Urban Village - Midland Quarry | 0.65 | | | | 0.0 |
| Centrovell Ind Est | 0.00 | | | | 0.0 |
| Centrovell Ind Est | | | 0.32 | | 0.3 |
| Chequer street | 0.01 | | | | |
| Coventry Road, Exhall | 0.27 | | | | 0.0 |
| Earls Road | -0.20 | | | | 0.0 |
| Eliot Park | 1.15 | | | | 0.0 |
| Exhall Coventry | 0.01 | | 2.05 | | |
| Faultlands | | 26.00 | | | |
| Griff Clara (Extension to Bermuda Park) | 4.08 | | | | 0.0 |
| Hazell Way Industrial Estate | 0.01 | | | | |

| | | | | | |
|-----------------------------------|-------------|-------------|------------|------------|------------|
| Hemdale Business Park | 1.01 | | | | 0.0 |
| Holman Way | 0.28 | | | | 0.3 |
| 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 | 0.81 | | | | 0.0 |
| Stockingford | | 0.04 | | | |
| The Moorings Business Park | | | 0.21 | | 0.2 |
| Vicarage Street | | | | 0.4525 | 0.5 |
| Wheat Street | -0.18 | | | | 0.0 |
| Whitacre Industrial Estate | 0.05 | | 0.85 | | 0.9 |
| Grand Total | 22.8 | 31.7 | 3.7 | 0.5 | 2.4 |

APPENDIX 4: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2020 AND 31ST MARCH 2022

Employment Land and Floor space Completed 2021/2022

| 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 |
| 35320 | Erection of extensions to existing industrial unit (in connection with permitted change to B8 Storage Use including partial demolition of existing unit) | Whitacre Road | | Gain | n/a | 0.05 | | | | | 540 | | |
| 36018 | Extension to side | "Subcon Laser Cutting Ltd", Bermuda Road, Nuneaton, | | Gain | n/a | 0.01 | | | 56 | | | | |

| | | | | | | | | | | | | | | |
|-------|--|--|--|------|-----|------|--|--|--|--|--|------|--|------|
| 36476 | Erection of new storage building, extensions to existing unit, new roller shutter doors, new vehicular access from Colliery Lane North, and biomass plant equipment | Staircraft Ltd. "Sterling Technology", Colliery Lane North, Exhall, | | Gain | n/a | 0.31 | | | | | | 3150 | | |
| 36479 | Extensions to industrial unit to include warehouse extension, ancillary office space extensions, new flat roof, and chimneys to roof. Change of use to B1, B2 and B8 use classes, and creation of maintenance access track, erection of | Site 52D018, Townsend Drive, Nuneaton | | Gain | n/a | 0.28 | | | | | | | | 2778 |

| | | | | | | | | | | | | | |
|-------|--|--|--|------|-----|------|--|--|------|--|--|--|--|
| | ancillary structures and reconfiguration of the service yard | | | | | | | | | | | | |
| 37101 | Prior notification for the change of use of A1 (shops) to B1(a) (offices) | 11 Chequer Street | | Gain | n/a | 0.01 | | | 94 | | | | |
| 37428 | Side extension to existing storage/distribution units (use class B8) | Acton Business Park, Unit 1-4 Hilary Road | | Gain | n/a | 0.01 | | | 162 | | | | |
| 37979 | Erection of three industrial buildings to be used as storage (Class Use B8) and be ancillary to the existing operations at Unit 5 Crondal Road | McFarlane Packaging "Unit 5", Crondal Road | | Gain | n/a | 0.01 | | | 0.80 | | | | |
| 38113 | Single storey extension to existing storage unit to be used for B8 | Montague Storage Site 52A006 | | Gain | n/a | 0.52 | | | 52 | | | | |

| | | | | | | | | | | | | | | |
|--------------------------|--------------------------------------|------------------|--|--|--|-------------|--|--|------------|------------|----------|-------------|----------|------------|
| | use (storage and distribution) | Whitacre Road | | | | | | | | | | | | |
| Completions | | | | | | 1.2 | | | | 364 | 0 | 3690 | 0 | 277 |
| | | | | | | | | | .80 | | | | 8 | |
| Total Completions | | | | | | 6834 | | | | | | | | |

Orange represents sites permitted 2021/22.

