



Enquiries to: Committee Services
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Date: 22nd December 2025

Our Ref: MM

Dear Sir/Madam,

A meeting of the **BOROUGH PLAN COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton, on **Thursday, 15th January 2026** at 6.00 p.m.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Borough
Plan Committee

Councillors T. Venson (Chair), A. Bull,
L. Cvetkovic, T. Jenkins, C. Smith,
R. Smith, M. Walsh, C. Watkins and
K. Wilson.

The Council is committed to providing a safe and respectful environment for our employees, customers and elected members. As such, please be advised that any form of abuse, aggression, or disrespectful behaviour towards our team will not be tolerated under any circumstances.

AGENDA

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Please exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. APOLOGIES - to receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting of the Borough Plan Committee held on 1st October, 2025 (Page 4**).**

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Declarations of Interests](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their

personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. PUBLIC CONSULTATION - Members of the Public will be given the opportunity to speak on specific agenda items, if notice has been received.

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

6. TO UPDATE MEMBERS ON KEY LOCAL PLAN MATTERS FOLLOWING THE ADOPTION OF THE BOROUGH PLAN REVIEW – a report of the Planning Policy Manager, attached (**Page 5**).

7. ANY OTHER ITEMS - which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

BOROUGH PLAN COMMITTEE

1st October 2025

A meeting of the Borough Plan Committee was held on Wednesday, 1st October 2025. This meeting was held in the Council Chamber.

Present

Councillor T. Venson (Chair)

Councillors: A. Bull, T. Jenkins, C. Smith, R. Smith, M. Walsh, C. Watkins and K. Wilson.

Apologies: Councillor L. Cvetkovic.

PART I – PUBLIC BUSINESS

BPC4 **Minutes**

RESOLVED that the minutes of the meeting held on 19th May 2025 be approved and signed by the Chair.

BPC5 **Declarations of Interest**

Councillor Jenkins declared that as of 29th September 2025 he no longer worked for Mary Creagh MP, and from 2nd October 2025 he would be working for Staffline, Rugby.

RESOLVED that the declarations of interests are as set out in the Schedule which can be viewed on the Council website ([Councillor Declarations of Interests](#)), with the addition of the updated declaration of interest from Councillor T. Jenkins.

BPC6 **Borough Plan Review Update**

A report of the Planning Policy Manager updated Members on the progress of the Borough Plan Review and the new Local Plan, since the last report to the Borough Plan Committee in May 2025.

Public Speakers: Councillor M. Kondakor
County Councillor K. Kondakor

RESOLVED that

- a) the contents of the report be noted; and
- b) a joint party letter be sent to the MHCLG to seek clarity on the transitional arrangements in relation to Unitary Authorities and the formulation and review of Local Plans

Chair

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Borough Plan Committee
Date of Meeting:	15 January 2026
Subject:	To update Members on key local plan matters following the adoption of the Borough Plan Review.
Portfolio:	Planning and Enforcement
Responsible Officer:	Assistant Director for Planning
Corporate Plan – Theme:	All
Corporate Plan – Aim:	All
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	Yes
Subject to Call-in:	No. This report is a factual update to Members.

1. Purpose of report

- 1.1. The purpose of this report is to update Members on local plan related matters since the last Borough Plan Committee in October 2025. The report outlines the key implications for the authority following the adoption of the Borough Plan Review and summarises the proposed changes to the plan making system which are anticipated to come into effect during 2026.

2. Recommendations

- 2.1. That the Committee note the contents of the cross- party letter sent to Ministry of Housing, Communities and Local Government (MHCLG) seeking clarity on the transitional arrangements relating to Unitary Authorities and the formulation and review of Local Plans following the last Borough Plan Committee meeting.
- 2.2. That the Committee note that the Borough Plan Review (2021-2039) was adopted on 10 December 2025 and now supersedes the Borough Plan (2011-2031).
- 2.3. That the Committee note that the Council can demonstrate a five-year supply of housing.
- 2.4. That the Committee note the proposed changes to the local plan making system.

3. Background

- 3.1. The Borough Plan Review was adopted on the 10 December 2025. Upon adoption, it superseded the Borough Plan (2011-2031). It now forms a key document within the Development Plan for the area, alongside the Gypsy and Traveller Site Allocations Development Plan Document (adopted in 2024), the Warwickshire Minerals Local Plan (adopted in 2022) and the Warwickshire Waste Plan (adopted in 2013). Collectively, these documents form the statutory Development Plan for Nuneaton and Bedworth Borough.
- 3.2. Section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) allows for an application to quash a 'relevant document' (in this case the Borough Plan Review) to be made to the High Court within six weeks of adoption (the "legal challenge period"). During this period, the full weight of the Borough Plan Review can be applied in decision making. The legal challenge period runs until 24 January 2026.
- 3.3. In accordance with the updated NPPF (December 2024), and transitional arrangements within paragraphs 234-237, the Council was required to proceed with the examination and adoption of the Borough Plan Review and must now commence an immediate further review. This further review, in the form of a new Local Plan, will need to

address the shortfall between the Borough Plan Review housing requirement of 545 dwellings per annum and the governments new standard method requirement of 756 dwellings per annum.

