

BOROUGH PLAN

for Nuneaton and Bedworth



Development Needs and Supply Background Paper 2024

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1. Introduction

- 1.1 The Council is preparing a review of the Borough Plan to replace the Nuneaton and Bedworth Borough Plan which was adopted in 2019. The Publication version of the Borough Plan Review 2021 – 2039 sets out a vision and strategy for the future quantum, quality and location of development in the Borough. It addresses the needs and opportunities in relation to housing, the economy and infrastructure as well as conserving and enhancing the natural and historic environment, mitigating to climate change and contributing towards creating healthy neighbourhoods.
- 1.2 The Borough Plan Review includes policies which allocate sites for new housing development to meet the needs of the Borough and set out the types of housing that should be provided. This background paper sets out the approach used by the Council to identify the development needs in the Borough and to meet those needs identified. The approach was evidence based and formed part of a wider process of ensuring that the plan meets the objectives of sustainable development and is prepared in accordance with national policy and planning guidance.
- 1.3 The purpose of this background paper is to provide guidance on the development needs, in particular the housing and employment need and requirement set out within the Borough Plan Review has been determined and secondly in respect of the supply detailed within the plan.

2. Development needs and requirement

- 2.1 This section seeks to summarise the evidence available in relation to the need for housing and employment land in the Borough across the proposed plan period from 2021 to 2039. The following evidence based documents have informed this paper:
 - Draft Nuneaton & Bedworth Housing & Economic Development Needs Assessment (HEDNA) (May 2022) – this was prepared to assess the future development needs for housing and employment across Borough to support the Preferred Options consultation prior to the sub-regional HENDA being published.
 - Coventry & Warwickshire HEDNA (October 2022) – this assesses the future development needs for housing and employment for the authorities within Coventry and Warwickshire
 - Towards a Housing Requirement for Nuneaton & Bedworth (November 2022) – this is to supplement and be read alongside the sub-regional HEDNA and takes account of the findings of the draft Nuneaton and Bedworth HEDNA. It incorporates local considerations in setting a housing and employment target.
 - Housing and Economic Land Availability Assessment (HELAA) 2023 – this identifies a future supply of land that is suitable, available and achievable for residential development uses over the plan period.
 - Viability Assessment to support the Borough Plan Review (2023)
- 2.2 The Borough Plan Review sets out within Strategic Policy DS3 – Overall Development Needs that the Borough will deliver a minimum of 9,810 new homes based on 545 dwellings per

annum for the plan period up to 2039. In relation to employment land, it identifies 66.45 ha of land for local industrial and distribution / warehousing development, 2ha for office space and an indicative need of 19.4ha for strategic B8 warehousing and distribution. Further the policy identifies the need for 5.6ha of cemetery land and cross references to the Gypsy and Traveller Site Allocations Development Plan Document which was adopted in January 2024.

Policy Context and Development Need

- 2.3 The National Planning Policy Framework (NPPF) at paragraph 61 sets out the requirement for local plan policies to be informed by a local housing needs assessment, conducted using the standard method in national planning guidance to determine the expected minimum numbers of homes needed unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 2.4 For clarity, this report refers to the relevant parts of the HEDNA documents rather than re-iterating the same information. The HEDNA's set out the relevant parts of national policy and guidance throughout the documents.
- 2.5 In 2021 the Council alongside Coventry and other authorities in Warwickshire commissioned a sub-regional Housing and Economic Development Needs Assessment (HEDNA) to respond to the national standardised methodology for calculating housing need. As the Borough Plan Review preparation progressed it was clear that the timeframes for the publication of the sub-regional HEDNA and the Preferred Options consultation did not align, therefore the Borough Council commissioned a Draft HEDNA looking solely at the Borough's needs to inform the Preferred Options document.

Housing Need

- 2.6 The Draft HEDNA (May 2022) sought to look at whether exceptional circumstances justify an alternative approach to using the standard methodology and concluded that within Nuneaton and Bedworth Borough, they did (page 37-39). The Draft HEDNA highlighted that the standard method uses the 2014-based household projections to generate a need for 437 dwellings per annum (dpa), however population growth may have been stronger and therefore based on current evidence a figure of 646 dpa is a more appropriate assessment, however this figure should be reviewed once the 2021 Census data and ONS mid-year estimates are published. The Preferred Options version of the Borough Plan Review consulted on a housing need of 646 dwellings per annum. In relation to employment land, the draft HEDNA used a range of modelling techniques and proposed a required of 82.5ha of employment land.
- 2.7 The sub-regional HEDNA (November 2022) has been prepared following the release of the 2012 Census data and ONS mid-year estimates. It details the divergence from the Standard Method (paragraphs 5.15 and 5.16) to conclude the population growth for Coventry appears to be systematically over-estimated which results in trend-based projections which are too high and more recent trends show that primarily due to migration levels population growth in many parts of Warwickshire have been stronger than in the period to 2014 and therefore the 2014 based figures are unreliable (paragraph 5.17). Further analysis on the accuracy of population estimates is provided within the sub-regional to demonstrate the exceptional circumstances relevant to demographic data for Coventry in particular (paragraphs 5.37 to 5.47) including an acknowledgment by both ONS and OSR with the population estimates for Coventry and its impact on the calculated housing need. Table 1 overleaf produced by Icenj, shows the 2014 projections overestimated growth in Coventry's population by over 30,000

people and the actual growth in the City's population over this period was 8.2% as opposed to 18.2%.