Employment Land and Floor space Lost 2021/2022

| 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 | |
| 35980 | Change of use from B2 General Industrial to D2 Leisure | Anglo Abrasives, Unit 5, Liberty Way, Nuneaton | | Loss | | -0.03 | -317 | B2 | | | | | | |
| 36991 | Application for prior approval for conversion from offices to 5 self contained flats | 56 Aston Road | | Loss | | -0.02 | -317 | B1 Combin ed | | | | | | |
| 37477 | Change of use from B1/B8 to mixed use B8 and E use | Purely Outdoors, Unit 5, 6 & 7 Holman Way | | Loss | | -0.28 | -317 | | | | B8 (Storage) | | | |
| Total Losses | | | | | | -0.33 | -317.00 | 0.00 | 0.00 | 0.0 | 0.00 | 0.0 | 0.0 | -317 |

APPENDIX 5: EMPLOYMENT LAND COMMITMENTS

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2022 (sites >0.2 hectares)

| 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 |
| Black Horse Road | | | | | 0.03 | | | 0.03 |
| Apple House Slingby Close | | | | | | | 0.24 | 0.24 |
| Closers Business Centre | | | | | | 0.32 | | 0.32 |
| Unit 7, Whitacre Road | | | | | | 0.9 | | 0.9 |
| Site 127a002 - Land south east of Wilsons Lane | | | | | | 2.05 | | 2.05 |
| Woodlands Farm | | | | | | | 0.04 | 0.04 |
| Total Land with Planning Permission (Hectares) for each Use Class. | 0.0 | 5.4 | 0.0 | 0.5 | 0.2 | 3.3 | 0.3 | 9.6 |
| Percentage of land with Planning Permission for each Use Class | 0.0 | 56.0 | 0.0 | 4.7 | 2.5 | 33.9 | 2.903811 | |

Appendix 5 Table 2 – Employment land commitments by site as of 31st March 2022 (all sites)

| Site/ Industrial Estate | Under Construction (Ha) April 2022 | With Full Planning Permission (H) | With Outline Planning Permission (Ha) |
|---|------------------------------------|-----------------------------------|---------------------------------------|
| Acton Road Business Park | | | |
| Attleborough Industrial Estate | 0.28 | 0.24 | |
| Attleborough Industrial Estate (loss of B1 to D1) | | | |
| Aston Road | | | |
| Bayton Road Industrial Estate | 5.4 | | |
| Bermuda Park | | | |
| Blackhorse Road | | 0.03 | |
| Caldwell Road Industrial Estate | | | |
| Camp Hill Urban Village - Midland Quarry | | | |
| Centrovell Ind Est | | | |
| Centrovell Ind Est | | 0.32 | |
| Chequer street | | | |
| Coventry Road, Exhall | | | |
| Earls Road | | | |
| Eliot Park | | | |
| Exhall Coventry | | 2.05 | |
| Faultlands | 26.00 | | |
| Griff Clara (Extension to Bermuda Park) | | | |
| Hazell Way Industrial Estate | | | |

| | | | |
|-----------------------------------|-------------|------------|------------|
| Hemdale Business Park | | | |
| Holman Way | | | |
| Leicester Road | | | |
| Manor Court Road | | | |
| Marston Hall Lodge | | | |
| Marston Jabbett | | | |
| Newtown Road (Loss of B1a to C3) | | | |
| Prologis Park | | | |
| School Lane | | | |
| Stockingford | 0.04 | | |
| The Moorings Business Park | | 0.21 | |
| Vicarage Street | | | 0.4525 |
| Wheat Street | | | |
| Whitacre Industrial Estate | | 0.85 | |
| Grand Total | 31.7 | 3.7 | 0.5 |