4. Body of report and reason for recommendations

Action following previous Borough Plan Committee

- 4.1. Members will recall at the last Borough Plan Committee meeting it was agreed that a cross-party letter would be sent to MHCLG requesting further details on transitional arrangements on proposed local government reorganisation and local plan formulation (Appendix 1). To date, no response has been received.
- 4.2. On 27 November 2025, MHCLG wrote to authorities (Appendix 2) and published updated guidance for local authorities outlining the direction of travel for the new plan making system. The guidance is available [online](#). A revised version of the NPPF will be published for consultation later this year, with the new local plan making system coming in to force early 2026.

Development Plan and Local Policy Updates

Borough Plan Review

- 4.3. The Borough Plan Review and supporting documents are available to view [online](#). The policies within the Plan will guide planning decisions in the borough going forward.

Housing Supply

- 4.4. Paragraphs 52-55 of the Inspector's Report confirm that, on adoption of the Plan, the Council would be able to demonstrate a five-year supply of housing land. This was based on the information presented to the Inspectors during examination, which included forecasts for completions within 2024/25, and provided an overall supply position of 7.49 years.
- 4.5. The Council has since updated its housing trajectory using evidence, including site specific pro-formas, and incorporated the completion data, 846 dwellings for the 2024/25 period. As set out in Appendix 3, the Council can demonstrate a supply of 10.5 years as at 1st April 2025.

- 4.6. The Borough Plan Review was examined against the September 2023 version of the NPPF. The updated NPPF (December 2024) introduced a new standard methodology for calculating housing need, increasing the Borough's housing requirement to 756 dwellings per annum (dpa) and requiring a buffer to be applied when calculating supply. It is worth noting that at Full Council on 10 December 2025 it was agreed a letter would be sent to MHCLG challenging the housing methodology established in the NPPF (December 2024).
- 4.7. Transitional arrangements apply to authorities, including NBBC, with a recently adopted plan. The Council will continue to be benchmarked against the 545 dpa figure from the Borough Plan Review. However, from July 2026, as this figure is 80% or less than the new Local Housing Need figure (756 dpa), a 20% buffer will be applied to the Council's five year housing land supply calculation in accordance with the latest NPPF.
- 4.8. This means, if based on the latest trajectory (as at 1st April 2025), the authority will be able to demonstrate a 10.5 year supply until July 2026 and a 9.2 year supply from July 2026. However, the authority will be required to update its trajectory and incorporate 2025/26 completion figures. Therefore, the 9.2 year figure will be an interim position from 1 July 2026 until updated trajectory (as at 1st April 2026) is published.

Supplementary Planning Documents

- 4.9. Supplementary Planning Documents (SPDs) provide detailed guidance to expand on local plan policies. Prior to adoption, work has been on-going to update SPDs to align with the Borough Plan Review and updated national policy. A Heritage SPD, incorporating a new Local List has also been prepared. Subject to Cabinet approval on 21 January 2025, consultation on the following SPDs will take place between 4 February and 4 March 2026:
- Affordable Housing SPD
 - Heritage SPD
 - Hot Food Takeaway SPD
 - Health Impact Assessment SPD
 - Sustainable Design and Construction SPD
 - Transport Demands Matters SPD

National Policy Updates

Changes to the local plan making system

- 4.10. In accordance with the transitional arrangements set out in NPPF (December 2024), NBBC must now begin work on a new Local Plan under the new plan-making system introduced by the Levelling Up and Regeneration Act 2023. Further guidance was published on 27 November 2025, and at the time of writing, it is anticipated a draft NPPF will be published for consultation by the end of December 2025.
- 4.11. The guidance states that plans should be adopted within a 30 month timeframe, with authorities required to give at least four months' notice of their intention to begin plan-making. An overview of the new system is provided in Figure 1.



Figure 1: Main stages and timings of the 30-month plan making process (Source: MHCLG)

- 4.12. Figure 2 sets out the stages involved in the 30-month local plan process, which commences an authority progresses past 'Gateway 1', a self-assessment of readiness checker.



Figure 2: New local plan making stages (Source: MHCLG)

- 4.13. Authorities will no longer be required to adopt Local Development Schemes. Instead, they must maintain a 'live' timetable in a prescribed format, updated monthly, and published alongside the notice of intention.
- 4.14. A key change is the introduction of 'roll out' backstop dates requiring authorities to publish their notice of intention. NBBC is seeking legal advice, but it is likely this will be by 30 June 2026, as the Borough falls under the 2024 NPPF transitional arrangements.

Preparing for plan making

- 4.15. The guidance includes information for local authorities on tasks which can be undertaken prior to, and within, the four month notice period. This includes gathering data, preparing a vision, scoping and preparing the evidence base.
- 4.16. The Council has sought to be proactive and to date has undertaken a Call for Sites consultation and commissioned a Green and Grey Belt Assessment. A scoping exercise will be undertaken once further information is published to

identify the key evidence base documents required to inform the new Local Plan.

- 4.17. The Planning Policy Team is working through the implications of the guidance and will take into account any further updates to national policy once published for consultation.

Spatial Development Strategies (SDS)

- 4.18. Members will recall at previous discussions on the implications for local-plan making following the introduction of the Spatial Development Strategies (SDS) through the Planning and Infrastructure Bill, which is anticipated come into force from spring 2026.

