

# BOROUGH PLAN

for Nuneaton and Bedworth



## Updated Housing Land Supply Background Paper

July 2024

## Note

Please note following submission of the Borough Plan Review, this paper supersedes Section 3 of the Development Needs and Supply Background Paper 2024 [CD15] and the proposed housing trajectory [CD16].

# 1. Introduction

- 1.1 This Paper is provided by the Council to support the examination of its Borough Plan Review in relation to Matter 3 Housing, Issue 2: The five year supply and overall housing supply position. This paper supersedes the information provided Section 3 of Development Needs and Supply Background Paper 2024 [CD15] in relation to housing land supply and the Housing Trajectory [CD16] and provides an update to the Borough Plan Review housing land supply position.
- 1.2 The Council wrote to the Inspector's on 28<sup>th</sup> March 2024 notifying them that the Council was defending its published housing land supply position at three public inquiries (Appeal References: APP/W3701/W/23/3330615 – Weddington Road, APP/W3710/W/23/3329913 – Land West of Higham Lane and APP/W3710/W/23/3327049 – Land south of the Long Shoot) between 27<sup>th</sup> February and 13<sup>th</sup> May 2024, and as part of the process the Council had reconsidered its published housing land supply position, which had implications for the housing trajectory and five year supply position within Submission version of the Borough Plan Review.
- 1.3 The Inspectors have asked for an update to the Development Needs and Supply Background Paper. At the time of writing this paper, decisions have been issued on the Weddington Road and Land West of Higham Lane appeals, however these were based on information available at the time including 2023 monitoring data and the current adopted housing requirement. A decision is yet to be made at the Long Shoot appeal.
- 1.4 The Submission version of the Borough Plan Review housing trajectory had a base date of 1<sup>st</sup> April 2023, this paper updates this position to reflect the supply situation as at 1<sup>st</sup> April 2024. This takes account of completions, new permissions and progress on sites to date between 31<sup>st</sup> March 2023 and 1<sup>st</sup> April 2024. This also take into account the latest projections for build out rates based on evidence submitted by landowners, agents or developers of sites listed within the trajectory, submitted to the Council in June 2024, after the Inquiries closed for the above appeals. These are included in **Appendix D**.

## 2. Housing Supply Position Update

- 2.1 The Submission Borough Plan Review housing trajectory has a base date of 1<sup>st</sup> April 2023, therefore, it is pertinent to update this position and reflect any changes that have occurred since then. The Council is committed to producing an up-to-date housing trajectory during the course of the Examination Hearings and therefore considered providing the most up to date evidence to support the inclusion of sites and waiting for the monitoring data to be available would be beneficial.
- 2.2 Since the Submission Borough Plan Review was published there have been a number of changes. Whilst the outcome of the Long Shoot appeal is currently unknown, an additional large site has been granted permission, which now contributes to the supply:
  - Land east of Bulkington (039005)– outline application contributing 230 dwellings to the supply.

- 2.3 Delivery rates have been updated based on the latest information available. These rates are reflected in the updated full housing trajectory at **Appendix A** and the table in **Appendix B**.
- 2.4 As a result of amendments to the delivery rates based on the latest information available and the inclusion of sites granted permission of the last year, the overall supply position over the plan period has decreased slightly from 11,522 dwellings (based on 2023 data) to 10,945 dwellings (based on 2024 data).
- 2.5 To assist the Inspectors and participants in the Examination **Table 1** below shows the difference between the trajectory in CD15 and CD16 (with a 1<sup>st</sup> April 2023 base date) and the updated trajectory (with a 1<sup>st</sup> April 2024 base date).

**Table 1: Comparison between 2023-based and 2024-based trajectories**

<b>Year</b>	<b>1<sup>st</sup> April 2023</b>	<b>1<sup>st</sup> April 2024</b>	<b>Difference</b>
Year 21/22	796 (completions)	796 (completions)	0
Year 22/23	956 (completions)	956 (completions)	0
Year 23/24	1,087	1,009 (completions)	-78
Year 24/25	1,075	950	-125
Year 25/26	1,512	695	-817
Year 26/27	1,408	538	-870
Year 27/28	1,059	771	-288
Year 28/29	793	796	3
Year 29/30	675	956	281
Year 30/31	623	841	218
Year 31/32	430	575	145
Year 32/33	405	398	-7
Year 33/34	255	342	87
Year 34/35	180	297	117
Year 35/36	180	292	112
Year 36/37	55	267	212
Year 37/38	30	242	212
Year 38/39	30	242	212
<b>Total in plan period</b>	<b>11,522</b>	<b>10,963</b>	<b>-559</b>

- 2.6 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-Y3 to avoid double counting in relation to smaller developments with planning permission). Detailed site-specific trajectories are available in **Appendix B**.

## Contingency Buffer

- 2.7 As set out in response to Matter 2, Question 27, The Council consider it is appropriate to have a contingency buffer within the supply to ensure the Plan is sufficiently flexible to accommodate needs not anticipate in the Plan and to provide contingency should delivery on some sites not match expectations. At the time, a minimum of 10% was

considered sufficient to provide that level of flexibility, however, the supply position means that the supply now includes a contingency of 11.75%, providing certainty that the housing requirement will be met even if delivery on some sites does not meet expectations.

## Small Sites and Windfall Allowance

- 2.8 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<sup>st</sup> April 2024. **Appendix C** provides a breakdown of these sites and shows that 12.64% of the housing requirement for the Borough will be met through small sites under 1ha.
- 2.9 The Council has taken a proportionate approach to engaging with developers with surveys requested for major developments, but for small sites (minor development 1-9 dwellings) the Council has not requested surveys to be completed. The Council acknowledges that not all of the small site permissions will be implemented before permission expires, therefore the Council has applied a non-delivery discount or ‘lapse rate’). This non-delivery discount on small sites (minor development 1-9 dwellings) is only applied for the first 3 years as the non-delivery relates to known permissions at 1st April 2024. The Council does not have detailed information to arrive at a specific non-delivery for the Borough, however in the absence of such a figure a 10% non-delivery rates is deemed appropriate. A 10% deduction on small sites has been applied which equates to a rounded 6 dwellings per annum on the basis of 162 dwellings from small sites (minor development of 1-9 dwellings) anticipated over the first three years after 1<sup>st</sup> April 2024.
- 2.10 The windfall allowance remains unchanged at 42 dwellings per annum and is applied from 2027/28 onwards in order to avoid double-counting with known permissions.

## 3. Five Year Land Supply Position

- 3.1 National policy requires planning policies to identify a supply of specific, deliverable sites for years one to five of the plan period<sup>1</sup>, with the appropriate buffer. The Borough Plan Review is being examined under the September 2023 NPPF. Given that when measured against the latest Housing Delivery Test measurement<sup>2</sup> the Council has scored in excess of 85% for the past three years, in accordance with paragraph 74 it is appropriate to include a 5% buffer to ensure choice and competition in the market for land.

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<sup>1</sup> It is acknowledged that the plan is being examined under the September 2023 NPPF however the December 2023 NPPF (paragraph 69) helpfully clarifies that a supply of specific, deliverable sites should be identified “for five years following the intended date of adoption”.

<sup>2</sup> This is the 2022 measurement, available at: <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

- 3.2 In accordance with PPG (Paragraph 032 Reference ID: 68-032-20190722) where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years. This wording was the subject of a legal challenge in *Tewkesbury Borough Council v SSHCLG, J J Gallagher Limited and Richard Cook [2021] EWHC 2782 (Admin)* where the courts did not clarify if this also meant that the additional supply could be used to offset shortfalls against requirements in *future* years. The judge noted that the NPPF and PPG are silent on this point and explains that it is down to the exercise of planning judgement by the decision-maker as to whether to take into account any oversupply since the base date of the plan.
- 3.3 As suggested by the Secretary of State in the Tewksbury judgment there may be several ways of dealing with oversupply so that it is not simply a binary choice. These include:
- Not taking oversupply into account as there is no requirement to do so in paragraph 74 of the NPPF; or
  - Take oversupply into account to reduce the requirement over the next 5 years (a ‘reverse Sedgefield’ approach); or
  - Take oversupply into account but apply this over the remaining plan period so that identified housing need is met over that period in line with paragraph 66 of the NPPF (a ‘reverse Liverpool method’); or
  - Take some oversupply into account.
- 3.4 The Council considers that the third option – a ‘reverse Liverpool method’ – is the sound and logical approach in this situation. The Planning Practice Guidance<sup>3</sup> states that “If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal”.
- 3.5 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 the Borough Plan Review requirement of 545 dwellings per annum plus a 5% buffer. Therefore, it is proposed that this surplus, as demonstrated in the trajectory, is split across the plan period as a whole.
- 3.6 As set out in Section 2 the future housing supply position is healthy with the expectation that the full housing requirement will be met (and exceeded) across the plan period. A ‘reverse Sedgefield’ method (where the surplus would be applied in the first 5 years post-adoption) would not be logical as it would reduce the 5YHLS requirement to too low a level given the healthy supply outlined in the first five years of the trajectory.
- 3.7 Furthermore, if the surplus were not fully taken into account in reducing future 5YHLS requirements, it would penalise the Council for planning positively to meet needs in the early years of the plan period and allow ‘planning by appeal’ later in the plan period despite the fact that the housing requirement will be exceeded over the plan period, with delivery front-loaded in the first 11 years.