APPENDIX 6: HOUSING COMPLETIONS FOR THE 2020/21 MONITORING PERIOD

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 215 | 011514 | Tower Road, Bedworth Water Tower | Bede | 6 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 812 | 12181 37529 | Chapel Street, Bedworth | Bede | 19 | 10 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 829 | 012088 | 15 Ash Green Lane, Exhall | Exhall | 14 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1087 | 010197 | 265 Queens Rd, Nuneaton | Abbey | 14 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1281 | 032399 | The Long Shoot, land rear of 28-44 (Royal Park-Bellway Phase 1) Nuneaton | St Nicolas | 125 | 124 | 0 | 0 | 0 | 0 | 31 | Under construction |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1334 | 33374 | Land to rear of Joddrell St, Midland Road (Site 39b006) Reliant Building Contractors | Abbey | 84 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1364 | 33050 | Adj Boot Wharf, Site 61B007 - Former allotments north of, The Bull Ring, Nuneaton | Barpool | 53 | 4 | 8 | 8 | 7 | 0 | 13 | Under construction |
| 1376 | 35826 | Site 106a014 King Street, Bedworth, | Poplar | 13 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1383 | 36288 | Lingfield Farm, Stoney Road, Nuneaton | Weddington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1385 | 032992 | Site 31B007 Land off, The Long Shoot (Bellway Phase 2), Nuneaton | St Nicolas | 250 | 229 | 29 | 29 | 0 | 0 | 63 | Under construction |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1399 | 033758 | Site 29B002 - Land off, Weddington Road, Nuneaton, (South of Lower) (Barratt - St James' Gate) | Weddington | 245 | 207 | 47 | 47 | 7 | 8 | 61 | Under construction |
| 1403 | 34180 | Land Rear of 49/51 Site 106A012, King Street, Bedworth | Bede | 4 | 4 | 4 | 4 | 0 | 0 | 0 | Complete |
| 1414 | 34287 | Site 48a022 - Spinney Lane, Nuneaton | Galley Common | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1421 | 34324 | 34 Croft Pool, Bedworth | Bede | 2 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1423.1 | 34334 | Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton | St Nicolas | 221 | 200 | 55 | 55 | 27 | 2 | 55 | Under construction |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|---|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| | | (Barrat Homes) | | | | | | | | | |
| 1438 | 34360 | Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS | St Nicolas | 120 | 120 | 14 | 14 | 0 | 0 | 30 | Complete |
| 1439 | 34361 | Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS | St Nicolas | 35 | 35 | 2 | 2 | 0 | 0 | 9 | Complete |
| 1448 | 34349 | Corner House Garage, Nuneaton Road, Bulkington | Bulkington | 11 | 11 | 11 | 11 | 0 | 0 | 0 | Complete |
| 1454 | 34543 | Site 36C002 Land at Hill Farm, Plough Hill Road, Nuneaton Taylor Wimpey (Ribbon Fields) | Galley Common | 262 | 218 | 76 | 76 | 17 | 0 | 65 | Under construction |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1459 | 35090 | Site 51a036 - Burgage Walk, Nuneaton | Abbey | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1468 | 35192 | 39 Newtown Road, Bedworth | Slough | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1474 | 33762 | Land between 37-39, Site 103c008 - Whitburn Road, Bedworth | Heath | 14 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1481 | 34969 | Cresswell Farm, The Long Shoot - Jelson Homes | St Nicolas | 150 | 37 | 24 | 24 | 0 | 0 | 28 | Under construction |
| 1482 | 35295 | Land adj 9 Site 61A003, Hare and Hounds Lane | Arbury | 4 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------|
| 1483 | 35378 | 141 College Street, Nuneaton | Wembrook | 4 | 2 | 2 | 2 | 0 | 0 | 0 | Site Started |
| 1484 | 34542 | Site 50A016, Queens Road (209-231 & 66-72 Fife St) Nuneaton | Abbey | 32 | 0 | 0 | 0 | 0 | 0 | 0 | Site Started |
| 1487 | 35478 | 39 Willis Grove, Bedworth | Bede | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Site Started |
| 1488 | 35512 | Swallow Meadows Farm, The Birches, Bulkington | Bulkington | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1489 | 35600 | 73 Barbridge Road, Bulkington | Bulkington | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |

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|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1490 | 35604 | Ex Coal Yard, Site 50a006 - York Street, Nuneaton | Abbey | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1495 | 35220 | Site 124A008 - Land and garages r/o 2-12, Scholfield Road, Keresley | Exhall | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1496 | 34076 | Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (EATON PLACE; PERSIMMON Homes) | Weddington | 453 | 128 | 91 | 91 | 29 | 6 | 113 | Under construction |
| 1499 | 35590 | 22 Trafford Drive, Nuneaton | Camphill | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1500 | 36876 | Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton, | Kingswood | 7 | 7 | 7 | 7 | 0 | 0 | 0 | Complete |
| 1501 | 35402 | Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton | Abbey | 95 | 42 | 0 | 0 | 9 | 33 | 95 | Under construction |
| 1502 | 36824 | Site 94b011 - Nuneaton Road Bedworth | Bede | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1504 | 35858 | Whitehouse Farm, Higham Lane, Nuneaton | Weddington | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |
| 1506 | 35923 | "The Cottage", 197 Nuneaton Road, Bulkington | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1509 | 35366 | "Site 51a036 - Burgage Walk, Nuneaton, | Abbey | 12 | 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 | 29 | Under construction |
| 1514 | 35825 | Site 35D013-land to rear of The Elms, School Lane, Nuneaton, | Galley Common | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1515 | 35882 | Site 94C007 rear of 25-29 Newtown Road, Bedworth | Slough | 2 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1520 | 35864 | Land adj No. 28 Site 123b004 - The Crescent, Keresley End | Exhall | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |

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|----------|-------------------------|---|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1521 | 36135 | 255 The Long Shoot, Nuneaton | St Nicolas | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1522 | 36155 / 36703 | Land between 151 & 157 Site 119a001 - Coventry Road, Bulkington | Bulkington | 5 | 3 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1525 | 35641 | New Inn, Rugby Road, Bulkington, Bedworth | Bulkington | 44 | 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 | Not Started |
| 1528 | 36226 | 43 Bucks Hill, Nuneaton | Galley Common | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|-------------|
| 1529 | 36249 | 44 Princes Street, Nuneaton | Wembrook | 2 | 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 | Not Started |
| 1535 | 36350 | 203 Plough Hill Road, Nuneaton | Galley Common | 5 | 5 | 5 | 5 | 0 | 0 | 0 | Complete |
| 1536 | 36375 | Heart of England Co-op Society, 10 High Street, Bedworth | Bede | 2 | 2 | 2 | 2 | 2 | 0 | 0 | Complete |
| 1537 | 36761 | Site 50a017 - Merevale Avenue, Nuneaton | Abbey | 9 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|--------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1540 | 36283 | 255 The Long Shoot, Nuneaton | St Nicolas | 1 | 0 | 0 | -1 | 0 | 0 | 0 | Under construction |
| 1542 | 036338 | Site 63C002 - land between 10 and 12, Roxburgh Road, Nuneaton | Attleborough | 8 | 8 | 8 | 8 | 0 | 0 | 8 | Complete |
| 1543 | 36412 | Edward Street Dental Surgery, 129 Edward Street, Nuneaton | Wembrook | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |
| 1546 | 36552 | Site 103d014, Land adjacent 41 Mavor Drive, Bedworth | Heath | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1547 | 36201 36946 | Phase 3, Site 37b008 - Edinburgh Road, Nuneaton | Camphill | 142 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------|---|--------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1548 | 36395 | Milverton House, 43 Lutterworth Road, Nuneaton | Attleborough | 6 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1549 | 35998 | Garages Site 52C045 (r/o 154-166 Gadsby Street), William Street | Attleborough | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1550 | 36188 | A5 Aquatics, Meadowcroft Farm, Watling Street, Nuneaton | Weddington | 59 | 59 | 59 | 59 | 0 | 59 | 59 | Complete |
| 1551 | 36521 | Site 115B004 - Land adjacent, 147 Hayes Lane, Exhall, | Exhall | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1552 | 37114 | "Smithfields", 157 Coventry Road, Bulkington | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1553 | 34772 | Site 105C002 - Parks Farm, Smarts Road, Exhall (Taylor Wimpey) | Exhall | 92 | 61 | 57 | 57 | 8 | 8 | 23 | Under construction |
| 1553A | 36882 | Site 105c002 - Land at Parks Farm, Smarts Road Exhall | Exhall | 15 | 0 | 0 | 0 | 0 | 0 | 4 | Under construction |
| 1557 | 36306 | Site 73B005 - land opp 87-81 Raveloe Drive, Nuneaton (NBBC) | Wembrook | 8 | 8 | 8 | 8 | 0 | 0 | 8 | Complete |
| 1561 | 36764 | 266 The Long Shoot, Nuneaton | St Nicolas | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1562 | 36261 Approved RM 37019 Approved | Site 31A003-rear Whitehouse Farm, Higham Lane, Nuneaton, REDROW HOMES : | Weddington | 200 | 90 | 41 | 41 | 0 | 0 | 38 | Under construction |

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|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| | | (HERITAGE FIELDS) | | | | | | | | | |
| 1563 | 36878 | 1 The Square, Nuneaton | Attleborough | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1564 | 35456 | Caldwell Caravan Site, Bradestone Road, Nuneaton, | Wembrook | 14 | 3 | 3 | 3 | 0 | 0 | 0 | Under construction |
| 1565 | 36109 | Plough Hill Golf Centre, Site 36A002 - Plough Hill Golf Centre, Plough Hill Road, Nuneaton | Galley Common | 300 | 172 | 150 | 150 | 11 | 8 | 75 | Under construction |
| 1566 | 36417 | Land and garages adj No. 14, Site 39C011, James Street, Nuneaton | Abbey | 6 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1567 | 36470 | 2 Royal Oak Lane, Ash Green | Exhall | 12 | 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 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1570 | 36869 | Site 95c003 - New Street Bedworth | Poplar | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1572 | 36873 | Site 42B001 - Land rear of 28-44 The Long Shoot Nuneaton (Royal Park) (Bellway Phase 3) | St Nicolas | 75 | 28 | 28 | 28 | 7 | 3 | 19 | Under construction |