- 4.19. It is anticipated that the updated NPPF will codify the relationship between SDS's and Local Plans, and that new planning practice guidance will be published to provide clarity on the process.

5. Consultation with the public, members, officers and associated stakeholders

- 5.1 Consultation has taken place with:
- Portfolio Holder – Planning and Enforcement.

6. Financial Implications

- 6.1 The costs associated with the Borough Plan Review through to adoption and updating evidence base documents to inform a new Local Plan will be met through future years budgets, planned through annual budget setting.

7. Legal Implications

- 7.1 The Borough Plan Review was adopted in accordance with s the Planning & Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), on 10 December 2025.

8. Equalities implications

- 8.1 No specific equality implications have been identified following the completion of an equality impact assessment.

9. Health implications

- 9.1 Health implications are addressed through the Borough Plan Review policies.

10. Climate and environmental implications

- 10.1 The Borough Plan Review, and associated documents, are aligned with the latest Government guidance, available at the time of submission, on preserving and enhancing the natural environment. Sustainability Appraisals and Habitats Regulations Assessments have been carried out throughout the process. Further work will be undertaken to support the new local plan.

11. Section 17 Crime and Disorder Implications

- 11.1 No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

- 12.1. The following risk management implications have been identified:
- i. Whether the Borough Plan Review is challenged.
 - ii. In regard to the new Local Plan, further changes are proposed to national policy and potential staff shortages, in the Planning Policy team, could arise.
- 12.2 It is proposed to mitigate the above by implementing the following mitigations:
- i. Obtaining legal advice if necessary.
 - ii. Keeping abreast of national policy changes and ensuring a beneficial/supportive working environment is provided for all staff.

13. Human resources implications

- 13.1. No direct human resource implications have been identified. The Local Development Scheme (2025) accounts for existing known staffing and resource levels.

14. Option considered and reason for their rejection

- 14.1 In formulating this report and recommendations, the following option was identified. The reason for its rejection is outlined below.

Option Ref	Option Title	Reason for rejection
A	Do not accept the content of this report.	This is a factual update for Members (Borough Plan Committee).

15. Conclusion

- 15.1 At the time of the preparation of this report, the Council has adopted its Borough Plan Review and has an up-to-date Development Plan against which planning decisions can be assessed. The Council can demonstrate a five year housing land supply.
- 15.2 In accordance with the transitional arrangements set out in the NPPF (December 2025) the Council are required to commence a new local plan.
- 15.3 Following the publication of guidance on the new planning system by MHCLG on 27 November 2025, at the time of writing, the Planning Policy Team is working through understanding the implications this will have the scope and timescales associated with preparing a new Local Plan and awaiting the publication of an updated NPPF.

16. Appendices

- 16.1 Please note the following appendices:

- i. Appendix A – Cross party letter sent to MHCLG
- ii. Appendix B – MHCLG Letter to Leaders
- iii. Appendix C – Five year supply calculation

17. Background papers

- 17.1 Please note the following links:

- i. The Borough Plan Review and supporting documents can be viewed at: [Nuneaton and Bedworth Borough Council Borough Plan Review](#)

- ii. The agenda, report and appendices; addendum and minutes from the Borough Plan Committee meeting on 1st October 2025, can be viewed at: [Nuneaton and Bedworth Borough Plan Committee October 2025](#)
- iii. Local plan making guidance published by MHCLG can be viewed at: [MHCLG Draft Guidance to Support Faster and Clearer Local Plan Making](#)

18. Report Writer Details

Officer Job Title: Planning Policy Manager

Officer Name: Sarah Matile

Officer Email Address: sarah.matile@nuneatonandbedworth.gov.uk



Ministry of Housing, Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Date: 23rd October 2025

Enquiries to: Cllr Watkins

Direct Dial: 07974697420

Direct Email: Christopher.watkins@nuneatonandbedworth.gov.uk

Dear Sir/Madam

Joint Party Letter – Transitional Arrangements: Proposed Local Government Reorganisation and Local Plan Formulation

We are writing jointly, on a cross – party basis to seek clarity from the Ministry on the transitional arrangements regarding the formulation, submission and review of Local Plans in areas affected by proposed Local Government Reorganisation (LGR). This letter is signed by the Labour Party, the Conservative Party and the Green Party.

The process of LGR seeks to bring forward new Unitary Authorities, and we are interested to understand more about the transitional period given it raises several uncertainties for authorities, such as ours, in the process of developing or reviewing Local Plans. We have set out under the two headings below the areas of uncertainty we have identified.

Plan Making Responsibilities

Where new Unitary Authorities are created, those Authorities are expected to produce a local plan covering their entire area. This was confirmed by MHCLG¹ in response to a question asked by the Local Government Association. However, it remains unclear how responsibilities for Local Plan formulation will transfer from District and Borough Councils to the new Unitary Authority. In particular, whether evidence base documents to support those District and Borough Local Plans, consultations and spatial strategies can be carried forward. Guidance in respect of that would be helpful given, as set out in the Chief Planners Newsletter (August 2025)², Councils are being encouraged to continue without delay with plan making and we would want to avoid any abortive costs associated with continuing with our evidence base when we aren't currently certain the information from it will be capable of later use under a Unitary Authority scenario.