	2011	2021	Change	% Change
Census – based figures	316,900	344,200	27,200	8.6
2014 SNPP	316,900	374,500	57,600	18.2
Difference	-	30,300	30,400	

2.8 The sub-regional HEDNA considers a range of alternative data that could provide a view about recent population growth (paragraphs 5.49- 5.73). It goes on to develop trend-based population projects for the authorities Coventry and Warwickshire including Nuneaton and Bedworth Borough. It seeks to provide projections based to 2021 census data and draws on ONS mid year estimates data up to 2020 and utilising estimated migration trends over the past 10 years to align with the period between the two Census and covers a full housing market cycle.

2.9 Table 5.33 within the sub-regional HEDNA (page 127) demonstrates the standard method housing need calculations using revised demographic projections for each of the authorities within the housing market area. It identifies a need of 409 dwellings per annum for Nuneaton and Bedworth Borough and 4,906 dwellings per annum for Coventry and Warwickshire overall.

2.10 To summarise, the table below shows the housing need for the Borough set out alongside the relevant source.

Source	Housing Need (per annum)	Notes
Standard method (2023)	442	Uses 2014 household projections
Draft NBBC HEDNA (May 2022)	646	This figure was consulted on at Preferred Options stage.
Sub-regional HEDNA (October 2022)	409	Uses trend based projections

Affordable Housing Need

2.11 The sub-regional HEDNA evidence shows (page 195) that there is a total annual need of 391 affordable homes, this comprises of a need of 407 rented affordable and -16 affordable home ownership, which is very high relative to the overall housing need at 409 dwellings per annum. This highlights the acute need for affordable housing, in particular affordable rented units within the Borough. In accordance with viability evidence, Policy H2 – Affordable requires 25% affordable housing on sites of 15 dwellings or more and for sites between 11 and 14 units, 2 affordable housing units are required.

Gypsy and Traveller Need

2.12 The Gypsy and Traveller Site Allocations Development Plan Document (DPD) was adopted on 18th January 2024. **Appendix A** provides further information in relation to Gypsy and Traveller need in the Borough and how this is being monitored through the DPD.

Employment Need

2.13 The draft HEDNA proposed, for the period 2021-2039 a requirement for 80.5 ha of industrial/warehouse employment land. The assessment used a range of modelling techniques including labour demand forecasts, the projection of floorspace trends and completions trends.

2.14 The sub-regional HEDNA, published November 2022, identified that 47.7ha (2021-41) or 69ha (2021-2050) of employment land was required in the Borough (page 235). These figures were established are significant lower than the figures in the draft HEDNA. This was mainly due to two reasons:

- The use of completion data - the May 2022 HEDNA was able to look at data to 2020/21 whilst the sub-regional HEDNA was only able to use to 2019. The May 2022 HEDNA uses a five-year completions trend (2016-2021) to project forward whilst the sub-regional HEDNA uses a seven year trend (2011-2019). The early supply-side constraints are not addressed in the sub-regional HEDNA.
- The May 2022 HEDNA incorporates all industrial and warehouse need whilst the sub-regional HEDNA removes completions related to strategic B8 development which was treated separately. The removal of industrial and warehouse reduced the completions projection by 19%.

2.15 In relation to strategic B8 need, the sub-regional HEDNA outlines a need for 606ha (subsequently reviewed by Icenii to 436ha) of land to meet the needs to 2041. 606 ha to 2041 and 709 ha to 2050 across Coventry and Warwickshire. Strategic warehousing is defined as units over 9000 sq m. The methodology used a mix of completions data and traffic growth and replacement demand. This was because:

- VOA or labour demand models are not appropriate to determine need because they are not able to differentiate the strategic and local industrial / warehouse requirements.
- Completions data is likely to be the best representation of market needs for the next phase of plan making for industrial / warehousing floorspace particularly for the short/medium-term. Future development was judged to be in line with recent completions trends over the initial 10 year period (2021-31).
- The subsequent decade was then seeing potentially slower growth in line with the traffic growth and replacement demand modelling.

2.16 The sub-regional HEDNA provides guidance on which sites may be appropriate to meet this need by setting out key locational considerations (page 236-238) and concludes in paragraph 11.26 that the focus of strategic B8 growth will continue in the north and west of the sub-region and it is advisable to coordinate an assessment of suitable sites at a sub-regional level.

2.17 West Midlands authorities, including Nuneaton and Bedworth, have commissioned a study into strategic employment sites in the area. The study will use pan regional methodologies to establish need and consider urban areas such as Birmingham which have constrained land so need is pushed out. The findings will be independent of local or sub regional studies so, where large sites are provided to meet 'locally derived' needs they would be contributing to the strategic need. However the study has not reached a stage where a strategic employment land figure can be established or attributed to a Local Authority. Therefore, a

minor modification to Policy DS8- Review has been proposed which refers to the findings of a West Midlands Strategic Study at the point it is published by NBBC.