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|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1573 | 36964 | Edwards Radio Taxis Limited 100 Orchard Street Bedworth | Bede | 2 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1574 | 37106 | Public Conveniences Chapel Street Bedworth | Bede | 2 | 0 | 0 | 0 | 0 | 0 | 2 | Not Started |
| 1575 | 36491 | Site 97c001 Bedworth Road Bulkington - Part of HSG8 - Taylor Wimpey - Raveloe Gardens | Bulkington | 188 | 0 | 0 | 0 | 0 | 47 | 47 | Under construction |
| 1576 | 37246 | Hill Farm Plough Hill Road Nuneaton | Galley Common | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1577 | 37395 | Site 101d002 - Smorrall Lane (Ashwood Cottage) Smorrall Lane Bedworth | Heath | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|-----------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1578 | 36959 | 26 Devon Close, Nuneaton | Barpool | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1579 | 37199 | Exclusive Beds Corporation Street Nuneaton | Abbey | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1580 | 36879 | 258 Lutterworth Road Nuneaton | Whitstone | 1 | 0 | 0 | -1 | 0 | 0 | 0 | Under construction |
| 1581 | 37154 | 18 Harefield Road Nuneaton | Abbey | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1583 | 37602 | 1-3 All Saints Square Bedworth CV12 8LP | Bede | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1584 | 36921 | Site Calendar Farm Site 31b001 - Watling Street Nuneaton | Weddington | 425 | 28 | 28 | 28 | 0 | 0 | 106 | Under construction |
| 1585 | 37206 | Site 103b007 - Marriott Road Land R/o 1-5 Marriott Road Bedworth | Heath | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1586 | 37463 | 101 Higham Lane Nuneaton | Weddington | 1 | 1 | 1 | 0 | 0 | 0 | 0 | Complete |
| 1587 | 37066 | Site - 37C008 land to the rear of 79-117 Vale View Nuneaton | Barpool | 16 | 0 | 0 | 0 | 0 | 0 | 14 | Not Started |
| 1588 | 37533 | 120 Lutterworth Road, Nuneaton | Whitestone | 6 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1589 | 36794 | Heath End Rd Service Station, 227 Heath End Road, Nuneaton | Arbury | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1590 | 37329 | 1 Lime Grove, Nuneaton | CampHill | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1591 | 36909 | 32 Princes Avenue, Nuneaton | Wembrook | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |
| 1593 | 36460 | The Poppy's Mobile Home Park Mile Tree Lane Coventry CV2 1NT | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1594 | 37272 | Land between 122-126 Site 48a024 - Church Road Stockingford Nuneaton | Kingswood | 7 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|----------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|-------------|
| 1595 | 37509 | 285 Marston Lane, Nuneaton, Warwickshire CV11 4RH | Wembrook | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1596 | 37567 | Willowbrook, Croft Pool, Bedworth CV12 8QW | Bede | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1597 | 37570 | 50 Shaftsbury Avenue Coventry CV7 8NE | Exhall | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1598 | 38031 | 33 Lime Grove Nuneaton CV10 9BG | CampHill | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1600 | 37056 | 56 Aston Road, Nuneaton CV11 5EJ | Abbey | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |

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|----------|-------------------------|---|------------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1601 | 36656 | Pet Cemetery Maytree 4 School Lane Nuneaton CV10 7PA | Galley Common | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1602 | 36877 | Site 103B009 - Land off, Astley Lane, Bedworth, (adj The Heath) | Slough | 169 | 0 | 0 | 0 | 0 | 0 | 42 | Under construction |
| 1603 | 37659 | Inglewood Smorrall Lane Bedworth CV7 8AT | Heath | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1604 | 38081 | 1 Shilton Lane Bulkington Bedworth CV12 9JL | Bulkington | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |
| 1605 | 37163 | Site 83d011 - Joseph Luckman Road Land & Garages off (R/o The Cricketers- No. 60) Bedworth | Slough | 8 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------|--|--------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1606 | 37629 | Front plot of Missing Oak Close 140 Woodlands Road Bedworth CV12 0AD | Slough | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1607 | 37666 | The Bull, Bull Street Nuneaton CV11 4JX | Attleborough | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1608 | 36806 | The Carousel Dark Lane, Bedworth CV12 0JH | Heath | 17 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1610 | 38029 | WCC Drug Team 37-38 Coton Road Nuneaton | Wembrook | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1611 | 37904 | Loads of Tread 86 Orchard Street Bedworth CV12 8BN | Bede | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1612 | 37912 | Site 95c008 Green Yard King Street 12-14 Croxhall Street Bedworth | Bede | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |
| 1613 | 38153 | 384 Tuttle Hill, Nuneaton | Camphill | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1614 | 38114 | 25 Market Place Nuneaton | Abbey | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1615 | 37617 | 24D Bennetts Road North, Coventry | Exhall | 2 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1616 | 38325 | Site 109a018 - Church Street Bulkington | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|--------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1617 | 38360 | 41 Leicester Road Nuneaton CV11 6AB | St Nicolas | 3 | 3 | 3 | 3 | 0 | 0 | 0 | Complete |
| 1618 | 37377 | The Crystal Palace Gadsby Street Nuneaton CV11 4PA | Attleborough | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1619 | 36870 | Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry | Poplar | 204 | 0 | 0 | 0 | 0 | 0 | 51 | Site Started |
| 1620 | 37862 | Land off Site 60a005 Atholl Crescent Nuneaton | Arbury | 16 | 0 | 0 | 0 | 0 | 0 | 16 | Not Started |
| 1621 | 36687 | 99 Woodlands Road Bedworth CV12 0AD | Slough | 9 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1622 | 037631 33926 | Site 52D067 - Land off (Land adj Crematorium), Eastboro Way, Nuneaton | Whitestone | 360 | 0 | 0 | 0 | 0 | 0 | 91 | Not Started |
| 1623 | 37770 | Land adjacent to 28 Burbages Lane Ash Green Coventry | Exhall | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1624 | 37780 | Site 117C019 - Land off, Stockley Road, Exhall, (rear of 67 Blackhorse Road) | Poplar | 82 | 0 | 0 | 0 | 0 | 0 | 25 | site started |
| 1625 | 037022 35503 | Site 115d001 - School Lane Exhall | Exhall | 129 | 31 | 31 | 31 | 0 | 0 | 32 | Not Started |
| 1626 | 37381 | 2 High Street Nuneaton | Abbey | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