Planning Reforms

The transition to Unitary Authorities coincides with the broader reforms to the planning system, including the introduction of Spatial Development Strategies, National

¹ [Devolution and local government reorganisation FAQs and glossary | Local Government Association](#)

² [Planning update newsletter \(19 August 2025\)](#)



Development Management Policies and changes to plan making timetables. We are interested to receive more information on this generally and how proposed LGR may affect Spatial Development Strategies.

On the basis of above, we are seeking clarification on whether MHCLG intends to publish draft transitional arrangements or accompanying guidance for consultation, and if so the anticipated timeframe for doing so.

Yours faithfully

Cllr Christopher Watkins

Cllr Michele Kondakor

Cllr Kristofer Wilson

(Council Leader)

(Green Party Leader)

(Conservative Party Leader)



**Ministry of Housing,
Communities &
Local Government**

Matthew Pennycook MP
Minister for Housing and Planning

**Ministry of Housing,
Communities &
Local Government**
4th Floor, Fry Building
2 Marsham Street
London SW1P 4DF

To: Council Leaders and Metro Mayors in England
Cc: Council Chief Executives in England

27 November 2025

Dear Leader,

Local plan reforms

This government was elected on a manifesto that included a clear commitment to build 1.5 million new homes in this Parliament, and all areas are required to play their part. In order to deliver the homes and growth the country needs, we expect all local planning authorities to make every effort to get up-to-date local plans in place as soon as possible.

The plan-led approach is, and must remain, the cornerstone of our planning system. Local plans are the best way for communities to shape decisions about how to deliver the housing and wider development their areas need. In the absence of an up-to-date plan, there is a high likelihood that development will come forward on a piecemeal and speculative basis, with reduced public engagement and fewer guarantees that it will make the most of an area's potential. It is for these reasons that the level of up-to-date plan coverage we inherited is so problematic.

As a government, we have made a clear commitment to achieving universal local plan coverage. To that end, we have been clear that we intend to drive local plans to adoption as quickly as possible. That is why we introduced transitional arrangements for emerging plans in preparation as part of the changes we made to the National Planning Policy Framework (NPPF) in December last year, and why we have recently awarded over £29 million in funding to 188 local planning authorities to support the rapid preparation of plans that reflect that updated Framework.

However, the current system is optimised neither for speed nor for community participation. We are therefore clear that more fundamental reform is needed to ensure that local plans are faster to prepare and simpler for end users to access and understand. In February, we published the government's response to the previous government's consultation on implementation of plan-making reforms. I am today publishing more detailed information about the design of the legislation required to implement the new system; how we intend to roll it out across the country, and the resources that will be made available to support plan-makers to that end.

New plan-making regulations

We will shortly lay the regulations that will underpin our new approach to plan-making. These will reflect our February 2025 response to the previous government's consultation on the new-plan

making system, and their development will take into account responses to that consultation, as well as feedback provided through extensive engagement with the sector.

The regulations will set out a new process for producing plans with clear steps that a local planning authority will need to take. This should support faster preparation of plans and more frequent updates, in line with our aim of universal coverage of up-to-date plans that reflect local needs.

The government is today publishing a summary of what we intend these regulations to contain. This will provide plan-makers and other key stakeholders with the information they need to familiarise themselves with the new system in advance of it coming into force early next year.

Rolling out the new plan-making system

The government is acutely aware that many local planning authorities are keen to start work on plans in the new system at the earliest opportunity, to give themselves the best possible chance of success and provide much needed certainty for their communities.

Having considered carefully responses to the earlier consultation, I am announcing today that we no longer intend to roll the system out in a series of plan-making 'waves'. Instead, local planning authorities will be encouraged to bring plans forward as soon as possible following the commencement of the regulations early in the New Year.

Whilst authorities will have discretion over how soon they start their plan, regulations will set out final 'backstop' dates for when plan-making must legally have commenced. Local planning authorities covered by the NPPF transitional arrangements will have to commence formal plan making (Gateway 1) by 31 October 2026, while those that have a plan that is already over five years old must commence by 30 April 2027. Further information will be set out in the regulations and in guidance.

We will provide a minimum of £14 million of funding this financial year to support local plan-making. This is to help local planning authorities get ambitious plans in place as soon as possible and to support those starting work on a new plan early in the new plan-making system. Further details will be published shortly.

Guidance and tools to support local authorities

In February 2025, we launched a new home for local plan-making resources on GOV.UK, *Create or Update a Local Plan*. This is already supporting plan-makers. Today, we are going further by publishing, in draft, the first dedicated guidance and tools to support plan-makers bringing forward a local plan in the new system.

For this initial release we have prioritised resources that can best support plan-makers in the earliest stages of plan-making, aiding their understanding of how the new system will work and what they could focus on now to get ready. Additional practical tools and templates have been provided by the Planning Advisory Service, which will further support plan-makers with their preparations. These resources form part of a growing digital offer to support plan makers to deliver local plans faster. It will be followed by the timely release of tools and services both this year and beyond.