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<sup>3</sup> Paragraph: 031 Reference ID: 68-031-20190722

## Five Year Housing Land Supply Position

- 3.8 As a test of soundness the NPPF requires the plan to demonstrate a five-year housing land supply (5YHLS) position at the intended date of plan adoption, which is proposed to be 1st April 2025. Using the housing requirement of 545 dwellings per annum; supply figures in the housing trajectory; a 5% buffer under the Housing Delivery Test 2022 Measurement; and the 'reverse Liverpool method' a healthy 5YHLS of 8.2 years and a surplus of 1,467 dwellings can be demonstrated. The calculation is set out in **Figure 1** below.

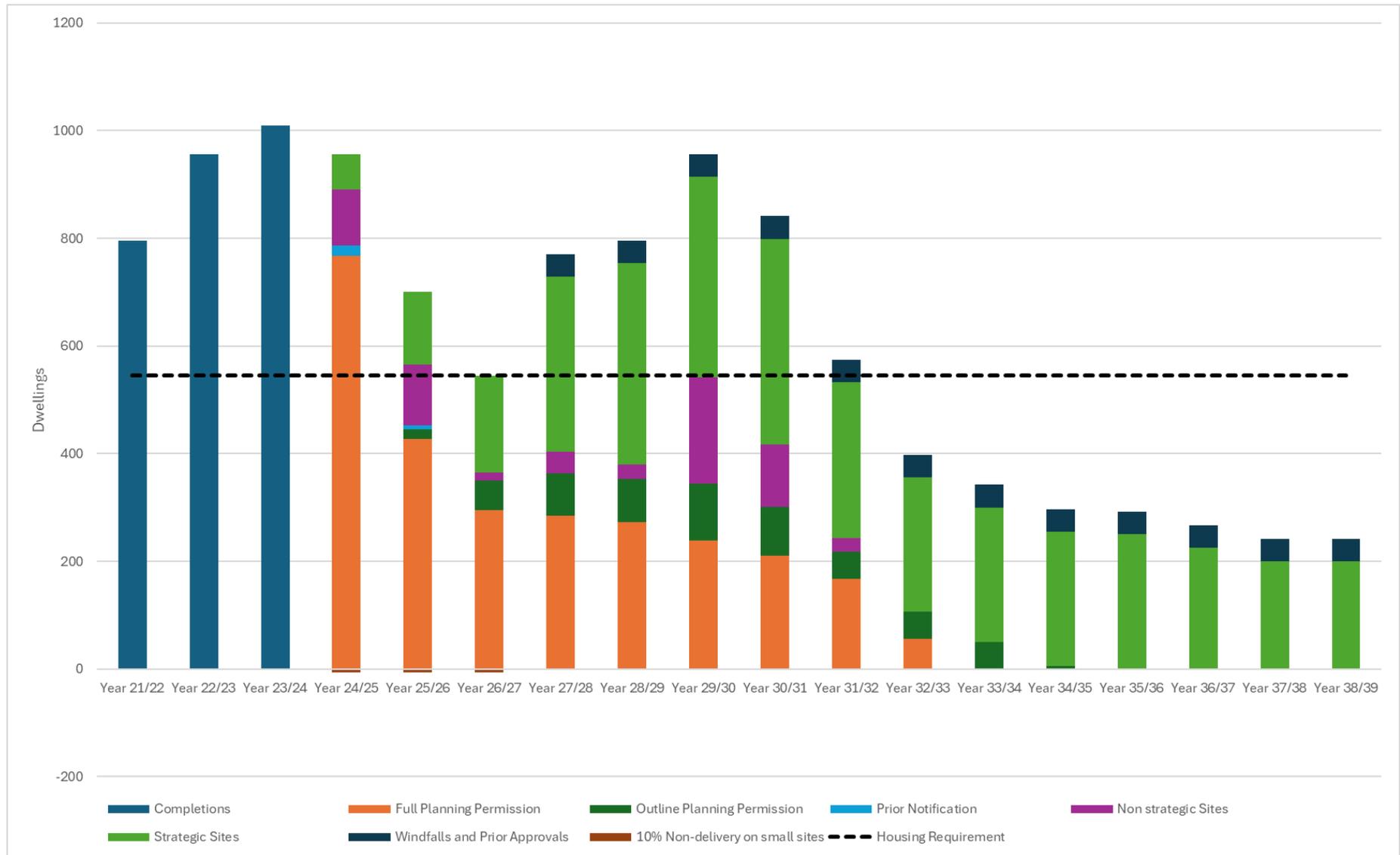
Step	Description	Number	Notes
A	5 x annual housing requirement (545dpa)	2725	
B	Adjustment for over-supply since the plan's base date: (-1,525 dwellings, spread over the remaining 14 years of the plan period (April 2022 to March 2035). The required over-supply adjustment is therefore $-1,525 / 14 = 109$ fewer dpa in each year of the remaining plan period	-109 dpa	21/22 = 796, 22/23 = 956, 23/24 = 1009, 24/25 = projected 944 dwellings. Total 3,705 against a requirement of 2,180 = 1,525 dwelling over-supply
C	Over-supply adjustment within the 5YHLS period: $5 \times -109$	-545	
D	$2,725$ (result of step A) - $545$ (result of steps B-C) = $2,180$ dwellings. This is the plan requirement for the 5YHLS period, including the over-supply adjustment.	2180	
E	Required buffer of 5% ( $D \times 0.05$ )	109	
F	Total 5YHLS requirement ( $D + E$ )	2289	
G	Annual 5YHLS requirement ( $F / 5$ )	457.8 dpa	
H	Deliverable supply over next 5 years at 1/4/2025	3756	
I	Total years supply over next 5 years at 1/4/2025 ( $H / G$ )	8.20	
J	Surplus ( $H - F$ )	1467	

**Figure 1: 5YHLS calculation at 1st April 2025**

## 4. Conclusion

- 4.1 This background paper updates the housing supply [CD15] and trajectory [CD16] in the Submitted version of the Borough Plan Review. This paper confirms that:
- The housing requirement of 9,810 dwellings can be met in full over the plan period by a forecast supply of 10,945 dwellings, exceeding the requirement by 11.5% in total; and
  - A 5YHLS can be demonstrated at the date of plan adoption (8.18 years at 1<sup>st</sup> April 2025).
- 4.2 The Council proposes the use of the 'reverse Liverpool method' to spread oversupply since the base date of the plan over the remainder of the plan period, and requests the Inspectors endorse this approach for future 5YHLS calculations during the lifetime of the Borough Plan Review.

## Appendix A – Housing Trajectory



Appendix B – Site schedule

Sites with Full Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	Status	TOTAL CAPACITY	Year 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	Completed (Actual) losses from current permissions	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	
215	11514	Tower Road, Bedworth Water Tower	Poplar	U/C	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
812	12181	Chapel Street, Bed	Bede	U/C	19	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1087	10197	Queens Rd, 265, Nun		Implemented	14	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
1414	34287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	Galley Common	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1487	35478	39 Willis Grove, Bedworth	Bede	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1490	35604	Ex Coal Yard, Site 50a006 - York Street, York Street, Nuneaton,	Abbey	N/S	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	U/C	95	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0
1509	39618	"Site 51a036 - Burgage Walk", Burgage Walk, Nuneaton,	Abbey	Consent expired. (35366) Resolution to grant subject to s106 (39618)	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1522	36155	Site 119a001 - Coventry Road, Bulkington	Bulkington	U/C	6	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1547	36201	Phase 3, "Site 37b008 - Edinburgh Road", Edinburgh Road, Nuneaton, CAMP HILL Final Phase	Camp Hill	U/C	142	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0
1549	35998	Garages "Site 52C045 (r/o 154-166 Gadsby Street)", William Street	Attleborough	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1562	36261	"Site 31A003-rear Whitehouse Farm", Higham Lane, Nuneaton, REDROW HOMES : (HERITAGE FIELDS)	Weddington	U/C	200	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
1565	36109	Plough Hill Golf Centre, "Site 36A002 - Plough Hill Golf Centre", Plough Hill Road, Nuneaton	Galley Common		300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	Status	TOTAL CAPACITY	Year 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	Completed (Actual) losses from current permissions	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	
1567	36470	2 Royal Oak Lane, Ash Green	Exhall	U/C	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
1568	36709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1574	37106	Public conveniences, Chapel St, Bedworth	Bede	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1587	37066	Site - 37C008 land to the rear Land to rear of 79-117 Vale View Nuneaton	Barpool	U/C	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
1590	37329	1 Lime Grove, Nuneaton	Camp Hill	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1595	37509	285 Marston Lane, Nuneaton, Warwickshire CV11 4RH	Wembrook	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1597	37570	50 Shaftsbury Avenue Coventry CV7 8NE	Exhall	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1598	38031	33 Lime Grove Nuneaton CV10 9BG	Camp Hill	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1602	36877	"Site 103B009 - Land off", Astley Lane, Bedworth, (adj The Heath)	Slough	U/C	169	40	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	0
1607	37666	The Bull Bull Street Nuneaton	Attleborough	U/C	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1608	36806	The Carousel Dark Lane Bedworth	Heath	U/C	17	17	0	0	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	Bede	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1620	37862	Land off Site 60a005 Atholl Crescent Nuneaton	Arbury	N/S	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
1621	38372	99 Woodlands Road Bedworth CV12 0AD	Slough	U/C	9	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1626	37381	2 High Street Nuneaton	Abbey	U/C	2	2	0	0	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	Attleborough	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1634	38303	S C T Electrics 75-91 Heath End Road Nuneaton CV10 7JG	Arbury	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	Abbey	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1638	38257	Site 49B005 - Byford Court Byford Street Nuneaton	Barpool	U/C	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
1646	38535	Woodlands Farm Ansley Road Nuneaton Cv10 8LR	Kingswood	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1648	36510	Cricketers Arms, 60 Nuneaton Road, Bedworth	Slough	U/C	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1649	38759	5A Harefield Road, Nuneaton	Abbey	N/S	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1650	37597	187 Heath End Road Nuneaton	Arbury	U/C	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0