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|----------|-------------------------|---|--------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1627 | 37112 | Site 64c001 land Off Golf Drive Nuneaton | Whitestone | 621 | 0 | 0 | 0 | 0 | 0 | 159 | Not Started |
| 1628 | 37582 | Site 125d001 - land off Burbages Lane and Wheelwright Lane Ash Green Coventry (Bloor Homes) | Exhall | 85 | 11 | 11 | 11 | 0 | 0 | 23 | Under construction |
| 1630 | 37968 | 92 Bermuda Village Nuneaton CV10 7PN | Arbury | 2 | 2 | 2 | 2 | 0 | 0 | 0 | Complete |
| 1631 | 37971 | 14 -16 Bull Street Nuneaton CV11 4JX | Attleborough | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1632 | 38034 | Garages rear of 12-14 Site 124A011 - Garages rear of 12 - 14 Scholfield | Exhall | 5 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |

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|----------|-------------------------|---|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| | | Road Keresley End Coventry | | | | | | | | | |
| 1633 | 38212 | 143 Bedworth Road Bulkington CV12 9LJ | Bulkington | -1 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1634 | 38303 | S C T Electrics 75-91 Heath End Road Nuneaton CV10 7JG | Arbury | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1635 | 38362 | Cream 127 Abbey Street Nuneaton CV11 5BZ | Abbey | 2 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1636 | 38111 | Barclays Bank Plc 7 Market Place, Nuneaton CV11 4EB | Abbey | 3 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|--|---------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|--------------------|
| 1637 | 38414 | 308 Lutterworth Road Nuneaton CV11 6PN | Whitestone | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Under construction |
| 1638 | 38257 | Byford Court Site 49B005 - Byford Street Nuneaton | Barpool | -25 | 0 | 0 | -25 | 0 | 0 | 12 | Under construction |
| 1639 | 38513 | 54 Hayes Lane Coventry CV7 9BP | Exhall | -1 | -1 | -1 | -1 | 0 | 0 | 0 | Complete |
| 1640 | | Site 35D014 - Field opp Freesland Park Farm, School Lane, Nuneaton | Galley Common | | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1641 | 38575 | 206A Lutterworth Road, Nuneaton | Whitestone | 1 | 1 | 1 | 1 | 0 | 0 | 0 | Complete |

| SITE REF | COUNCIL APPLICATION No. | ADDRESS | Ward | Total capacity | Total completions up to 31st March 2022 (gross) | Total completions during 2021/22 | Net completions during 2021/22 | Affordable rent completions 2021/22 | Aff Shared Ownership low-cost completions 2021/22 | Total Affordable completions | Site Status |
|----------|-------------------------|--|------------|----------------|---|----------------------------------|--------------------------------|-------------------------------------|---|------------------------------|-------------|
| 1642 | 36527 | 244 Nuneaton Road, Bulkington | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1643 | 38081 | 1 Shilton Lane, Bulkington, Bedworth | Bulkington | 1 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |
| 1644 | 38490 | Poppy's, Stafford Close, Bulkington CV12 9QX | Bulkington | 9 | 0 | 0 | 0 | 0 | 0 | 0 | Not Started |

APPENDIX 7: COMMERCIAL FLOOR SPACE TABLES

Appendix 7 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2022

| 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 | |
| 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 | 036276 | No | | | | Net 984. (-5261+6245) | |

| | | | | | | | | | | |
|---|--|---|-------------------|--------|-----|-------|------------------------------|--|--|--|
| 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 | 036299 | Yes | | -142 | | | |
| 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 (Use Class C3) | Loss of financial | 036430 | 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 | 036230 | 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 | 036194 | Yes | | -1572 | | | |
| 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 | | | | |

Appendix 7 (Table 2): Losses of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2022. Notwithstanding the Use Class changes in this monitoring year (for clarity the original Use Classes have been maintained in the monitoring columns.)