Plan-making in the current system

The government has been clear that it wants local planning authorities to continue bringing forward plans as quickly as possible ahead of the new system coming into force. For plans progressing to adoption under the existing plan-making legal framework, we will be setting out in the aforementioned regulations that the final date for submission for examination will be 31 December 2026.

As set out in the revised NPPF published on 12 December 2024, local plans that reached Regulation 19 stage on or before 12 March and needed updating as they were meeting less than 80% of local housing need, are expected to be updated and submitted by 12 June 2026, unless updating the plan required the authority to return to regulation 18. If this was the case, authorities have until 31 December 2026 to reach submission.

The government is committed to taking tough action to ensure local authorities have up-to-date local plans in place. While we hope the need will not arise, we have made clear that we are willing to make full use of available intervention powers – including taking over a local authority's plan making directly – if local plans are not progressed as required.

Duty to Cooperate

The new plan-making system provided by the Levelling Up and Regeneration Act 2023 does not include the Duty to Cooperate that was inserted into the Planning and Compulsory Purchase Act 2004 through the Localism Act 2011 to help bridge the gap in cross-boundary co-operation resulting from the abolition of regional planning. Instead, the new system will rely on revised national policy and the new tier of strategic planning to ensure effective co-operation between plan-making authorities.

The Regulations for the new system will also 'save' the current plan-making system for a period to allow emerging plans to progress to examination by 31 December 2026. Given the above, and to help drive local plans to adoption as quickly as possible and progress towards our objective of universal local plan coverage, we have decided not to 'save' the Duty, thereby removing this requirement for plans in the current system.

Local planning authorities should continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas, and we expect Planning Inspectors to continue to examine plans in line with the policies in the NPPF on 'maintaining effective co-operation'. I have written to the Chief Executive of the Planning Inspectorate to ask that these matters are made clear to Local Plan Inspectors.

Best wishes,

A handwritten signature in black ink, appearing to read 'Matthew Pennycook', with a stylized flourish at the end.

MATTHEW PENNYCOOK MP
Minister of State for Housing and Planning

Five-Year Housing Land Supply Calculation – 1st April 2025 (December 2025)

1. Introduction

- 1.1 This paper sets out Nuneaton and Bedworth Borough Council's assessment of its housing land supply from 1st April 2025 to 31st March 2030. It provides the Five-Year Housing Land Supply (5YHLS) calculation, for the Borough, and accords with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance.
- 1.2 The Borough Plan Review was adopted on 10 December 2025. The [Inspectors Report](#) at Paragraph 53 states:

‘We consider it most appropriate to use 1 April 2025 as this date as it is the closest date of intended adoption that housing completion forecasts could be obtained for and verified. We are satisfied that the completion forecast provided by the Council of 950 dwellings for 24/25 is a reasonable accurate assessment.’
- 1.3 The Inspectors Report confirms at Paragraph 55 that the Council can demonstrate a five year supply of housing land on adoption of the Plan.
- 1.4 This 5YHLS Paper supersedes the 1st April 2025 calculation as set out in [Addendum to CD31 - Updated Housing Trajectory and 5 year land supply position as at 1st April 2025](#). It takes into account the actual completions in 2024/25 and updates the trajectory based on the latest site evidence available as opposed to forecasts utilised in the Addendum to CD31 - Updated Housing Trajectory and 5 year land supply position as at 1st April 2025.

2. Five Year Housing Land Supply Position

- 2.1 The calculation is set out in Figure 1 below, using the Borough Plan Review housing requirement of 545 dwellings; supply figures in the housing trajectory (Appendix 1); a 5% buffer under the Housing Delivery Test 2022 Measurement; and the ‘reverse Liverpool method’. It demonstrates that the authority can demonstrate a supply position of **10.5 years** as at 1st April 2025.

Step	Description	Number	Notes
A	5 x annual housing requirement (545 dpa)	2,725	
B	Adjustment for over-supply since the plan's base date: (- 1,422 dwellings, spread over the remaining 14 years of the plan period. The required over-supply adjustment is therefore $-1,422 / 14 = 102$ dwellings fewer per annum in each year of the remaining plan period.	-102	Reverse Liverpool Method applied to account for over supply. $21/22 = 796$, $22/23 = 956$, $23/24 = 1009$, $24/25 = 841$ dwellings. Total 3,602 against a requirement of 2,180= 1,422 dwelling over-supply.
C	Over- supply adjustment within the 5YHLS period: 5×-102	-510	
D	$2,725$ (result of step A) - 510 (results of steps B-C) = $2,215$ dwellings. This is the plan requirement for the 5YHLS period, including the over-supply adjustment.	2,215	
E	Required buffer of 5% ($D \times 0.05$)	111	
F	Total 5YHLS requirement ($D + E$)	2,326	
G	Annual 5YHLS requirement ($F / 5$)	465.15	
H	Deliverable supply over next 5 years at 01/04/2025	4,880	
I	Total years supply over next 5 years at 01/04/2025 (H / G) including 5% buffer	10.5	
J	Surplus ($H-F$)	2,554	

Figure 1: 5YHLS calculation as at 1st April 2025 including a 5% buffer

2.2 Paragraph 78(c) of the NPPF (December 2024) requires authorities, such as Nuneaton and Bedworth Borough Council, to apply a 20% buffer to its housing land supply calculation from 1 July 2026. Figure 2 below re-calculates steps E-J above to include a 20% buffer. This will be an interim position as at 1 July 2026 until the monitoring data and trajectory for the base date as at 1 April 2026 is available.