Overall Development Needs

- 2.18 The vision and strategic objectives articulated in the plan reflect the Council's ambitions in achieving sustainable growth and regeneration to become a thriving Borough. The growth figures identified for Nuneaton and Bedworth Borough in the sub-regional HEDNA did not reflect the economic aspirations for the Borough over the plan period.
- 2.19 The Council also published 'Towards our Housing Requirement' in November 2022 to supplement and be read alongside the sub-regional HEDNA and take into account the findings of the draft HEDNA. The report reviews the existing evidence (page 5-16), outlines historic housing and employment floorspace delivery within the Borough and reviews Council's strategies, namely the Economic Strategy, the Transforming Nuneaton Programme and Nuneaton Town Centre Strategy (page 19-25), to deduce in paragraph 4.27 that the economy could potentially perform stronger than shown in trend-based econometric forecasts in the sub-regional HEDNA.
- 2.20 The report models a Planned Economic Growth Scenario for future economic performance in the Borough and the results are an adjusted scenario for employment growth which sees an increase of 8,500 jobs over the plan period compared with a growth of 5,000 jobs in the Cambridge trend-based forecast which informed the sub-regional HEDNA findings (pages 27-28). The methodology to establish the housing need arising from Planned Economic Growth is set out on pages 28 and 29. Two commuting scenarios are models which identify a need of either 597 dwellings in the census community scenario or 493 dwellings in the 1:1 community scenario, therefore the report takes a mid-point from these which equates to a housing need of 545 dwellings per annum.
- 2.21 As outlined in paragraph 4.37 of the report, this figure of 545 dwellings per annum is above the local housing need figure established in the sub-regional HEDNA of 409 dwellings per annum and therefore provides headroom to contribute to unmet needs arising from other areas in a context in which the additional jobs growth envisaged would still be accommodated within the overall housing need identified in the sub-regional HEDNA. Further, a higher figure supports the delivery of much needed affordable housing within the Borough.
- 2.22 Therefore Strategic Policy DS3 – Overall Development Needs proposes a minimum of 9,810 homes based on 545 dwellings per annum and 87.85 ha of employment land split in 66.45ha for local industrial and distribution / warehousing development, 2ha for office space and 19.4 ha for strategic B8 warehousing and distribution.

3. Housing Supply

- 3.1 In accordance with national policy and guidance, plan making authorities should set out to identify a supply of suitable sites with the aim of boosting housing delivery to meet the needs of the area.
- 3.2 As part of the review process, all of the sites submitted through the Council's call for sites have been thoroughly assessed in terms of their availability, suitability, likely economic viability and general sustainability as part of the Council's Housing and Economic Land Availability Assessment (HELAA) work. The sites which are considered potentially suitable,

available and achievable, have where appropriate been put forward for allocation in the Borough Plan Review. These sites, in conjunction with those sites which already have permission will meet the needs of the borough over the plan period. Extensive work on the housing trajectory has been carried out to ensure that a consistent and reliable supply of housing is to be delivered through the Plan period. A copy of the housing trajectory is shown at **Appendix B** and CD40 is a copy the draft housing trajectory to support the Borough Plan Review which provides a breakdown of the sites and projected delivery rates.

3.4 Furthermore, the NPPF requires local planning authorities to accommodate at least 10% of their housing requirement on small and medium size sites no larger than one hectare, to ease the over reliance on large strategic sites to that can often take time to start delivering units. Consequently, the Borough Plan Review seeks to address this through new non-strategic site allocations, a small sites windfall allowance and extant planning consents at 1 April 2023. **Appendix C** provides a breakdown of these sites and shows that 13.79% of the housing requirement for the Borough will be met through small sites.

3.5 The table below provides a breakdown of the housing supply for the plan period at the base date of 31st March 2023.

Net Completions	Total
Net Completions (1 April 2021 – 31 March 2023)	1,725
Committed supply of dwellings (at 1 April 2023)	4,070
Residual need for plan period	4,015
Strategic Housing Allocations	4,737
Non-strategic housing allocations	636
Borough Plan Review Allocations	5,373
Windfall Sites	546
10% deduction for non-delivery on smaller sites	-192
Total Housing Supply	11,522
Surplus	1,712

3.6 This highlights that since the plan period commenced in 2021 in total 1,725 dwellings have been delivered. This is higher than the requirement of 1,090 for the same period, which is primarily due to the fact that the housing requirement within the current adopted Borough Plan is 812 dwellings per annum for the same period. In addition, a number of the strategic sites within the adopted Borough Plan have planning consent and therefore form part of the committed supply. When taking into account the net completions and committed supply of dwellings, the residual need for the plan period is 4,015 dwellings which is been met through the allocations of strategic and non-strategic sites.

3.7 In total 11,522 dwellings are proposed within the plan period, which is in excess of the 9,810, providing a buffer of 19% which provides flexibility for sites coming forward.

Five Year Land Supply Position

Requirement

3.8 The five year supply requirement for the Borough Plan Review is identified as followed:

	Annual	Total
Borough Plan Review Requirement (Years 1-5 2024 – 2029)	545	2,725
Total (including buffer)	654	3,270

Shortfall / Surplus

3.9 Alongside the baseline figure it may also be necessary to add any shortfall / deficit arising from under-delivery against targets in previous years covered by the plan or target. Given the adopted housing requirement for the next five years is 812 dwellings per annum and a significant number of strategic allocations within the adopted Borough Plan are currently under construction or benefit from planning permission and are anticipated to commence on site within the next few years, the completions rates since the start of the plan period in 2021 are a surplus of 635 dwellings against the Borough Plan Review requirement of 545 dwellings per annum. It is proposed that this surplus is split across the plan period utilising the ‘Liverpool approach.’

Buffer

3.10 To ensure the 5 year land supply is sufficiently flexible and robust an appropriate buffer is added to the housing requirement for the first 5 years including any shortfall / surplus. Whilst this will result in a requirement over and above the level indicated by the strategic policy requirement, the intention is to ensure that authorities identify additional supply in the hope that this will encourage greater delivery at a level which meets or exceeds the requirements. The intention remains therefore to proceed with a buffer of 20%, which is what the authority is working to at present, with this position remaining under review for future outputs. The 20% buffer will ensure there is sufficient flexibility to meet the needs within the Borough.