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1652	38515	Rosewood Mile Tree Lane Coventry Cv2 1NT	Bulkington	N/S	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1653	38772	28c Heath Road, Bedworth, Warwickshire	Slough	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1659	39139	20 Tomkinson Road, Nuneaton, Warwickshire	Arbury	U/C	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1662	38905	20 Windmill Road Exhall Coventry CV7 9GQ	Exhall	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1663	38916	5 Portia Close, Nuneaton, Warwickshire	Whitestone	U/C	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1665	39251	Inglewood Smorrall Lane Bedworth CV7 8AT	Heath	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1666	39062	Lamb & Flag Inn Church Road Nuneaton CV10 8LJ	Kingswood	U/C	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1667	38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	Camp Hill	N/S	6	6	0	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	Galley Common	U/C	1	1	0	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	St Nicolas	N/S	1	1	0	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	Abbey	N/S	1	1	0	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,	Arbury	U/C	4	4	0	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	Bulkington	U/C	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1675	38625	Units Site 50D006 Marlborough Road Nuneaton	Abbey	U/C	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1677	35238	111 Bedworth Road, Bulkington	Bulkington	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1678	39392	5A Harefield Road, Nuneaton,	Abbey	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1679	39317	11 Abbey Green Nuneaton CV11 5DR	Abbey	U/C	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
46a010	33601	Rear of 89-169 Tunnel Road	Camp Hill	U/C	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1682	39033	Mayway Construction Ltd 2 Burbages Lane Longford Coventry CV6 6AY	Exhall	U/C	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	Status	TOTAL CAPACITY	Year 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	Completed (Actual) losses from current permissions	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
1683	39114	Site 114A006 Goodyers End Lane (No 347) & 2 Royal Oak Lane Exhall	Exhall	U/C	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
1685	39261	221 Lutterworth Road Nuneaton Cv11 6PX	Whitestone	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1687	39502	14 Bull Street Nuneaton CV11 4JX	Attleborough	U/C	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1693	39092	The Lodge School Walk Nuneaton CV11 4PJ	Attleborough	N/S	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1696	39702	12 Oaston Road Nuneaton	St Nicolas	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1698	39884	205 Greenmore Road Nuneaton Cv10 7el	Barpool	N/S	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1699	39696	25 Cheverel Place, Nuneaton	Wembrook	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1700	39764	230 Newtown Road, Bedworth,	Bede	N/S	1	1	0	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	Attleborough	N/S	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1481 Previous ref 9/OL)	34969	Cresswells Farm, The Long Shoot, Nuneaton, (JELSONS Ltd)	Weddington and St Nicolas	U/C	150	39	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	0
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Persimmon Homes EATON PLACE)	Weddington and St Nicolas	U/C	453	50	50	50	50	23	0	0	0	0	0	0	0	0	0	0	0	223	0
HSG1	39512	Nuneaton Fields Farm	Weddington and St Nicolas	Full application pending	34	0	0	0	9	25	0	0	0	0	0	0	0	0	0	0	0	34	0
40/OL / 1584	36921	Callendar Farm - Taylor Wimpey	Weddington and St Nicolas	U/C	425	50	50	27	0	0	0	0	0	0	0	0	0	0	0	0	0	127	0
40/OL / 1585	38387	Callendar Farm - David Wilson	Weddington and St Nicolas	U/C	123	45	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0
40/OL / 1586	38174	Callendar Farm - Vistry Homes	Weddington and St Nicolas	U/C	201	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0
HSG3	35037	HSG3- Gipsy Lane	Abbey and Wem Brook	U/C	575	0	39	80	80	80	80	80	80	56	0	0	0	0	0	0	0	279	296
HSG8	36491	HSG8 West of Bulkington Ravloes Gardens	Bulkington	U/C	188	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	108	80	0
HSG9	37112	HSG9 - Land off Golf Drive	Whitestone and Bulkington	Commenced	621	15	50	88	95	95	95	95	88	0	0	0	0	0	0	0	0	343	278

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	Status	TOTAL CAPACITY	Year 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	Completed (Actual) losses from current permissions	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	
HSG10	38497	"Site 52D067 - Land off" (Land adj Crematorium), Eastboro Way, Nuneaton, HSG10	Whitestone and Bulkington	U/C	360	50	50	50	50	50	50	35	0	0	0	0	0	0	0	0	0	0	250	85
HSG12	36870 37807	HSG12 - Former Hawkesbury Golf course (Bovis)	Bede and Poplar		204	50	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	0
<b>Full Planning Permission Totals</b>					<b>4534</b>	<b>767</b>	<b>427</b>	<b>295</b>	<b>284</b>	<b>273</b>	<b>239</b>	<b>210</b>	<b>168</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>2046</b>	<b>673</b>	

#### Sites with Outline Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Year 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	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	
48/OL	37310	Land adj. 23 Aston Road, Nuneaton	Abbey	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
52/OL	36050	North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton	St Nicholas	147	0	0	20	40	40	40	6	0	0	0	0	0	0	0	0	0	100	46
54/OL	37658	48 Bedworth Road, Bulkington	Bulkington	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
57/OL	39087	Plough Hill Farm Cottage Plough Hill Road Nuneaton CV10 9NZ	Galley common	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
61/OL	39043	224 The Long Shoot, Nuneaton, Warwickshire	St Nicholas	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
62/OL	38760	416 Nuneaton Road, Bulkington, Bedworth, CV12 9SB	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
66/OL	39435	Site 31B012 150 to 164 The Longshoot Nuneaton	St Nicholas	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
67/OL	39461	Site 60B022- land bet Heathside 285 and 287 Heath end road Nuneaton	Arbury	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
70/OL	39270	117 The Long Shoot Nuneaton	St Nicholas	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
71/OL	39005	Land off Lancing Road, Findon Close, Bulkington (HSG7)	Bulkington	230	0	0	0	0	0	25	50	50	50	50	5	0	0	0	0	0	0	230
40/OL/1584	34615	Callender Farm - Jelson	Weddington	190	0	0	35	40	40	40	35	0	0	0	0	0	0	0	0	0	115	75
<b>Outline Planning Permission Totals</b>					<b>585</b>	<b>0</b>	<b>18</b>	<b>55</b>	<b>80</b>	<b>80</b>	<b>105</b>	<b>91</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>233</b>	<b>351</b>

**Sites with Prior Notification**

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Completions between 2011 to /2023 current permissions	Year 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	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	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
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	0	17	0
31PN	39471	2A Norman Avenue Nunetaon Cv11 5NX	Nuneaton	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
32PN	39552	Swallow Meadows Farm The Birches Bulkington Bedworth CV12 9PW	Bulkington	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	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	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	0	2	0
<b>Prior Notification Totals</b>				<b>27</b>	<b>0</b>	<b>20</b>	<b>7</b>	<b>0</b>	<b>27</b>	<b>0</b>													

**Non-Strategic sites**

Draft Allocation Reference	SHLAA REF	COUNCIL APPLICATION No.	ADDRESS	TOTAL CAPACITY	Year 24/25	Year 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 29/31	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	TOTAL NET COMPLETIONS	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
NSRA-1	EXH-1	38716	Former Bedworth Rugby Club, Smarts Road	122	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	0
NSRA-2	ABB-4	35587	Former Manor Park Community School	58	0	0	0	25	27	0	0	0	0	0	0	0	0	0	0	0	0	52	0
NSRA-3	EXH-3	39136	West of Coventry Road / Wilsons Lane, Exhall (HSG6)	95	43	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	0
NSRA-4	ABB-8	39175	Vicarage Street Development Site	65	0	0	0	0	0	15	35	10	0	0	0	0	0	0	0	0	0	0	60
NSRA-5	EXH-8		Land rear of Burbages Lane	45	0	0	0	0	0	12	34	0	0	0	0	0	0	0	0	0	0	0	46
NSRA-6	CAM-1		Land at Bucks Hill, Nuneaton	71	0	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	0	0	40
NSRA-7	ABB-6	37658	Ex co-op buildings, Abbey Street, Nuneaton	33	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30
NSRA-8	GAL-7	38144	Land rear of Lilleburne Drive and Willow Close	29	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
NSRA-9	BUL-9		Former New Inn Public House, Bulkington	42	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42
NSRA-10	ARB-1		Land at Bermuda Road, Nuneaton	25	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	60
NSRA-11	ABB-5		Upper Abbey Street, Nuneaton	22	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	22
NSRA-13	EXH-2		Armson Road, Exhall	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
NSRA-14	ABB-7	38762	Mill Street / Bridge Street, Nuneaton	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
NSRA-15	EXH-14		Bennetts Road, Kerseley	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
<b>Total for non-strategic allocations</b>				<b>647</b>	<b>104</b>	<b>113</b>	<b>15</b>	<b>40</b>	<b>27</b>	<b>198</b>	<b>116</b>	<b>25</b>	<b>0</b>	<b>299</b>	<b>339</b>								