Step	Description	Number	Notes
K	Required buffer of 20% (D x 0.2)	443	
L	Total 5YHLS requirement (D + K)	2,658	
M	Annual 5YHLS requirement (L / 5)	531.6	
N	Deliverable supply over next 5 years at 01/04/2025	4,880	
O	Total years supply over next 5 years at 01/04/2025 (N / M) including 20% buffer	9.2	
P	Surplus (N-O)	2,222	

Figure 2: 5YHLS calculation including 20% buffer to be applied as an interim measure from 1 July 2026

3. Conclusion

3.1 This 5YHLS paper and associated trajectory (Appendix 1) confirms that:

- The housing requirement of 9,810 dwellings can be met in full over the plan period.
- A 5YHLS can be demonstrated as at 1st April 2025 applying both a 5% or 20% buffer.

Appendix 1 – Housing Trajectory 2024/25

Sites with Full Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	STATUS	WARD	TOTAL CAPACITY	Completions between 21/22 and 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
215	11514	Tower Road, Bedworth Water Tower	U/C	Poplar	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1087	10197	Queens Rd, 265, Nun	Implemented	Abbey	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14
1414	34287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	U/C	Galley Common	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	U/C	Abbey	95	42	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	53	0
1522	36155	Site 119a001 - Coventry Road, Bulkington,	U/C	Bulkington	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1549	35998	Garages "Site 52C045 (r/o 154-166 Gadsby Street)", William Street	U/C	Attleborough	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1602	36877	"Site 103B009 - Land off", Astley Lane, Bedworth, (adj The Heath)	U/C	Slough	169	124	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0
1607	37666	The Bull Bull Street Nuneaton	U/C	Attleborough	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1608	36806	The Carousel Dark Lane Bedworth	U/C	Heath	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
1611	37904	Loads of Tread 86 Orchard Street Bedworth	U/C	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1621	38372	99 Woodlands Road Bedworth CV12 0AD	U/C	Slough	9	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1626	37381	2 High Street Nuneaton	U/C	Abbey	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1631	37971	14 - 16 Bull Street Nuneaton CV11 4JX	U/C	Attleborough	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	U/C	Abbey	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1650	37597	187 Heath End Road Nuneaton	U/C	Arbury	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
1653	38772	28c Heath Road, Bedworth, Warwickshire	N/S	Slough	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1662	38905	20 Windmill Road Exhall Coventry CV7 9GQ	N/S	Exhall	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1667	38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	U/C	Camp Hill	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1668	38837	Park Farm Plough Hill Road Nuneaton Cv10 9NY	U/C	Galley Common	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1669	39308	Site 32c001 - Adjacent 233 The Long Shoot Nuneaton	N/S	St Nicolas	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1671	38503	Queens Road Books 127 Queens Road, Nuneaton, CV11 5LD	N/S	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1672	38896	Land adj 9 "Site 61A003", Hare and Hounds Lane,	N/S	Arbury	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1674	38448	Land Adjacent to 126 Bedworth Road Site 108A004 Bedworth Road Bulkington	U/C	Bulkington	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1676	39392	5A Harefield Road, Nuneaton	N/S	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1679	39317	Town Talk 11 Abbey Green Nuneaton CV11 5DR	U/C	Abbey	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1684	39177	Site 94A004 land between 4-14 Cheveral Road, Bedworth	N/S	Slough	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
1685	39261	221 Lutterworth Road Nuneaton Cv11 6PX	U/C	Whitstone	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1687	39502	14 Bull Street Nuneaton CV11 4JX	U/C	Attleborough	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1688	39628	Site 46a010 - Rear of 89-169 Tunnel Road, Nuneaton	N/S	Galley Common	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1697	39875	416 Nuneaton Road Bulkington	N/S	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1703	39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	N/S	Attleborough	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1706	39256	Debenhams Retail plc 5 Bridge Street Nuneaton CV11 4DY	N/S	Abbey	63	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	0
1707	39866	Former Wheatsheaf Site 39d002 - Upper Abbey Street Nuneaton	N/S	Abbey	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1709	40079	Land Adj 180 Marston Lane Bedworth CV12 9AD	N/S	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1710	39618	Land north of 116-120 Abbey Street Site 51a036 - Burgage Walk Nuneaton	U/C	Abbey	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1711	40145	The Crown 10 Bond Street, Nuneaton	U/C	Abbey	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1712	40888	Tiny Town 126 Abbey Street, Nuneaton	N/S	Abbey	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1713	40333	58 Camp Hill Road Nuneaton	U/C	Camp Hill	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1716	40429	58 Grove Road, Nuneaton	U/C	Kingswood	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1718	39913	Land Adj 6 Topps Heath Bedworth CV12 0DF	N/S	Heath	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1719	40480	296 Queens Road Nuneaton	N/S	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