Supply

3.11 The Borough Review is supported by a Housing Trajectory as shown in Appendix A which sets out the housing which is projected to be delivered over the Borough Plan Review period to 2039, broken down by year. This includes developments in the pipeline, strategic and non-strategic allocations a windfall allowance of 42 dwellings per annum (not included in Y1 to avoid double counting in relation to smaller developments). The delivery rates take account of anticipated lead in times for each site, together with anticipated annual delivery. These have been informed by evidence in the HELAA and liaison with site promoters and developers over time. A 10% deduction on small sites which equates to 12 dwellings per annum on the basis of 1,269 small sites anticipated over the plan period. The housing trajectory identifies a supply of 6,141 dwellings for years 1 to 5 (2023/23-27/28). A summary of the sites included within the supply is included at **Appendix D**.

5 year supply calculation

3.12 The table below shows the calculation for the five year supply from the base period of 1st April 2023 which supports the Borough Plan Review. This demonstrates a supply of **10.1 years**.

16 years left of plan period	
Dwellings needed per year	545
Actual completions	1725
What should have been completed in the 2 Years	1090
Surplus in the 2 years	635
Housing supply needed over next 5 years (545 x5)	2725
Surplus spread over the remainder of the plan period i.e. 635/16	39.69
Surplus rounded down (per year)	39
Total surplus for the next 5 years (39 x 5)	195
Need minus the surplus (2725-195)	2530
Per annum (2530/5)	506
20% buffer (of the Total need plus the surplus)	506
Number of dwellings required over 5 years plus the 20% buffer (2530+506)	3036
Dwellings needed per year over 5 year period (3036/5)	607.2
Supply	6141
Number years supply (6141/1206)	10.1

3.12 The trajectory shows the anticipated rates of delivery across the plan period, highlighting the majority of sites with permission and allocations are projected to come forward in years 1-5. This is primarily due to the fact a large number strategic allocations are either under construction or benefit from planning permission. Therefore, the Council can demonstrate a 10. year supply position.

4. Employment Land Supply

4.1 Policy DS3 – Overall Development Needs identifies a total need of 87.85 ha of employment land across the plan period 2021- 2023. The Council commissioned Icenl to prepare an Employment Land Review (ELR) which sought to establish the supply position by taking into consideration completions within the plan period to date, extant permissions, supply from existing floor space, vacant plots within existing employment sites, windfall potential and extant Borough Plan allocations.

4.2 The completion data is taken from the Annual Monitoring Report 2023 and extant planning permissions were considered to 1st April 2023. As set out in the ELR, in assessing extant allocations from the adopted Borough Plan, the actual developable area from planning applications were considered to ensure the figure was the most accurate available and supply from existing floorspace factored a 7.5% vacancy rate to ensure there is a functioning market. The windfall assessment was based on analysis of gross completions of employment land within the Borough over the last 10 years, with a 30% reduction to ensure delivery period to ensure there was no overlap with extant permissions. The table below outlines the employment land supply position as at 1st April 2023:

	Land (ha)
Completions 2021/22 – 2022/23	2.33
Extant planning permissions	34.48
Reuse of vacant floorspace	0
Vacant plot within employment areas	2.99
Extant allocations	53.25
Windfall allowance	15.1
Total supply	108.15

4.3 Therefore, when considering the supply demand balance, there is a surplus of 20.30 ha of employment land. Policy DS3 – Overall Development Needs sets out 66.45ha should comprise of employment land for local industrial and distribution development, 2ha for office space and an indicative need of 19.4ha for strategic B8 and warehousing.

4.4 In relation to office provision, given the scale is modest and the viability for solely office based schemes in the Borough can be challenged, this is most likely to be met through mixed-used development schemes in Nuneaton Town Centre or standalone development on employment schemes.

4.4 The strategic B8 need is being met predominately through the Faultlands development (Policy EMP1 of the adopted Borough Plan) which comprises of approximately 26ha of employment land. This site was under construction during the initial years of the plan period and therefore forms part of the committed supply. There are other allocations including the Prologis Extension, as well as allocations at Wilsons Lane, Bowling Green Lane and Coventry Road, Nuneaton as set out in the table below which have the potential to accommodate larger B8 units which could contribute to strategic B8 needs.

Reference	Name	Size (ha)	Planning Status	Description
EMP2 / SEA2	Wilsons Lane	18.2	037237 – Outline conditional approval – B8/B2	55,750 sqm -50,000 sqm of B8 including 2500 sqm ancillary E(g)(i) office and 5750 sqm of B2/B8/E(g) (iii) uses (including 300 sqm ancillary E(g) office)
EMP7	Bowling Green Lane	19	039611 – Outline pending	Outline planning application development of up to 60,000 sq m of commercial/ industrial floorspace (Use Classes B2/B8/E(g)(ii and iii)) including ancillary office space (Use Class E(g)(i))
EMP4	Coventry Road, Nuneaton	9	Outline	Outline planning application (with access for approval) for up to 23,000 square metres of flexible Class E(g)(iii), B2 and B8 floorspace

4.5 The employment land trajectory at **Appendix E** shows anticipated completion rates is shown below. Delivery will not be consistent across the plan period as the proposed schemes tend

to deliver large units and given that many of the site benefit from planning permission or have an application pending the majority of sites are coming forward in the short to medium term.

5. Conclusion

- 5.1 In conclusion Policy DS3 of the Borough Plan review identifies the housing and employment needs for the Borough over the plan period to 2039. As set out in this paper, the Council has sought to allocate sites in excess of the housing and employment requirement to ensure there is sufficient flexibility within the plan to meet the needs of the Borough.