**Strategic Sites**

Draft Allocation Reference	SHLAA REF	COUNCIL APPLICATION No.	ADDRESS	TOTAL CAPACITY	Year 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	TOTAL NET COMPLETIONS	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39
SHA-1	WED-4	35279	Land at Top Farm	1665	15	36	25	100	100	100	100	100	100	100	100	100	100	100	100	0	276	1000	389
SHA-2	ARB-4		Land at Arbury	1525	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	0	0	950	575
SHA-3	ABB-2		Land at Tuttle Hill (Judkins)	325	0	0	0	0	0	25	50	50	50	50	50	50	25	0	0	0	0	350	
SHA-4	HEA-4	39049	Hospital Lane	455	0	0	80	100	100	100	75	0	0	0	0	0	0	0	0	0	0	280	175
SHA-5	BUL-12, 13, 15	38375	West of Bulkington - Redrow	89	25	50	14	0	0	0	0	0	0	0	0	0	0	0	0	0	89	0	
SHA-5	BUL-12, 13, 16	38856	West of Bulkington - Vistry Homes	149	0	0	25	50	50	24	0	0	0	0	0	0	0	0	0	0	125	24	
SHA-5	BUL-12, 13, 17	37425	West of Bulkington - Elford Homes	42	0	0	0	0	0	25	17	0	0	0	0	0	0	0	0	0	0	42	
SHA-5	BUL-12, 13, 18	39111	West of Bulkington - Rosconn	95	0	0	0	25	35	35	0	0	0	0	0	0	0	0	0	0	60	35	
SHA-6	POP-3		Hawkesbury Golf Course	176	25	50	35	25	41	0	0	0	0	0	0	0	0	0	0	0	176	0	
SHA-7	HEA-1		Bowling Green Lane	93	0	0	0	0	0	13	40	40	0	0	0	0	0	0	0	0	0	93	
SHA-8	EXH-6	37237	Wilson Lane	73	0	0	0	25	48	0	0	0	0	0	0	0	0	0	0	0	73	0	
			<b>Total of Strategic Sites</b>	<b>4687</b>	<b>65</b>	<b>136</b>	<b>179</b>	<b>325</b>	<b>374</b>	<b>372</b>	<b>382</b>	<b>290</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>225</b>	<b>200</b>	<b>200</b>	<b>48</b>	<b>1079</b>	<b>2669</b>	<b>964</b>

**Summary table**

Status	Remaining Capacity Available Beyond 5 Years																			REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	TOTAL CAPACITY FOR REST OF PLAN PERIOD	Total completions 2021/22-23/24	Projected cumulative housing supply for plan period	
	Year 21/22	Year 22/23	Year 23/24	Year 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							
<b>Completions</b>	<b>796</b>	<b>956</b>	<b>1009</b>																						
Full Planning Permission				767	427	295	284	273	239	210	168	56	0	0	0	0	0	0	0	0	2046	673	2719		
Outline Planning Permission				0	18	55	80	80	105	91	50	50	50	5	0	0	0	0	0	0	233	351	584		
Prior Notification				20	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27		
Non strategic Sites				104	113	15	40	27	198	116	25	0	0	0	0	0	0	0	0	0	299	339	638		
Strategic Sites				65	136	179	325	374	372	382	290	250	250	250	250	225	200	200	200	200	1079	2669	3748		
Windfalls and Prior Approvals				0	0	0	42	42	42	42	42	42	42	42	42	42	42	42	42	42	84	420	504		
10% Non-delivery on small sites				-6	-6	-6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-18	0	-18		
<b>TOTALS</b>	<b>796</b>	<b>956</b>	<b>1009</b>	<b>950</b>	<b>695</b>	<b>538</b>	<b>771</b>	<b>796</b>	<b>956</b>	<b>841</b>	<b>575</b>	<b>398</b>	<b>342</b>	<b>297</b>	<b>292</b>	<b>267</b>	<b>242</b>	<b>242</b>	<b>242</b>	<b>3750</b>	<b>4452</b>	<b>8202</b>	<b>2761</b>	<b>10963</b>	
<b>Housing Requirement</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>	<b>545</b>		<b>9810</b>			
																							<b>11.75</b>	<b>Oversupply (%)</b>	

## Appendix C – Small sites

Windfall			
Dpa	Years		Total windfall units on small sites
	42	12	504
<b>Total on windfall units on small sites</b>			<b>504</b>

Sites allocated less than 1ha				
SHLAA Ref	App Ref	Name	Size	Capacity
BUL-9		Former New Inn Public House, Bulkington	0.307	42
ARB-1		Land at Bermuda Road, Nuneaton	0.906	25
ABB-5		Upper Abbey Street	0.273	22
EXH-2		Armson Road, Exhall	0.211	15
ABB-7	38762	Mill Street / Bridge Street, Nuneaton	0.54	15
EXH-14		Bennetts Road, Kerseley	0.342	10
			<b>Total allocated</b>	<b>129</b>

Commitments			
Application Reference	Name	Size	Capacity
11514	Tower Road, Bedworth Water Tower	0.01	6
12181	Chapel Street, Bed	0.37	19
10197	Queens Rd, 265, Nun	0.07	14
34287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	0.01	1
35478	39 Willis Grove, Bedworth	0.03	2
36155 / 36703	Land between 151 & 157 Site 119a001 - Coventry Road, Bulkington,	0.04	6
35998	Garages "Site 52C045 (r/o 154-166 Gadsby Street)", William Street	0.04	2
36470	2 Royal Oak Lane, Ash Green	0.02	12
36709	Ritz Bingo, Abbey Street, Nuneaton,	0.13	1
37066	Site - 37C008 land to the rear Land to rear of 79-117 Vale View Nuneaton	0.27	16
37329	1 Lime Grove, Nuneaton	0.02	1
37509	285 Marston Lane, Nuneaton, Warwickshire CV11 4RH	0.09	1
37570	50 Shaftsbury Avenue Coventry CV7 8NE	0.02	1
38031	33 Lime Grove Nuneaton CV10 9BG	0.02	1
37666	The Bull Bull Street Nuneaton	0.14	5
36806	The Carousel Dark Lane Bedworth	0.18	17
37904	Loads of Tread 86 Orchard Street Bedworth	0.03	2
37862	Land off Site 60a005 Atholl Crescent Nuneaton	0.13	16
38372	99 Woodlands Road Bedworth CV12 0AD	0.5	9

37381	2 High Street Nuneaton	0.05	2
37971	14 -16 Bull Street Nuneaton CV11 4JX	0.09	2
38303	S C T Electrics 75-91 Heath End Road Nuneaton CV10 7JG	0.08	1
38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	0.01	2
38257	Site 49B005 - Byford Court Byford Street Nuneaton	0.37	12
38535	Woodlands Farm Ansley Road Nuneaton Cv10 8LR	0.13	1
36510	Cricketers Arms, 60 Nuneaton Road, Bedworth	0.07	9
38515	Rosewood Mile Tree Lane Coventry Cv2 1NT	0.16	3
38772	28c Heath Road, Bedworth, Warwickshire	0.04	1
39139	20 Tomkinson Road, Nuneaton, Warwickshire	0.01	3
38905	20 Windmill Road Exhall Coventry CV7 9GQ	0.1	1
38916	5 Portia Close, Nuneaton, Warwickshire	0.02	1
39251	Inglewood Smorrall Lane Bedworth CV7 8AT	0.43	1
39062	Lamb & Flag Inn Church Road Nuneaton CV10 8LJ	0.09	4
38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	0.27	6
38837	Park Farm Plough Hill Road Nuneaton Cv10 9NY	0.73	1
39308	Site 32c001 - Adjacent 233 The Long Shoot Nuneaton	0.23	1
38503	Queens Road Books 127 Queens Road, Nuneaton, CV11 5LD	0.01	1
38896	Land adj 9 "Site 61A003", Hare and Hounds Lane,	0.06	4
38448	Land Adjacent to 126 Bedworth Road Site 108A004 Bedworth Road Bulkington	0.33	3
38625	Units Site 50D006 Marlborough Road Nuneaton	0.08	4
35238	111 Bedworth Road, Bulkington	0.09	1
39392	5A Harefield Road, Nuneaton,	0.01	1
39033	Mayway Construction Ltd 2 Burbages Lane Longford Coventry CV6 6AY	0.03	8
39114	Site 114A006 Goodyers End Lane (No 347) & 2 Royal Oak Lane Exhall	0.2	8
39502	14 Bull Street Nuneaton CV11 4JX	0.09	3
39092	The Lodge School Walk Nuneaton CV11 4PJ	0.16	9
39045	The Crown 10 Bond Street Nuneaton	0.1	10
39702	12 Oaston Road Nuneaton	0.01	1
39884	205 Greenmore Road Nuneaton Cv10 7el	0.03	1
39696	25 Cheverel Place, Nuneaton	0.01	2
39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	0.13	5
37310	Land adj. 23 Aston Road, Nuneaton	0.21	1
37658	48 Bedworth Road, Bulkington	0.05	2
39087	Plough Hill Farm Cottage Plough Hill Road Nuneaton CV10 9NZ	0.1	3
39043	224 The Long Shoot, Nuneaton, Warwickshire	0.2	2
38760	416 Nuneaton Road, Bulkington, Bedworth, CV12 9SB	0.1	1
39435	Site 31B012 150 to 164 The Longshoot Nuneaton	0.7	2
39461	Site 60B022- land bet Heathside 285 and 287 Heath end road Nuneaton	0.1	1