1722	40217	164 The Long Shoot Nuneaton	N/S	St Nicolas	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1724	40602	Land at No 41 "Site 110A010", Wolvey Road, Bulkington	U/C	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1726	39449	224 The Long Shoot, Nuneaton, Warwickshire	N/S	St Nicolas	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1727	39711	Albion Buildings site 51D014 102-122 Attleborough Road Nuneaton	N/S	Attleborough	29	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	29	0
1731	39499	Haunchwood Institute, Valley Road, Nuneaton	N/S	Galley Common	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1732	39803	Site 116b045, Land lying next to Devoran Close	N/S	Poplar	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1733	40450	1 Staples Close, Bulkington	N/S	Bulkington	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1734	40600	59 Blackhorse Road	N/S	Poplar	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1735	40549	White Lion, Leicester Street, Bulkington	N/S	Bulkington	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1736	40753	2 William Street, Nuneaton	N/S	Attleborough	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1730 67/OL	40824	Site 60B022- land bet Heathside 285 and 287 Heath end road Nuneaton	N/S	Arbury	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1680	39357	Site 74C004 - West of Maple Park, Land north of Gipsy Lane Nuneaton (HSG3)	U/C	Abbey and Wern Brook	418	95	80	80	80	80	3	0	0	0	0	0	0	0	0	0	0	323	0
1575	36491	Site 97c001, Bedworth Road Bulkington, - Part of HSG8 - Taylor Wimpey - Raveloe Gardens	U/C	Whitestone and Bulkington	188	173	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
1627	37112	Site 64c001, Land Off Golf Drive, Nuneaton (Taylor Wimpey - HSG9)	U/C	Whitestone and Bulkington	621	21	50	88	95	95	95	95	82	0	0	0	0	0	0	0	0	423	177
1622	38497	"Site 52D067 - Land off" (Land adj Crematorium), Eastboro Way, Nuneaton (HSG10)	U/C	Whitestone and Bulkington	360	97	50	50	50	50	50	13	0	0	0	0	0	0	0	0	0	250	13
40/OL/1660	38174	Callendar Farm (Vistry Homes)	U/C	Weddington and St Nicolas	201	168	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0
40/OL/1584	36921	Callendar Farm (Taylor Wimpey)	U/C	Weddington and St Nicolas	425	215	50	50	50	60	0	0	0	0	0	0	0	0	0	0	0	210	0
40/OL/1661	38387	Callendar Farm (David Wilson)	U/C	Weddington and St Nicolas	123	116	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
40/OL/1728	34615 RM 40231	Callendar Farm (Jelson)	N/S	Weddington	191	0	35	40	40	40	36	0	0	0	0	0	0	0	0	0	0	191	0
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Persimmon Homes EATON PLACE)	U/C	Weddington and St Nicolas	453	259	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	157	0
No permission	39512	Nuneaton Fields Farm	Full application pending	Weddington and St Nicolas	32	0	0	0	9	23	0	0	0	0	0	0	0	0	0	0	0	32	0
1481 (Previous ref 9/OL)	34969	Cresswells Farm, The Long Shoot, Nuneaton (Jelsons)	U/C	Weddington and St Nicolas	150	125	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
		Full Planning Permission Totals			3719	1444	644	424	434	348	184	122	82	0	0	0	0	0	0	0	0	2034	204

Sites with outline permission

COUNCIL APPLICATION No.	ADDRESS	STATUS	WARD	TOTAL CAPACITY	Completions between 21/22 and 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
36050 RM 39929 No decision	North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton	Outline approved RM for 147 units (39929) pending	St Nicholas	147	0	0	20	40	40	40	7	0	0	0	0	0	0	0	0	0	140	7
39087	Plough Hill Farm Cottage Plough Hill Road Nuneaton CV10 9NZ	Outline approved	Galley common	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	37	0
39034	1 The Rookery, Nuneaton,CV10 9PB	Outline approved	Galley common	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
39652	The Green Bear 51-53 Church Road Nuneaton CV10 8LB	Outline approved	Kingswood	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12
41023	Swallow Meadows Farm, The Birches Bulkington, Bedworth, CV12 9PW	Outline approved	Bulkington	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
39476	28 - 34 Land to the front of Broome Way	Outline approved	Galley common	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
39720	Site 93A004 Woodlands Farm Woodlands Road Bedworth CV12 0AB (HSG4)	Outlined approved	Bedworth North and West	150	0	0	0	0	0	25	50	50	25	0	0	0	0	0	0	0	25	125
	Outline Planning Permission Totals			356	0	2	65	40	40	65	69	50	25	0	0	0	0	0	0	0	212	144

Prior Notification

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Completions between 21/22 and 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
25PN	40007	Bishop Simmons Mitre House School Road Bulkington Bedworth CV12 9JB	Bulkington	3	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
26PN	40065	White Lion Chambers 44 high street bedworth	Bede	17	0	10	7	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0
33PN	39771	Orchard Croft Long street Bulkington Bedworth CV12 9JZ	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
34PN	39788	Site at 53-53a Long Street Bulkington Nuneaton CV12 9JZ	Bulkington	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
		Prior Notification Totals		23	0	13	7	0	0	0	3	0	0	0	0	0	0	0	0	0	20	3