Appendix A- Gypsy and Traveller pitches, transit sites, Showperson plots and Bargee Travellers

Policy DS3 - Overall development needs refers to Gypsies and Travellers in the supporting text; whereas Policy H3 - Gypsies, Travellers and Showpersons specifically refers to the needs of these communities and refers to the Council's adopted Gypsy and Traveller Site Allocations Development Plan document (DPD) which was adopted on the 18th January 2024 for the period between 2021 to 2037. This DPD also provides safeguarding of Travelling Showperson plots. The DPD allocates specific sites but also provides Policies for consideration of sites on any existing lawful sites; for extensions adjoining lawful sites and for new proposals within the settlement areas.

To assess the needs for the adopted DPD a Gypsy, Traveller and Travelling Showperson Accommodation Assessment (GTAA) was carried out in 2021. This evidenced a need to find an overall requirement for 20 permanent pitches for the period up to 2036/37 (at least 8 permanent residential pitches by 2025 and a further 12 between 2025 and 2037) and no need for transit pitches for the same period¹. The GTAA identified the need as defined in the Planning Policy for Traveller Sites (2015) and also included 4 additional pitches for cultural needs. This approach was vindicated by recent case law as the most appropriate and relevant approach.

The needs have been identified as a minimum. It has been identified that the Warwickshire County Council run Traveller site within the Borough could provide 22 spaces as turnover within the intended plan period of the DPD. However, it was considered that this could not be wholly relied upon as turnover was not guaranteed.

Subsequently, 11 further permanent pitches were identified and brought forwards as extensions of two existing allocated sites and one proposed new allocated site. Whilst the call for sites had brought no new pitches forwards; these pitches were identified during the individual site assessments for the GTAA and where the owners of the sites were willing to bring these sites forwards.

Windfall sites have also been approved in the last few years which will feed into the 5-year supply and beyond.

An existing site is provided within the Borough for four plots for Travelling Showpersons. One plot of which was occupied and three which were vacant in the 2021 assessment. (Whereas all were occupied in 2016). Due to the unique requirements and nature of these and as these were the only plots within Warwickshire, the DPD protects this site.

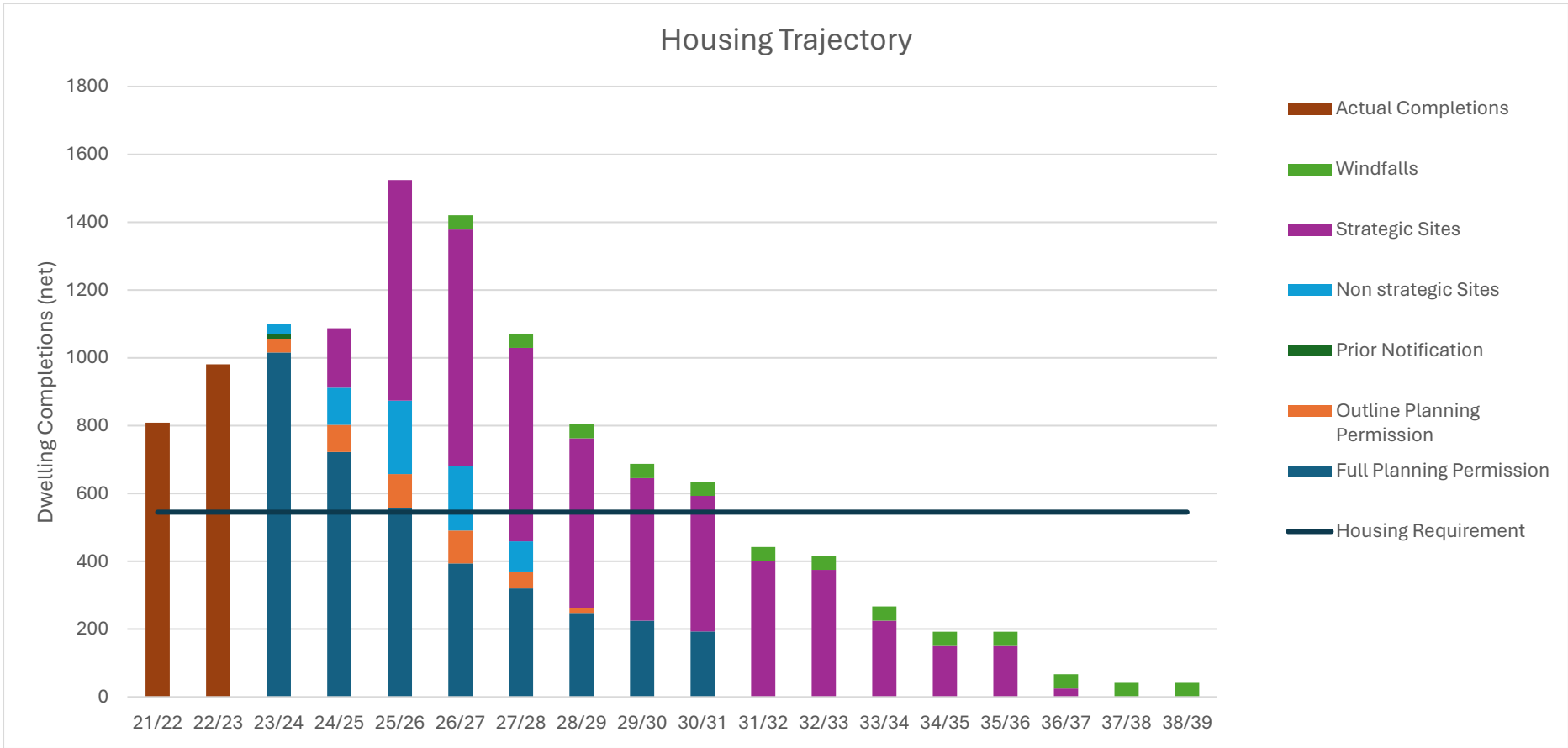
The GTAA also examined requirements for Bargee Travellers of which one family was identified within the Borough.

