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Date: 23<sup>rd</sup> September 2025

Dear Sir/Madam,

**Business, Regeneration and Planning OSP – 2<sup>nd</sup> October 2025**

I refer to the meeting of the Business, Regeneration and Planning Overview and Scrutiny due to be held on Thursday, 2<sup>nd</sup> October 2025 and attach Appendix 1 in relation to agenda item 7 – ‘Monitoring delivery of the Borough Plan and consideration of the data around the land supply targets’.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Business,  
Regeneration and Planning Overview  
and Scrutiny Panel

## Nuneaton and Bedworth five year supply addendum

This addendum sets out the five year supply calculation for Nuneaton and Bedworth Borough Council following the publication of the revised [National Planning Policy Framework](#) (NPPF) in December 2024. This addendum uses the latest housing supply and completion data from the [Five Year Housing Land Supply Position Statement](#) as at base date 31<sup>st</sup> March 2024 and applies the Local Housing Need requirement in accordance with the updated NPPF.

Paragraph 79 of the revised NPPF reintroduced the requirement to include a ‘buffer’ to the five year supply of housing. The level of buffer required is linked to the [Housing Delivery Test](#) (HDT). The results are published annually by government and the latest HDT results indicate that Nuneaton Borough passes the test with 145% result. Therefore, a 5% buffer is required to be added.

Notably, the Council is at an advanced stage with its Borough Plan Review, with a consultation on the Main Modifications due to commence as soon as reasonably possible, and upon adoption, which is anticipated between April – June 2025 in accordance with the latest Local Development Scheme, this five year supply position will be superseded.

Figure 1: Annual Requirement Calculation

<b>Five year requirement calculation</b>
Local Housing Need annual requirement = 737 dwellings per annum
Additional 5% buffer = 185
Five year requirement $(737 \times 5) + 184 = 3870$
<b>Annual requirement (including buffer <math>(3870 / 5) = 774</math>)</b>

Figure 2: Summary of supply of sites included within five year calculation (see Five Year Land Supply Position Paper)

<b>Supply</b>	<b>Total Yield</b>
Full Planning Permission	561
Outline Planning Permission	177
Prior Notification	27
SHLAA Sites	23
Strategic Allocations	2997
Windfalls and Prior Approvals	110
10% deduction allowance for non-completion on small sites	-90
<b>Total expected supply for five year period</b>	<b>3805</b>

Figure 2 provides a summary of the supply of sites which are included in the five year supply calculation and details how the total supply is calculated. This uses the information set out within the published five year housing land supply document.

The five year supply position for Nuneaton and Bedworth borough is as follows:

Figure 3: Five year housing land supply calculation

<b>Nuneaton and Bedworth five year supply</b>
Total supply / annual requirement = 3805 / 7
<b>Five year supply = 4.9 years</b>

This calculation demonstrates that there is a small shortfall in the five year supply of housing land in the borough as at 1<sup>st</sup> January 2025 against the target established by local housing need. All the data for sites contained within the five year supply can be found within the appendices to the [Five Year Supply Position Statement](#).

### Planning Balance Considerations

Whilst it is acknowledged, based on the calculation above the authority can not demonstrate a five year supply, there has been significant progress on a number of sites listed in the trajectory which are not included in the five year supply calculation since the trajectory was produced and published in July 2024, for example the progression of reserved matters for HSG7 – East of Bulkington for 230 units. Therefore, the inclusion of this site alone on the basis of assumptions outlined in the Housing and Employment Land Availability Assessment would result in the authority have a supply in excess of five years.

Further, the Council submitted the Borough Plan Review, to the Planning Inspectorate, on 12<sup>th</sup> February 2024 for examination and the hearing sessions (July – October 2024) have now closed. Under the transitional arrangements in the updated NPPF, the Borough Plan Review will establish a 5 year position for the authority upon adoption, with the [Inspectors Post Hearing Note](#) stating at Paragraph 10:

*‘Notwithstanding our concerns about delivery timescales for the listed sites, we consider that there will be a five year supply of housing sites on the adoption of the Plan.’*

The Council anticipate in accordance with the latest LDS that the Borough Plan Review will be adopted between April – June 2025, at which point the authority will be able to demonstrate a 5 year supply.