Non-strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Completions between 21/22 and 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
NSRA1	38716/RM 40970	Former Bedworth Rugby Club, Smarts Road, Bedworth	Heath	122	104	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0
NSRA2	35587/RM 40675	Former Manor Park Community School, Nuneaton	Abbey	54	0	0	30	24	0	0	0	0	0	0	0	0	0	0	0	0	54	0
NSRA3	39136	West of Coventry Road/Wilsons Lane, Exhall	Exhall	95	59	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0
NSRA4	39175	Vicarage St Development Site, Nuneaton	Abbey	65	0	0	0	20	30	15	0	0	0	0	0	0	0	0	0	0	65	0
NSRA5		Land Rear of Burbage Lane	Exhall	47	0	0	0	0	0	0	12	35	0	0	0	0	0	0	0	0	0	47
NSRA6		Land at Bucks Hill, Nuneaton	Galley common	40	0	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	0	40
NSRA7	37658/RM 39212	Abbey Street Nuneaton	Abbey	33	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	30
NSRA8	38144	Land Rear of Lilleburne Drive and Willow Close, Nuneaton	Galley common	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29	0
NSRA9	39896	Former New Inn Public House, Bulkington	Bulkington	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
NSRA10		Land at Bermuda Road, Nuneaton	Arbury	41	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	41
NSRA11		Upper Abbey Street, Nuneaton	Abbey	22	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	22
NSRA13	39464	Armson Road, Exhall	Exhall	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0
NSRA14	38762	Mill Street/Bridge Street, Nuneaton	Abbey	15	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15
NSRA15		Bennetts Road, Kerseley	Exhall	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	0
		Non-Strategic Allocation Totals		630	163	54	72	88	30	25	145	50	0	0	0	0	0	0	0	0	269	195

Strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Completions between 21/22 and 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40
SHA1	35279 39779	Land at Top Farm, North of Nuneaton	Weddington and St Nicolas	1700	0	150	150	50	150	150	150	150	150	150	150	150	150	0	0	0	650	1050	0
SHA2	40707	Arbury	Arbury and Stockingford	1525	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	50	1000	475
SHA3	40102	Land at Tuttle Hill (Judkins Quarry)	Camphill and Galley Common	400	0	0	0	25	50	50	50	50	50	50	50	25	0	0	0	0	125	275	0
SHA4	39049	Hospital Lane	Bedworth North and	455	0	50	166	100	100	39	0	0	0	0	0	0	0	0	0	0	455	0	0
SHA5	38375	West of Bulkington (Redrow)	Whitestone and Bulkington	89	16	50	23	0	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0
SHA5	38856	West of Bulkington (Vistry Homes)	Whitestone and Bulkington	149	0	33	93	23	0	0	0	0	0	0	0	0	0	0	0	0	149	0	
SHA5	37425	West of Bulkington (Elford Homes)	Whitestone and Bulkington	42	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0	0
SHA5	39111 RM 40643	West of Bulkington (Rosconn)	Whitestone and Bulkington	95	0	0	0	25	35	35	0	0	0	0	0	0	0	0	0	0	95	0	0
SHA6		Land at former Hawkesbury Golf Course	Bede and Poplar	176	0	25	50	35	25	41	0	0	0	0	0	0	0	0	0	0	176	0	0
SHA7	39005/RM 40625 (No decision)	East of Bulkington	Whitestone and Bulkington	230	0	0	28	69	64	56	13	0	0	0	0	0	0	0	0	0	217	13	0
SEA2	37237/RM 40583 (No decision)	Wilsons Lane	Bede and Poplar	73	0	0	25	48	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0
SEA6	39592	Bowling Green Lane	Bede and Poplar	150	0	0	6	40	40	40	24	0	0	0	0	0	0	0	0	0	126	24	0
		Strategic Allocation Totals		5084	16	308	541	457	464	461	337	300	300	300	300	275	250	100	100	100	2231	2362	475

Summary

						Remaining Capacity Available Beyond 5 Years																
Status	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40	TOTAL CAPACITY FOR REST OF PLAN PERIOD			
Full Planning Permission	644	424	434	348	184	122	82	0	0	0	0	0	0	0	0	2034	204	0	2238	Total completions 2021/22 - 24/25	Projected cumulative housing supply for plan period	Projected cumulative housing supply including post 39/40 supply
Outline Planning Permission	2	65	40	40	65	69	50	25	0	0	0	0	0	0	0	212	144	0	356			
Prior Notification	13	7	0	0	0	3	0	0	0	0	0	0	0	0	0	20	3	0	23			
SHLAA sites	54	72	88	30	25	145	50	0	0	0	0	0	0	0	0	269	195	0	464			
Strategic Allocations	308	541	457	464	461	337	300	300	300	300	275	250	100	100	100	2231	2362	475	4593			
Windfalls and Prior Approvals	0	0	42	42	42	42	42	42	42	42	42	42	42	42	42	126	420		546			
10% Non-delivery on small sites	-6	-6	0	0	0	0	0	0	0	0	0	0	0	0	0	-12	0		-12			
TOTALS	1015	1103	1061	924	777	718	524	367	342	342	317	292	142	142	142	4880	3328	475	8208	3,602	11,810	10306
Housing requirement	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545				9810			