¹ Nuneaton and Bedworth Borough Council (2021). [Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2021 Update](#).

The GTAA identified that no transit sites were required but that negotiated stopping arrangements would be used. This approach is increasingly adopted across England. The Council currently has a Court Injunction for some identified land within the Borough against the use of these sites for transit provision. However, transit encampments for Gypsies and Travellers do occur within the Borough and a need is therefore justified. The chosen route for temporary encampments has therefore been agreed via negotiated stopping agreements which has already been used in the Borough.

Now adopted the Gypsy and Traveller Site Allocations DPD is the monitoring tool for Gypsy and Travellers pitches and Showperson plots.

Appendix B – Housing Trajectory



Appendix C - Small Sites

Small Sites

Allocated less than 1 ha

Site Ref	Application Name	Size	Capacity
BUL-9	Former New Inn Public House, Bulkington	0.307	25
ARB-1	Land at Bermuda Road, Nuneaton	0.906	25
ABB-5	Upper Abbey Street	0.273	22
KIN-2	Kingswood Road, Nuneaton	0.627	20
HEA-3	36806 Former Carousel Public House, Bedworth	0.189	17
EXH-2	Armson Road, Exhall	0.211	16
ABB-7	38762 Mill Street / Bridge Street, Nuneaton	0.54	15
EXH-14	Bennetts Road, Kerseley	0.342	10
Total Allocated			150

Windfall

DPA	Years	Total Windfall Units on Small Sites
	42	15
		630
Total Windfall on Small Sites		630

Completions and Commitments

	Name	Size	Capacity
FP	Tower road Bedworth water Tower	0.01	6
FP	Chapel Street, Bed	0.43	19
FP	Ash Green Lane	0.17	14
FP	265 Queens Road	0.07	14
FP	Site 106a014 King Street,	0.2	13
FP	Lingfield Farm, Stoney Road,	0.43	1
FP	Land Rear of 49/51 "Site 106A012", King Street	0.05	4
FP	Site 48a022 - Spinney Lane, Spinney Lane	0.02	1
FP	34 Croft Pool	0.02	2
FP	Site 51a036 - Burgage Walk	0.05	2
FP	39 Newtown Road	0.01	1
FP	Land between 37-39, "Site 103c008 - Whitbur	0.25	14
FP	Land adj 9 "Site 61A003", Hare and Hounds Lane	0.06	4
FP	141 College Street	0.03	4
FP	Site 50A016, Queens Road (209-231 & 66-72 F	0.2	32
FP	39 Willis Grove, Bedworth	0.03	2
FP	Swallow Meadows Farm, The Birches	0.02	2
FP	Ex Coal Yard, Site 50a006 - York Street, York St	0.01	3
FP	Site 124A008 - Land and garages r/o 2-12, School	0.07	5
FP	22 Trafford Drive,	0.03	2
	Site 94b011 - Nuneaton Road		
	Bedworth0.032FP		
FP	The Cottage", 197 Nuneaton Road	0.06	1
	Site 51a036 - Burgage Walk0.0712FP		
	Site 62C004, Shepperton Business		
	Park0.6529FP		
	Site 35D013-land to rear of The Elms", School		
FP	Lane	0.29	5

FP	255 The Long Shoot	0.21	3
FP	Land between 151 &157 Site 119a001 - Covent	0.4	5
FP	Site 106a014 - King Street Bedworth	0.12	18
FP	43 Bucks Hill, Nuneaton	0.02	1
FP	44 Princes Street	0.02	2
	Site 109a018 - Church Street0.051FP		
	Site 50a017 - Merevale Avenue0.179FP		
	255 The Long Shoot,0.211FP		
	Site 103d014 , Land adjacent 41 Mavor Drive,0.141FP		
	Milverton House, 43 Lutterworth Road0.116FP		
	Garages Site 52C045 (r/o 154-166 Gadsby Street	0.04	2
FP	Site 115B004 - Land adjacent, 147 Hayes Lane	0.04	1
FP	Smithfields, 157 Coventry Road,	0.07	1
FP	Site 105c002 - Land at Parks Farm Smarts Roac	0.3	15
FP	266 The Long Shoot	0.08	1
FP	1 The Square	0.02	2
FP	Caldwell Caravan Site, Bradestone Road	0.45	14
FP	Land and garages adj No. 14, "Site 39C011 Jam	0.08	6
FP	2 Royal Oak Lane, Ash Green	0.2	12
FP	Ritz Bingo, Abbey Street,	0.13	1
FP	Site 95c003 - New Street	0.83	5
FP	Site 101d002 - Smorrall Lane (Ashwood Cottag	0.15	1
FP	26 Devon Close, Nuneaton	0.03	2
FP	Exclusive Beds Corporation Street Nuneaton	0.13	5
FP	258 Lutterworth Road Nuneaton	0.11	1
FP	18 Harefield Road	0.78	1
FP	1-3 All Saints Square	0.01	1
FP	Site 103b007 - Marriott Road Land R/o 1-5 Ma	0.99	3
FP	Site - 37C008 land to the rear Land to rear of 7	0.27	16
FP	120 Lutterworth Road	0.05	6
FP	Heath End Rd Service Station, 227 Heath End F	0.02	5
FP	1 Lime Grove, Nuneaton	0.02	1
FP	The Poppy's Mobile Home Park Mile Tree Lane	0.1	1
FP	Land between 122-126 Site 48a024 - Church Ri	0.21	7
FP	285 Marston Lane, Nuneaton	0.09	1
FP	Willowbrook, Croft Pool, Bedworth CV12 8QW	0.09	5
FP	50 Shaftsbury Avenue	0.02	1
FP	33 Lime Grove Nuneaton CV10 9BG	0.02	1
FP	Pet Cemetery Maytree 4 School Lane	0.43	5
FP	Inglewood Smorrall Lane Bedworth CV7 8AT	0.03	1
FP	Site 83d011 - Joseph Luckman Road Land & Ga	0.07	8
FP	Front plot of Missing Oak Close 140 Woodland	0.02	1
FP	The Bull Bull Street Nuneaton CV11 4JX	0.14	5
FP	The Carousel Dark Lane Bedworth CV12 0JH	0.18	17
FP	WCC Drug Team 37-38 Coton Road Nuneaton	0.28	3
FP	Loads of Tread 86 Orchard Street Bedworth CV	0.03	2
FP	384 Tuttle Hill, Nuneaton	0.02	3