39270	117 The Long Shoot Nuneaton	0.17	4
40007 (PN)	Bishop Simmons Mitre House School Road Bulkington Bedworth CV12 9JB		3
40065 (PN)	White Lion Chambers 44 high street bedworth		17
39471 (PN)	2A Norman Avenue Nunetaon Cv11 5NX		2
39552 (PN)	Swallow Meadows Farm The Birches Bulkington Bedworth CV12 9PW		2
39771 (PN)	Orchard Croft Long street Bulkington Bedworth CV12 9JZ		1
39788 (PN)	Site at 53-53a Long Street Bulkington Nuneaton CV12 9JZ		2
		<b>Total</b>	<b>287</b>

### Completions

Ref	Name	Size	Capacity
<b>2021-22</b>			
34180	Land Rear of 49/51 "Site 106A012", King Street, Bedworth	0.05	4
34324	34 Croft Pool, Bedworth	0.02	2
34349	Corner House Garage, Nuneaton Road, Bulkington,	0.29	11
35600	73 Barbridge Road, Bulkington,	0.01	1
36876	Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton,	0.06	7
35858	Whitehouse Farm, Higham Lane, Nuneaton,	0.09	1
35882	Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton,	0.02	2
35864	Land adj No. 28 "Site 123b004 - The Crescent", The Crescent, Keresley End	0.03	1
36350	203 Plough Hill Road, Nuneaton,	0.20	5
36375	Heart of England Co-op Society, 10 High Street, Bedworth,	0.08	2
36338	Site 63C002 - land between 10 and 12", Roxburgh Road, Nuneaton	0.14	8
36412	Edward Street Dental Surgery, 129 Edward Street, Nuneaton,	0.04	1
36924	17 Heath Road, Bedworth	0.04	2
37463	101 Higham Lane Nuneaton	0.01	1
36909	32 Princes Avenue, Nuneaton	0.02	1
37056	56 Aston Road, Nuneaton CV11 5EJ	0.02	1
38081	1 Shilton Lane Bulkington Bedworth CV12 9JL	0.03	1
37912	Site 95c008 Green Yard King Street 12-14 Croxhall street Bedworth	0.05	1
37617	24D Bennetts Road North, Coventry	0.05	2
38360	41 Leicester Road Nuneaton CV11 6AB	0.02	3
37968	92 Bermuda Village Nuneaton CV10 7PN	0.01	2
38575	206A Lutterworth Road, Nuneaton	0.13	1
36141	Green Corner, 296 Queens Road, Nuneaton	0.06	1
36719	Picture This, 56 Aston Road, Nuneaton	0.02	5
37510	92a King Street, Bedworth, Warwickshire	0.02	2

37056	56 Aston Road, Nuneaton	0.02	1
<b>2022-23</b>			
35090	Site 51a036 - Burgage Walk, Burgage Walk	0.05	2
33762	Land between 37-39, "Site 103c008 - Whitburn Road", Whitburn Road, Bedworth,	0.25	14
35378	141 College Street, Nuneaton	0.03	4
35220	"Site 124A008 - Land and garages r/o 2-12", Scholfield Road, Keresley,	0.07	5
36824	"Site 94b011 - Nuneaton Road Bedworth", Nuneaton Road, Bedworth	0.03	2
34424	Site 62C004, Shepperton Business Park, Triton Road, Nuneaton	0.65	29
35825	"Site 35D013-land to rear of The Elms", School Lane, Nuneaton,	0.29	5
36135	255 The Long Shoot, Nuneaton	0.21	3
36226	43 Bucks Hill, Nuneaton,	0.02	1
36283	255 The Long Shoot, Nuneaton	0.21	1
37114	"Smithfields", 157 Coventry Road, Bulkington, Bedworth,	0.07	1
36882	Site 105c002 - Land at Parks Farm Smarts Road Exhall	0.30	15
36764	266 The Long Shoot, Nuneaton,	0.09	1
36878	1 The Square, Nuneaton	0.02	2
35456	Caldwell Caravan Site, Bradestone Road, Nuneaton,	0.45	14
36959	26 Devon Close, Nuneaton	0.03	2
37199	Exclusive Beds Corporation Street Nuneaton	0.13	5
36879	258 Lutterworth Road Nuneaton	0.11	1
37602	1-3 All Saints Square Bedworth CV12 8LP	0.05	1
37272	Land between 122-126 Site 48a024 - Church Road Stockingford Nuneaton	0.21	7
37567	Willowbrook, Croft Pool, Bedworth CV12 8QW	0.09	5
36656	Pet Cemetery Maytree 4 School Lane Nuneaton CV10 7PA	0.43	5
37629	Front plot of Missing Oak Close 140 Woodlands Road Bedworth CV12 0AD	0.02	1
38029	WCC Drug Team 37-38 Coton Road Nuneaton	0.28	3
38153	384 Tuttle Hill, Nuneaton, Warwickshire	0.02	3
38114	25 Market Place Nuneaton	0.01	3
37770	Land adjacent to 28 Burbages Lane Ash Green Coventry	0.06	2
38034	Garages rear of 12-14 Site 124A011 - Garages rear of 12 - 14 Scholfield Road Keresley End Coventry	0.07	5
38212	143 Bedworth Road Bulkington Bedworth CV12 9LJ	0.04	-1
38111	Barclays Bank Plc 7 Market Place, Nuneaton CV11 4EB	0.03	3
38414	308 Lutterworth Road Nuneaton CV11 6PN	0.18	1
38081	1 Shilton Lane, Bulkington, Bedworth	0.34	1
38351	Site 26C009 adjacent to 23 Hillside Drive Hillside Drive Nuneaton	0.02	1
37407	Ash Green Social Club 15 Ash Green Lane Coventry Cv7 9AR	0.17	10
39232	16 Anderton Road Bedworth CV12 0HA	0.01	1

36527	244 Nuneaton Road, Bulkington	0.05	1
37171	JV Food and Wine 86 Coventry Road Exhall Coventry	0.04	1
<b>2023-24</b>			
34542	Site 50A016, Queens Road (209-231 & 66-72 Fife St)	0.20	32
36251	"Site 109a018 - Church Street Bulkington", Church Street, Bulkington	0.05	1
36552	Site 103d014 , Land adjacent 41 Mavor Drive, Bedworth,	0.14	1
37206	Site 103b007 - Marriott Road Land R/o 1-5 Marriott Road Bedworth	0.99	3
36794	Heath End Rd Service Station, 227 Heath End Road, Nuneaton	0.02	5
37163	Site 83d011 - Joseph Luckman Road Land & Garages off (R/o The Cricketers- No. 60) Bedworth	0.07	8
37377	The Crystal Palace Gadsby Street Nuneaton CV11 4PA	0.05	2
37276	Poppys, Stafford Close, Bulkington CV12 9QX	0.32	9
38368	Aberglynmarch Guest House 196-198 Church Road Nuneaton	0.98	1
38591	115 Queen Elizabeth Road, Nuneaton	0.09	2
37852	453 Nuneaton Road, Bulkington, Bedworth		
RM 38878			
(Approved)		0.20	1
38991	site 26C011 land to the rear of 170 and 168 Camphill Road Nuneaton adj 23 Hillside Drive	0.04	3
38351			
39002	Coventry Building Society 124 Abbey Street, Nuneaton, Warwickshire	0.02	1
38844	site 51A075 land to the rear of 113 and 114 Abbey Street, Nuneaton	0.03	3
38807	Site 35D014 - Field opp Freesland Park Farm School Lane Nuneaton	0.44	7
39274	42 Bond Street, Nuneaton, Warwickshire	0.01	1
39265	Site 83d003 - Nuneaton Road Bedworth Land Adjacent Joseph Luckman Road Nuneaton Road Bedworth	0.3	1
39713	177-179 Goodyers End Lane Bedworth CV12 0HU	0.06	1
39718	Fife Street Free Methodist Church Fife Street Nuneaton Cv11 5PR	0.07	2
38169	21 Devon Close, Nuneaton, Warwickshire		2
38705	Coventry Building Society 124 Abbey Street Nunetaon Cv11 5BZ		5
		<b>Total</b>	<b>320</b>

<b>Small Sites under 1ha total</b>	<b>1,240</b>
<b>10% of housing requirement</b>	981
<b>Small sites percentage</b>	12.64%

## **Appendix D – Developer surveys**

### **Summary of the Council’s Housing Trajectory (2024) Evidence**

The Council has been collecting evidence to demonstrate the deliverability and developability of some sites included in Nuneaton and Bedworth Borough Council’s Housing Trajectory (2024). The aim was to ensure the Council has a robust evidence base for major development sites with full or outline planning permission, alongside the strategic and non-strategic housing allocation sites, designated in the Borough Plan Review. The clear evidence collected demonstrates the Housing Trajectory’s accuracy, achievability and reliability for housing development to come forward over the plan period.