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permission Number | Town Centre | A1 | A2 | A3-A5 | B1 | D2 |
|---------------------------|---|---|----------------|----------------------------|-------------|-----|----|-------|----|----|
| B | Site 50a017 - Merevale Avenue, Nuneaton | Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling | Loss of retail | 035927 and 036761 | No | -84 | | | | |

| | | | | | | | | | | |
|---|---|--|-------------------------------|--------|-----|---------|--|--|--|--|
| 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 | 036375 | Yes | -819.5 | | | | |
| B | 13 Bull Street Attleborough Nuneaton | Change the use to A5 Hot Food Takeaway, installation of a 200 mm flue and fan for a gas oven venting onto a flat roof, new shop front and proposed cladding to building frontage (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office). | Loss of retail to sui generis | 038098 | No | -72 | | | | |
| B | 35 Queens Road | Change of use from a hairdressers (A1/E) to a hot food takeaway (A5/ Sui Generis) with a new shop frontage, roller shutters and an extraction system (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office). | Loss of retail to sui generis | 037714 | Yes | -122 | | | | |
| B | 143 Queens Road | Change of use from retail (A1/E) to a dog grooming salon (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office). | Loss of retail to sui generis | 037767 | No | -73.5 | | | | |
| B | Beautiful Bathrooms, Corporation Street. | Change of use from a kitchen and bathroom showroom (Class E Use) to a beauty and tanning salon (Sui Generis Use). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office). | Loss of retail to sui generis | 037844 | Yes | -309 | | | | |
| B | 21 Devon Close | Prior notification for the change of use of first floor mixed-use shop (Use Class A1/E) to two self-contained flats (Use Class C3) | Loss of retail | 038169 | No | Unknown | | | | |
| B | 25 Market Place | Change of use of ground floor and first floors to 3 No. one bedroom apartments. | Loss of retail | 038114 | Yes | -107 | | | | |

| | | | | | | | | | | |
|---|-------------------------------|---|----------------------|--------|-----|--------|------|--|--|--|
| B | 7 Market Place | Change of use at the first floor from a bank to three residential. | Loss of formally A2. | 038111 | Yes | | -382 | | | |
| B | Kingsway House, King Street | Prior approval for the change of use from Use Class E to Use Class C3 under Class MA | Loss of retail | 038321 | Yes | -158.5 | | | | |
| B | Crystal Palace, Nuneaton | Change of use from former Public House (A4) to HMO (C4) and single unit (C3). (Allowed at Appeal) | | 037377 | No | -550 | | | | |
| B | 75-91 Heath End Road Nuneaton | Proposed conversion of existing building from general storage (Class B8), community facility (Class F2) and office & store (Class E) to 16 HMO units including first floor side extension and side dormer | | 038303 | No | -800 | | | | |
| B | 2 All Saints Square Bedworth. | Prior Notification for the change of use of part of the ground floor from financial use (A2)to residential (C3). Allowed at Appeal. | Loss of A2 | 036860 | Yes | | -150 | | | |

Appendix 7 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2022

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n 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 | 031064 | No | 457 | | | | |
| B | Cross Keys Inn, Goodyers End Lane, Bedworth, | Demolition of public house and erection of one retail unit (Use Class A1 eg shop) | Retail | 034430 | 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 | 036008 | No | -440 | | | | |
| B | Arden Wines, 44 Arden Road, Bulkington | Ground floor extension to side of retail unit for purposes of retail storage | Retail | 035697 | 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 | 035150 | N | -55 | | | | |
| B | Pharmacy Republic, "Marath House", 104 Edward Street, | Single storey side extension to pharmacy (for sole use relating to the pharmacy) | Retail | 035447 | N | 16.9 | | | | |
| B | Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton | Change of use from B2 General Industrial to D2 Leisure | D2 | 035980 | N | | | | 317 | |
| B | A R Cartwright Ltd, Vicarage Street, Nuneaton | Erection of three storey office building (Outline with Appearance and Landscaping | B1a | 035027 | Yes | | 2619 | | | |

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n Number | Town Centre | A1 | B1a | A2 | D2 | C1 |
|---------------------------|---|--|------------------|-----------------------------------|----------------|---|------|----|--------|----|
| | | reserved, and matters of Access, Layout and Scale to be considered) | | | | | | | | |
| B | 68 Cheverel Street, Nuneaton | Retention of building for use as a beauty salon (A1 shops) | A1 | 036210 | No | Gain unknown – need planning application form | | | | |
| B | 2 Riverside, Bond Street, Nuneaton | Change of use of first floor rear consulting rooms and offices to 1no. residential flat | Loss of offices | 036303 | Yes | | -354 | | | |
| B | Land Adjacent to Wayside, Parrots Grove, Coventry | Convert and extend existing building into a dwelling house along with associated works | Loss of retail | 036679 | 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 | 036709 | Yes | | | | -395.5 | |
| B | H Johnson and Son Ltd, 50 Queens Road, Nuneaton | First floor workshop extension | A1 | 036951 | Yes | 32 | | | | |