FP	25 Market Place Nuneaton	0.01	3
FP	Site 109a018 - Church Street Bulkington	0.05	1
FP	The Crystal Palace Gadsby Street Nuneaton	0.05	2
FP	Land off Site 60a005 Atholl Crescent Nuneator	0.13	16
FP	99 Woodlands Road Bedworth	0.5	9
FP	Land adjacent to 28 Burbages Lane Ash Green	0.06	2
FP	2 High Street Nuneaton	0.05	2
FP	14 -16 Bull Street Nuneaton CV11 4JX	0.09	5
FP	Site 124A011 - Garages rear of 12 - 14 Scholfie	0.07	5
FP	S C T Electrics 75-91 Heath End Road Nuneator	0.08	1
FP	Cream 127 Abbey Street Nuneaton CV11 5BZ	0.01	2
FP	Barclays Bank Plc 7 Market Place, Nuneaton CV	0.03	3
FP	308 Lutterworth Road Nuneaton CV11 6PN	0.18	1
FP	244 Nuneaton Road, Bulkington	0.05	1
FP	1 Shilton Lane, Bulkington, Bedworth	0.34	1
FP	Poppys, Stafford Close, Bulkington CV12 9QX	0.32	9
FP	Site 26C009 adjacent to 23 Hillside Drive Hillside	0.02	1
FP	Woodlands Farm Ansley Road Nuneaton Cv10	0.13	1
FP	Ash Green Social Club 15 Ash Green Lane Cove	0.17	10
FP	Cricketers Arms, 60 Nuneaton Road, Bedworth	0.07	9
FP	5A Harefield Road, Nuneaton,	0.09	2
FP	187 Heath End Road Nuneaton	0.13	10
FP	Aberglynmarch Guest House 196-198 Church F	0.98	1
FP	Rosewood Mile Tree Lane Coventry Cv2 1NT	0.16	3
FP	28c Heath Road, Bedworth, Warwickshire	0.04	1
FP	115 Queen Elizabeth Road, Nuneaton	0.09	2
FP	453 Nuneaton Road, Bulkington, Bedworth	0.2	1
FP	site 26C011 land to the rear of 170 and 168 Ca	0.04	2
FP	Coventry Building Society 124 Abbey Street, Ni	0.02	1
FP	site 51A075 land to the rear of 113 and 114 Ab	0.03	3
FP	20 Tomkinson Road, Nuneaton, Warwickshire	0.01	3
FP	20 Windmill Road Exhall Coventry CV7 9GQ	0.1	1
FP	5 Portia Close, Nuneaton, Warwickshire	0.02	1
FP	16 Anderton Road Bedworth CV12 0HA	0.01	1
FP	Inglewood Smorrall Lane Bedworth CV7 8AT	0.43	1
FP	Lamb & Flag Inn Church Road Nuneaton CV10	0.09	4
	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd)		
FP	Tudor Road Nuneaton	0.27	6
FP	Park Farm Plough Hill Road Nuneaton Cv10 9N	0.73	1
FP	Site 32c001 - Adjacent 233 The Long Shoot Nui	0.23	1
FP	Site 35D014 - Field opp Freesland Park Farm Sc	0.44	7
FP	Queens Road Books 127 Queens Road, Nuneat	0.01	1
FP	Land adj 9 "Site 61A003", Hare and Hounds Lai	0.06	4
FP	244 Nuneaton Road, Bulkington	0.05	1
FP	Land Adjacent to 126 Bedworth Road Site 108	0.33	3
FP	Units Site 50D006 Marlborough Road Nuneato	0.08	4
FP	Change of use of first and second floors from c	0.01	1
FP	111 Bedworth Road, Bulkington	0.09	1
FP	5A Harefield Road, Nuneaton,	0.01	1