For context, whilst two appeal decisions were received on 5<sup>th</sup> July and 9<sup>th</sup> July respectively (Application Reference: APP/W3710/W/23/3330615 and APP/W3710/W/23/3329913), both of which consider the Council was unable to demonstrate a four year housing supply, these decisions were based on the Council demonstrating a position against its adopted housing requirement in the Borough Plan (812 dwellings per annum) at the base date of 1<sup>st</sup> April 2023. The supply position submitted as part of this update has a base date of 1<sup>st</sup> April 2024 to incorporate the latest monitoring data and further evidence has been obtained to demonstrate the deliverability of the sites included in the supply position.

#### **Full planning permission**

##### HSG1 Nuneaton Fields Farm

A Housing Trajectory pro-forma has been completed and signed by the developer. A full planning application is live for 34 dwellings (council reference 039512).

##### HSG3 Gipsy Lane

A Housing Trajectory pro-forma has been completed and signed. Reserved matters for Phase 1 (council reference 038341) and Phase 2 (council reference 039397) were granted on 23/11/22 and 07/06/24 respectively. The site is under construction.

##### HSG9 Land off Golf Drive

A Housing Trajectory pro-forma has been received and signed by the developer. The site has full planning permission for 621 dwellings (council reference 037112). The site is under construction.

##### HSG10 Land off Eastboro Way

A Housing Trajectory pro-forma has been completed and signed. A reserved matters application was granted on 12/10/21 for 360 dwellings (council reference 037631). The site is under construction.

##### Land off Higham Lane, Nuneaton (adjacent to Nuneaton Fields Farm)

A Housing Trajectory pro-forma has been completed and signed. Full planning permission was granted for 453 dwellings on 10/08/18 (council reference 034076). The site is under construction.

### Callendar Farm (David Wilson)

A Housing Trajectory pro-forma has been completed and signed. A reserved matters application was granted on 18/05/22 for 123 dwellings (council reference 038387). The site is under construction.

### Burbage Walk

A Housing Trajectory pro-forma has been completed and signed. The site has a resolution to grant full planning permission subject to the signing of a Section 106 agreement (council reference 039618).

### **Outline planning permission**

#### North Warwickshire and South Leicestershire College

A Housing Trajectory pro-forma has been completed and signed. A reserved matters application is under consideration for 147 dwellings (council reference 039929) alongside an application for approval of details reserved by condition (council reference 039930).

### Callendar Farm (Jelson)

Whilst a Housing Trajectory pro-forma has not been received at present, confirmation of a discussion regarding the site's housing trajectory has been included as evidence. A reserved matters application is live for up to 191 dwellings (council reference 040231).

### HSG7 Land rear of Findon Close and Lancing Road

A Housing Trajectory pro-forma has been completed and signed. An outline planning application was granted permission on 03/10/23 for up to 230 dwellings (council reference 039005). Pre-application discussions on the reserved matters is underway and discussions regarding entering into a Planning Performance Agreement.

### **Strategic allocations**

#### SHA1 Top Farm

A Housing Trajectory pro-forma has been completed and signed. Full planning permission was granted on 08/11/22 (council reference 035279).

#### SHA2 Land at Arbury

A Housing Trajectory pro-forma has been completed and signed. Pre-application discussions are being undertaken for this development site alongside discussions regarding entering into a Planning Performance Agreement.

#### SHA3 Tuttle Hill

A Housing Trajectory pro-forma has been completed and signed. An outline application is live for up to 400 dwellings (council reference 040102). A Planning Performance Agreement has been entered into on this site.

#### SHA4 Hospital Lane

A Housing Trajectory pro-forma has been completed and signed. Outline planning permission was granted on 25/08/23 for up to 455 dwellings (council reference 039049). Pre-application

discussions on the reserved matters is underway and a Planning Performance Agreement has been entered into on this site.

SHA5 West of Bulkington (Elford Homes)

A Housing Trajectory pro-forma has been completed and signed. Outline planning permission has been granted for up to 42 dwellings (council reference 037425).

SHA5 West of Bulkington (Redrow Homes Midlands)

A Housing Trajectory pro-forma has been completed and signed. Full planning permission was granted on 20/04/23 for 89 dwellings (council reference 038375). The site is under construction.

SHA5 West of Bulkington (Vistry Homes)

Whilst a Housing Trajectory pro-forma has not been completed as yet, however the Council have liaised closely with the developers through the application process. Full planning consent was granted for 149 dwellings on 5<sup>th</sup> July 2024.

SHA5 West of Bulkington (Rosconn Strategic Land)

A Housing Trajectory pro-forma has been completed but is yet to be countersigned. Outline planning permission was granted on 27/03/24 for up to 95 dwellings (council reference 039111).

SHA6 Hawkesbury Golf Course

A Housing Trajectory pro-forma has been completed and signed. A reserved matters application was granted on 01/02/24 for 110 dwellings (council reference 039446).

SEA2 Wilsons Lane (Housing parcel of the site)

Whilst a Housing Trajectory pro-forma has not been completed as yet, the site has outline permission for 73 dwellings and a pre-application on the reserved matters is underway.

SEA6 Bowling Green Lane (Housing parcel of the site)

A Housing Trajectory pro-forma has been completed and signed. An outline planning application is live for up to 86 dwellings (council reference 039592).

**Non-strategic allocations**

NSRA1 Former Bedworth Rugby Club

Whilst a Housing Trajectory pro-forma has not been received at present, confirmation of a discussion regarding the site's housing trajectory has been included as evidence. The site is under construction.

NSRA2 Former Manor Park Community School

A Housing Trajectory pro-forma has been completed and signed. An outline application for 46 houses and 12 flats was approved on 30/09/22 (council reference 035587).

NSRA3 West of Coventry Road, Wilsons Lane

A Housing Trajectory pro-forma has been completed and signed. A full planning application was granted on 18/08/23 for 95 dwellings (council reference 039136).

#### NSRA4 Vicarage Street Development Site

A Housing Trajectory pro-forma has been completed and signed. An outline planning application for up to 65 dwellings has been granted subject to the signing of a Section 106 agreement (council reference 039175).

#### NSRA5 Land Rear of Burbages Lane

A Housing Trajectory pro-forma has been completed and signed. Whilst the owner anticipates development will commence within five years given the access has been established, no planning permission has been granted for the development site and the Council have pushed back delivery until later in the plan period.

#### NSRA6 Land at Bucks Hill

No Housing Trajectory evidence has been collected as the projected completions fall outside of the five-year housing land supply (from 2029/30 onwards).

#### NSRA7 Ex Co-op buildings

No Housing Trajectory evidence has been collected as the projected completions fall outside of the five-year housing land supply (from 2029/30 onwards).

#### NSRA8 Land rear of Lilleburne Drive and Willows Close

Whilst no Housing Trajectory Pro-forma has been signed as yet, Bellway Homes are associated with the development site. The site obtained outline permission on 28<sup>th</sup> June 2024 for 29 dwellings (council reference 038144).

#### NSRA9 Former New Inn Public House

A Housing Trajectory pro-forma has not been received at present. However, an email outlining Keon Homes' projected completions for the site has been collected.

#### NSRA10 Land at Bermuda Road

A Housing Trajectory pro-forma has been completed and signed. The previous planning permission has been implemented (031653) and the site is now owned by a developer, with a new permission anticipated to be submitted in 2025.

#### NSRA11 Upper Abbey Street

No Housing Trajectory evidence has been collected as the projected completions fall outside of the five-year housing land supply (from 2029/30 onwards).

#### NSRA12 Kingswood Road

This housing development site is proposed to be removed from the Borough Plan Review Housing Trajectory. The Council will formally propose a modification to remove this site in response to Block 3 MIQ's.

#### NSRA13 Armson Road

A Housing Trajectory pro-forma has been completed and signed. An application for full planning permission will be determined at Planning Applications Committee on 16/07/24.

NSRA14 Mill Street/Bridge Street

A Housing Trajectory pro-forma has been completed and signed. Full planning permission has been granted subject to the signing of a Section 106 agreement (council reference 038762).

NSRA15 Bennetts Road

No Housing Trajectory evidence has been collected as the projected completions fall outside of the five-year housing land supply (from 2029/30 onwards).