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n Number | Town Centre | A1 | B1a | A2 | D2 | C1 |
|---------------------------|--|--|-------------------|-----------------------------------|----------------|-------|-----|----|-----|----|
| B | 161 Blackhorse Road, Longford, Coventry | Single storey rear extension to shop | A1 | 036980 | No | 30 | | | | |
| B | Unit 28a - 28b, Whitacre Road, Nuneaton | Change of Use from Industrial unit to Boxing Club at Units 28A and 28B Whitacre Road. | D2 | 037164 | No | 476.6 | | | | |
| B | Site 128D006, Parrots Grove, Coventry | Conversion and extension of building to create single dwelling house along with external works and change of use of land to garden and parking area. (Amended proposal to that approved under ref 036679) Amended plans include a new layout slightly larger than approved, porch extension to rear and hipped roof and vehicular access gates being moved | Loss of retail | 037168 | No | -89 | | | | |
| B | Exclusive Beds, Corporation Street, Nuneaton | Demolition of existing building and erection of 3 storey building, retail (A1) use on ground floor, residential (C3) use on first and second floor | Loss of retail | 037199 | Yes | -20 | | | | |
| B | Nicholas Chamberlaine Comprehensive School, Bulkington Road, Bedworth | Change of use from Sixth Form Facility to Rugby Club Clubhouse | D2 | 037409 | No | | | | 209 | |

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n Number | Town Centre | A1 | B1a | A2 | D2 | C1 |
|---------------------------|--|--|-----------------------|-----------------------------------|----------------|----|-----|----|----|-------|
| B | 20 Shakespeare Drive, Nuneaton | Conversion of residential garage to dog grooming studio | A1 | 037518 | No | 11 | | | | |
| B | Former Co-op buildings and car park | Hybrid planning application for: (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping | C1 full consent | 037658 | Yes | | | | | 5,245 |
| B | 37 Upton Drive | Change of use from residential garage (C3) to a dog groomers (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office) | Sui Generis | 037866 | No | | | | | |
| B | Four Acres Bulkington | Change of use of part of site to dog boarding kennels and associated exercise area. To make use of existing buildings but adding drainage, flooring, heating, ventilation wall | Sui Generis | 037955 | No | | | | | |

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n Number | Town Centre | A1 | B1a | A2 | D2 | C1 |
|---------------------------|---|---|------------------|-----------------------------------|----------------|-----|-----|----|------|----|
| | | coverings and galvanised steel kennels. Considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office) | | | | | | | | |
| B | The Bull, Bull Street, Attleborough | Proposed two storey side extension to create additional commercial floorspace forming a shop and a kitchen, including retention of existing unit and 5 new apartments with parking and access. | A1 and | 037666 | No | 23 | | | | |
| G | Burbages Lane, Longford | Change of use from vacant land to sports training pitch (D2/F2) with the erection of associated access steps | D2/F2 | 037857 | No | | | | 3571 | |
| B | Cross Keys Inn Bedworth | Demolition of the existing public house and buildings and erection of one retail unit (Class Use E retail use). (Amended scheme to previous approval reference 034430). | A1/E | 037552 | No | 356 | | | | |
| B | The Boat Inn, Blackhorse Road Longford. | Change of use from shed to kitchen with extraction units within pub garden (erection of shed approved under previous application ref 037238). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office) | Sui Generis | 037726 | No | | | | | |
| B | The Arches, Coventry Road Nuneaton | Single storey side extension to form kitchen and preparation area. considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office) | Sui Generis | 038555 | No | | | | | |
| B | 16 Bull Street Nuneaton | Creation of two new flats to the first floor with associated two storey rear extension and external staircase. Extensions to ground floor retail units and a change of use of 16 Bull | Sui Generis | 037971 | No | 8 | | | | |

| Greenfield/ Brownfield | Site Details | Description of the development | Facility Type | Planning Permissio n Number | Town Centre | A1 | B1a | A2 | D2 | C1 |
|---|---------------------------------|--|------------------|-----------------------------------|----------------|----------------|--------------|----------|----------------|--------------|
| | | Street from (A1/E) to Hot Food Take Away (A5/Sui Generis). considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office) | | | | | | | | |
| B | 20 Newdegate Street Nuneaton | Glass balustrade to first floor for the creation of a terrace, conversion from window to door at the first floor and various internal alterations associated with the change of use from bank to restaurant. 366 sqm of Sui Generis. | Sui Generis | 038198 | Yes | | | | | |
| Total in the pipeline (where known). | | | | | | 1,171.5 | 2,619 | 0 | 3,701.5 | 5,925 |

Light green shading indicates a site permitted in 2020/21. Brighter green represents sites permitted 2021/22.

GLOSSARY

Affordable Housing

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

Authority 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; and
- 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 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.

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 |