FP	11 Abbey Green Nuneaton CV11 5DR	0.07	3
Outline	Bedworth Rd, 48, Bulkington	0.05	2
Outline	1 Shilton Lane, Bulkington, Bedworth	0.03	1
Outline	43 Wolvey Road, Bulkington, Bedworth,	0.04	1
Outline	13 Chestnut Crescent, Nuneaton	0.03	2
Outline	111 Bedworth Road, Bulkington	0.09	1
Outline	Willow Grange", Shilton Lane, Bulkington,	0.4	14
Outline	Village Auto Centre, 10 Chequer Street, Bulkin;	0.08	9
Outline	North Lodge Farm", Astley Lane, Nuneaton,	0.05	1
Outline	Site 109C005 - land between 26 and 22", Barn;	0.03	1
Outline	Cricketers Arms, 60 Nuneaton Road, Bedworth	0.07	9
Outline	257 Lutterworth Road, Nuneaton	0.21	1
Outline	244 Nuneaton Road, Bulkington	0.05	1
Outline	453 Nuneaton Road, Bulkington, Bedworth	0.09	1
Outline	Site 39D034 - Land adj 23 Aston Rd Aston Roac	0.09	1
Outline	3 Black Bank Exhall Coventry	0.93	5
Outline	Poppys, Stafford Close, Bulkington CV12 9QX	0.32	9
Outline	48 Bedworth Road Bulkington Bedworth Cv12	0.05	2
Outline	Plough Hill Farm Cottage Plough Hill Road Nun	0.01	3
Outline	224 The Long Shoot, Nuneaton, Warwickshire	0.02	2
Outline	416 Nuneaton Road, Bulkington, Bedworth,CV	0.01	1
Outline	Site 83d003 - Nuneaton Road Bedworth Land /	0.03	1
PN	Orchard Croft, Long Street, Bulkington	0.22	1
PN	Land rear of 69 Coventry Road, "Site 120B004"	0.19	1
PN	Swallow Meadows Farm The Birches Bulkington	0.09	2
PN	Site 95b002 - Marston Lane Bedworth Marstor	0.01	1
PN	21 Devon Close, Nuneaton, Warwickshire	0.04	2
	Total		573

Small Site Total 1353

10% of housing requirement 981

Percentage of small sites proposed in the plan period **13.79**

Appendix D – Sites included within 5 year land supply

In accordance with national planning policy and planning practice guidance all sites with full planning permission are considered as deliverable within the next 5 years, with the capacity included within the trajectory documented within the HELAA and based informed by discussion with developers. The major development sites which have outline permission or are allocated and included within the five year supply as identified within the trajectory are set out below.

Site Reference	Site Address	Capacity within 5 years	Commentary
Major Outline Sites			
52/OL	North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton	147	36050 – The site has outline for 195 and a Reserved Matters application pending for 147 units.
55/OL	Ex- Co Building Abbey Street	30	38014 – Reserved matters approval granted in May 2023 30 and coming forward in line with the Transforming Nuneaton Project
40/OL	Callandar Farm – Jelsons	175	The site forms part of the wider HSG1 allocated in the adopted Borough Plan and lies within Callandar Farm which has outline permission for 850 dwellings. This is the final parcel to come forward an a pre-application on a RM application for 190 units is underway following the refusal of an RM application due primarily to design issues.
Non – strategic Sites			
NSRA1	Former Bedworth Rugby Club	122	38716 – Detailed permission for 122 dwellings
NSRA2	Former Manor Park Community School	58	35587 – A Section 73 application is pending and a development partner has been appointed to deliver the residential aspect of this scheme. Reserved matters application anticipated summer 2024.

NSRA3	West of Coventry Road / Wilsons Lane, Exhall	95	39136 – Detailed permission for 95 units granted 18 August 2023
NSRA4	Vicarage Street Development	65	39175 – Outline application pending for mixed use development including 65 residential units. The site is a key part of the Transforming Nuneaton programme.
NSRA5	Land rear of Burbages Lane	47	Site has previously had a resolution to grant and is adjacent a wider development scheme which includes an access to this development.
NSRA6	Land at Bucks Hill	40	Site allocated in adopted Plan and owned by Council.
NSRA7	Abbey Street	30	39160 – Site has planning permission for 30 units
NSRA8	Land rear of Lilleburne Drive and Willow Close	29	38144 – An outline application pending for 29 dwellings
NSRA9	Former New Inn Public House	42	Site has outline permission which has been implemented for 44 units. An application for 42 units is pending.
NSRA10	Land at Bermuda Road	25	Site has consent as part of a wider scheme for a GP surgery. Recent discussions suggest healthcare uses are not viable and the site could deliver residential or potentially extra care units.
NSRA11	Upper Abbey Street	22	Site forms part of the Transforming Nuneaton programme
NSRA12	Kingswood Road	20	Site is council owned
NSRA13	Armson Road	16	39464 – Detailed application for 15 units is pending
NSRA14	Mill Street	15	Site forms part of the Transforming Nuneaton programme
NSRA15	Bennetts Road	10	Site is council owned
Strategic Sites			
SHA1	Land at Top Farm	625	35297 – Site has outline consent for 1,700 dwellings, reserved matters on Phase 1 including 55 units pending.
SHA2	Land at Arbury	300	Outline application anticipated 2024, talks on-going regarding entering into a PPA

SHA3	Land at Tuttle Hill	350	Outline application for 400 units pending
SHA4	Hospital Lane	325	Outline application approved for 445 units, development on board and pre-application on RM pending.
SHA5	West of Bulkington	375	Redrow and Vistry under construction. Elford and Rosconn resolution to grant subject to S106.
SHA6	Hawkesbury Golf Course	179	Outline for 179, Phase 1 for 110 has a RM pending. Tilia Homes developing the whole site.
SHA7	Bowling Green Lane	93	Outline application for 93 units and a 70 bed care home pending.
SHA8	Wilson Lane	73	Outline consent for 73 dwellings, reserved matters anticipated shortly.

Appendix E – Employment Land Trajectory

Employment Land Trajectory