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: HSG1, Nuneaton Fields Farm**

**Date: 12.06.24**

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## Site Information

Site Address	Site 31a001 – Watling Street, Nuneaton, Warwickshire
Council Reference/Title	39512 / Strategic housing allocation site HSG1
Agent	
Landowner	Persimmon Homes Ltd
Developer	Persimmon Homes Ltd

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes, Persimmon Homes, the developer currently own the site  No	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	Application is live 039512
	Outline	No	
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes  Comments regarding layout and policy requirements received.  1 <sup>st</sup> October 2022	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes  Heads of Terms need collating and appointing legals once planning permission gained	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	n/a	
8	If you do not have planning permission, when do you intend to submit a planning application?	Application is live ref: 039512	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	Application has progressed and consultee comments are being addressed	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	N/a
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Completion of units on adjacent Persimmon Home site to allow for prospective customers to access through a completed development.
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	Yes  Persimmon Homes
13	Is the site being marketed?	Site is in for full planning permission
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	Expect the site to be completed over two years due to current sales rate and build out rate of adjacent Persimmon Homes development.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	2027, if permission is granted in 2024 out commencement on site will be no later than three years after the granting of permission.
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Have not yet received pre-commencement conditions
17	If the site is not under construction, please provide a	Specific preparation works are unknown currently but will expect a 6-week

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	timeline due to demolition of sheds on site currently and concrete slab in ground.
18	If the site is not under construction, when do you expect to complete the first dwelling?	Unknown- predict 2027 if permission is granted in 2024
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	n/a
20	When do you think that the affordable housing element will be delivered?	Two units in 2027 and seven in 2028
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	- S106 delays - Obtaining planning permission - Sales rate on adjacent site
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	The link road between the adjacent Persimmon Homes development and Taylor Wimpey Site
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Road will be built as soon as planning permission is obtained.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	n/a

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (HSG1, Nuneaton Fields Farm):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	34	0	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	x
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				9	25		

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

**Justification:**

This is an estimate which we believe can be achieved, if planning permission is granted in 2024. This is subject to change as the planning permission process continues. As mentioned above commencement on site will be dependant on the sales rate of the adjacent Persimmon Homes Site, which will cease in 2028/29, however as construction will be occurring on the boundary of this site, we suspect the delivery will begin during 2027/28.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of HSG1, Nuneaton Fields Farm, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	ROBERT BLANEY LAND DIRECTOR PERSIMMON HOMES NORTH MIDLANDS	ROBERT BLANEY LAND DIRECTOR PERSIMMON HOMES NORTH MIDLANDS
Signature		
Date	12/06/24	12/06/24

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: HSG3, Gipsy Lane

Date: 13<sup>th</sup> June 2024

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## Site Information

Site Address	Site 74C004 – West of Maple Park, Land north of Gypsy Lane, Nuneaton
Council Reference/Title	35037 / Strategic housing allocation site HSG3
Agent	N/A
Landowner	Bellway Homes Limited
Developer	Bellway Homes Limited

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	N/A	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	N/A
	Outline	Yes	035037 granted on 11/01/2021. Subsequently varied by 037774 granted on 07/09/2021
	Reserved Matters	Yes	Phase 1 – 038341 granted on 23/11/22 Phase 2 – 039397 granted on 07/06/24
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes  See attached	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	N/A	

8	If you do not have planning permission, when do you intend to submit a planning application?	N/A
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	N/A
10	What is the planned phasing of delivery and are there any specific reasons for this?	As per the Phasing Plan
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	N/A
13	Is the site being marketed?	N/A
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	80 sales per year
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	18 legal completions to date

16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	N/A
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	N/A
18	If the site is not under construction, when do you expect to complete the first dwelling?	N/A
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	
20	When do you think that the affordable housing element will be delivered?	In line with the Phasing Plan
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	Due to the size of the site
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	N/A
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	N/A
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (HSG3, Gipsy Lane):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
25	80	80	80	80	80	80	70

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

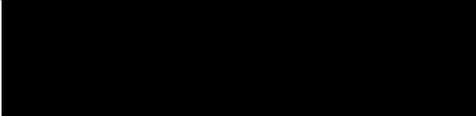
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of HSG3, Gipsy Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Chris O'Hanlon Planning Manager Bellway Homes Limited (West Midlands)
Signature		
Date		13/06/24

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: HSG9, Land off Golf Drive

Date: 23<sup>rd</sup> May 2024

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## Site Information

Site Address	Site 64c001 – Golf Drive, Nuneaton, Warwickshire
Council Reference/Title	37112 / Strategic housing allocation site HSG9
Agent	
Landowner	Taylor Wimpey
Developer	Taylor Wimpey

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No.
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No.
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	n/a	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full Hybrid	Y	037112 - 01.03.22
	S73	Y	040022 – 09.05.24
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	n/a	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	n/a	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No – S106 signed	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	n/a	
8	If you do not have planning permission, when do you intend to submit a planning application?	n/a	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	n/a	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Condition 6 – partially discharged which outlines the phasing for the site. Enclosed for reference.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Delivery will be subject to sales rate.
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No.
13	Is the site being marketed?	Yes
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	The programme has the site currently finishing in July 2031, but this is subject to sales and build rates being maintained.  Experience on sites this size
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Construction is already underway        Site started in September 2023  Only the 3 show homes completed at present with the first H/O programmed in for Aug/Sept 2024
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	n/a
17	If the site is not under construction, please provide a	n/a

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	n/a
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	Pre-Commencement - Condition 6 Phasing Plan – part discharge (been with the LPA for over 2 years. Pre-Occupation - Condition 12 Maintenance Plan Pre-Occupation – Condition 21 Fire Fighting Prior to Use – Condition 31 – Allotments
20	When do you think that the affordable housing element will be delivered?	The affordable is spread across the job, with the final H/A plots, currently going over in March 2031
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	The site is large – x621 units estimated completion in July 2031.
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Refer to S106 New infrastructure will be needed on site to facilitate this development, as previously a green field site.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	S278 at Littleworth Drive by 150th dwelling is occupied
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	Yes- offsite S278
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	No.

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (HSG9, Land off Golf Drive):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	27	60	90	95	95	95	95

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
64	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	15	50	88	95	95	95	95

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
88	0	0	0	0	0	0	0

Justification:

Due to our business sales and build rate; the above trajectory isn't feasible. Our targets are suggested above. (again still subject to sales and build as we progress)

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of HSG9, Golf Drive, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Nikki Fulton Design & Planning Executive
Signature		
Date		15.07.24

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: HSG10 Land off Eastboro Way**

**Date: 13.06.24**

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## Site Information

Site Address	Land off Eastboro Way, Nuneaton, Warwickshire, (adj Crematorium)
Council Reference/Title	38497 / Strategic housing allocation site HSG10
Agent	-
Landowner	Crest Nicholson
Developer	Crest Nicholson

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	-
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	Section 73 application – To amend the delivery of the offsite works due to delays in the Section 278 approval process.
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	-
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	-

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	-	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	-	-
	Outline	Yes	037817
	Reserved Matters	Yes	037631
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	-	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	-	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	-	
8	If you do not have planning permission, when do you intend to submit a planning application?	-	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	-	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	<p>Phase 1 – Site Compound, Storage, Car park set up, Show home complex and initial build phase.</p> <p>Phase 2 – Build phase.</p> <p>Phase 3 – Build out of development plus POS landscaping and ecological enhancement areas.</p>
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Housing Market conditions
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	-
13	Is the site being marketed?	-
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	50 units
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	76 units – November 2021.

16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	-
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Yes
18	If the site is not under construction, when do you expect to complete the first dwelling?	First completion – December 2022
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	<u>Outline Conditions – awaiting comments.</u> C9 – CMP C10 – Highways Works C22 – Drainage C25 – Archaeology  <u>RM Conditions – Awaiting approval of C22.</u> Condition c & d.
20	When do you think that the affordable housing element will be delivered?	Phase by Phase
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	-
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	-
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	-
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to	Yes – Section 278 works

affect the delivery of development on site?	
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	-

### Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (HSG10, Land off Eastboro Way):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
25	50	50	50	50	50	50	35

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	No
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of HSG10, Land off Eastboro Way, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		DAISY LOATES PLANNING MANAGER CREST NICHOLSON
Signature		
Date		27.06.24

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: Land off Higham Lane**

**Date: 12.06.24**

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## Site Information

Site Address	Site 31A002 – Land off Higham Lane, Nuneaton (adjacent to Nuneaton Fields Farm)
Council Reference/Title	34076
Agent	
Landowner	Persimmon Homes Ltd
Developer	Persimmon Homes Ltd

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?	Yes, , Persimmon Homes, the developer currently own the site	
	If so, are there any restrictions included in the agreement?	No	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	Yes	034076 10.08.2018
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	n/a	
8	If you do not have planning permission, when do you intend to submit a planning application?	n/a	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	n/a	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	n/a
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	<p>Yes</p> <p>Persimmon Homes</p>
13	Is the site being marketed?	Site has full planning permission units are being sold
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	<p>Approximately 33 dwelling per annum.</p> <p>This was informed by the current housing market and the past build and sales rate of the site</p>
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	<p>Commenced: 2018</p> <p>Units:265</p>
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	n/a

17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	n/a
18	If the site is not under construction, when do you expect to complete the first dwelling?	n/a
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	Condition 14 which requires a post installation inspection of balancing features by ROSPA. Required after ponds completed, have not triggered this yet
20	When do you think that the affordable housing element will be delivered?	Due to the affordable units being appropriately clustered throughout the site, many have been handed over to an RP and are occupied. 10 units to be completed during 2024/25, 20 units in 2025/26 the last 14 affordable house will be delivered 2026/27
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	Site will not be completed before 2028/2029 this is due to current market sales rate and number of dwellings still left to complete
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	POS area will ensure site is attractive to the market
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	In line with S106 this will be delivered prior to the 312th occupation
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	n/a

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Land off Higham Lane):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
50	50	50	50	50	23	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
---	-----	-------------------------------------	----	--------------------------

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	55	50	45	30	30	9	

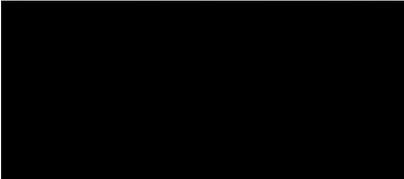
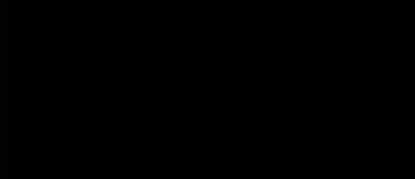
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

Delivery of units is dependent on housing market, at this current time this is what we believe to be achievable.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of Land off Higham Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	ROBERT BLANEY LAND DIRECTOR PERSIMMON HOMES NORTH MIDLANDS	ROBERT BLANEY LAND DIRECTOR PERSIMMON HOMES NORTH MIDLANDS
Signature		
Date	12.06.24	12.06.24

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: Callendar Farm (David Wilson)**

**Date: 12.06.24**

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## Site Information

Site Address	Site 31b001 - Watling Street Watling Street, Nuneaton, Warwickshire
Council Reference/Title	38387
Agent	
Landowner	
Developer	David Wilson Homes (East Midlands)

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	N/A	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters	Yes	038387 – 18.05.2022
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	N/A	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	N/A	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	N/A	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	N/A	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Expect site to be completed by August 2025.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	N/A
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	No
13	Is the site being marketed?	Yes
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	August 2025.
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	N/A
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	N/A
17	If the site is not under construction, please provide a	N/A

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	N/A
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	No Conditions to Discharge on the RM - 036921
20	When do you think that the affordable housing element will be delivered?	Delivered.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	DWH parcel within RM contains no infrastructure beyond the road network.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	S278 works on entrance is currently being constructed.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Callendar Farm (David Wilson)):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
45	45	33	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
---	-----	-------------------------------------	----	--------------------------

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

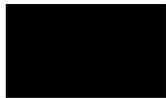
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of Callendar Farm (David Wilson), to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Richard Caddy Senior Architectural technician David Wilson Homes	Richard Caddy Senior Architectural technician David Wilson Homes
Signature		
Date	12.06.24	12.06.24

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: Burbage Walk

Date: 14<sup>th</sup> June 2024.

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## Site Information

Site Address	Site 51a036 – Burbage Walk, Nuneaton
Council Reference/Title	35366
Agent	
Landowner	
Developer	Castle and Nest Ltd

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	High interest rate is a bit of concern as it makes overall land development finance more expensive.

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	Yes	039618 (date awaited)
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No. Through site already had extant permission to develop similar scheme.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.		
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes. First draft has been issued.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?		
8	If you do not have planning permission, when do you intend to submit a planning application?	Planning permission awaited after S106 agreement signed.	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	Yes. Waiting for S106 agreement.	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No
13	Is the site being marketed?	No
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	£1900psm
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Expecting to start construction by October 2024
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	S106 signing – June 2024 Discharge of all the conditions – Sep 2024 Construction start – Oct 2024
17	If the site is not under construction, please provide a	Construction start by October 2024 and completion by June 2026

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	June 2026
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	
20	When do you think that the affordable housing element will be delivered?	
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Burbage Walk):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	14	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	Yes	No	
---	-----	-----	----	--

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: I agree with councils justification that all 14 units should be delivered by 2026.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of Burbage Walk, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Ravendra Mishra Director Castle and Nest Ltd
Signature		
Date		14/06/24

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: North Warwickshire and South  
Leicestershire College

Date: 12/06/2024

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## Site Information

Site Address	North Warwickshire and South Leicester College, Hinckley Road, Nuneaton, CV11 6BH
Council Reference/Title	036050
Agent	Pegasus Group
Landowner	North Warwickshire and South Leicestershire College
Developer	Seven Homes

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	None.
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	None – outline consent granted 9/11/20 (APP/W3710/W/20/3251042/ LPA reference 036050))
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	None
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	None

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	<p>Yes. Contractual Agreement in place with Seven Homes</p> <p>College campus to remain open/operational throughout construction period (phasing requirements); vehicular and pedestrian access to college campus to be retained to/from College campus via Highham Lane, Hinckley Road and Glebe Lane;); college to bring forward/construct 3G sports under Phase 1 of development.</p>	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	Yes	APP/W3710/W/20/3251042 (LPA:036050) – 09/11/2020
	Reserved Matters	No	039929 Reserved Matters – currently under consideration by Nuneaton and Bedworth Council along with Discharge of Outline Conditions 039930
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	<p>Yes, pre application advice (LPA reference 220113) sought in relation to submission of Reserved Matters and discharge of conditions following outline consent for for up to 195 homes and a 3G Sports Pitch (APP/W3710/W/20/3251042)</p> <p>Formal pre application response received 04/08/2023, followed by a pre-application meeting on 08/08/2023 in relation to proposed layout and design, as well as details relating to discharge of conditions.</p>	

5	<p>Has a Planning Performance Agreement been entered into?</p> <p>If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.</p>	<p>No</p> <p>The determination date for the current Reserved Matters submission (further to an extension of time) is the 31/07/24. Decision however expected Q3 2024 to enable outstanding technical matters to be addressed/planning committee.</p>
6	<p>Is the signing of a Section 106 Agreement outstanding?</p> <p>If so, what progress has been made?</p>	<p>No.</p> <p>A s106 Agreement accompanied the outline planning permission dated 15th October 2020.</p>
7	<p>If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?</p>	<p>A Reserved Matters submission was made on 30<sup>th</sup> October 2023 and allocated ref 039929. It is currently under consideration by Nuneaton and Bedworth Council.</p>
8	<p>If you do not have planning permission, when do you intend to submit a planning application?</p>	<p>As above. Reserved Matters have been submitted.</p>
9	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).</p>	<p>Reserved Matters, along with Discharge of Conditions application was submitted on 30<sup>th</sup> October 2023 and allocated ref 039929 (RM) and 039930 (DOC) - currently under consideration by Nuneaton and Bedworth Council with decision expected Q4 2024.</p> <p>Start on site is expected some 6 months after the approval of RM/DOC with first completions expected first half 2026 (Q1 – Q2)</p>
10	<p>What is the planned phasing of delivery and are there any specific reasons for this?</p>	<p>The development is proposed as two phases to enable the continued use/operation of the college along with the consolidation of the college's educational resources and infrastructure including the rearrangement of existing college car parking as required under the outline consent. Phase 2 will comprise of 72 new homes to the north of the site along with necessary ground works/highways and drainage infrastructure for the delivery of Phase 1 homes (to be delivered by Seven Homes) along with</p>

		<p>construction of 3G sports pitch (to be delivered by NWSLC). Phase 1 will comprise of the remaining 74 homes to the southeast/southwest of the site.</p> <p>Phase 1 of the site is expected to take 2 years to complete from first occupation, circa summer 2028 with Phase 2 to completed 2 years later by summer 2030.</p>
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	<p>Seven Homes have a developer agreement in place with the landowner.</p>
13	Is the site being marketed?	N/A
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	<p>See projected completions table at the end of this document.</p> <p>Staggered delivery rates are to take account of proposed phasing (Phase 1 and 2) required to take account of retained college land/operation of college throughout construction stages. MMC could be utilised on this site which will speed up delivery further.</p>
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement</p>	<p>Demolition of existing college buildings located within outline application site boundary to be demolished 2024/2025 following planning permission reference 040029 and prior approval reference 040031. Reserved Matters approval anticipated September 2024, with further development approved under Reserved Matters to commence early 2025.</p>

	<p>date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	
16	<p>If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?</p>	<p>Outline application conditions 5, 6, 7, 8, 10, 11, 13, 14. 15, 16, 17, 18, 19 submitted alongside Reserved Matters to be discharged. Further conditions attached to RM to be avoided, other than any necessary compliance conditions.</p>
17	<p>If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?</p>	<p>The planned phasing of delivery is as follows:</p> <p>Phase 1 – start 2025</p> <ul style="list-style-type: none"> <li>• Site set up and enabling works – including: <ul style="list-style-type: none"> <li>- demolition of identified college buildings (planning application 040029 and prior approval 040031); enabling works to facilitate access road/temporary access road from Higham Lane for construction traffic; mobilisation works to erect fencing to demarcate designated parking area, site compound and materials store.</li> </ul> </li> <li>• Construction of temporary vehicular access off Hinckley Road</li> <li>• Infrastructure groundworks and parking.</li> <li>• Construction of 3G sports pitch</li> <li>• Plot substructure and superstructure works. Including soft landscaping and provision of open space.</li> </ul> <p>Phase 2 – start summer 2028</p> <ul style="list-style-type: none"> <li>• Plot substructure and superstructure works. Including soft landscaping and provision of open space.</li> </ul>

		<ul style="list-style-type: none"> <li>Completion of development, finalisation of soft landscape and POS works.</li> </ul>
18	If the site is not under construction, when do you expect to complete the first dwelling?	Q2 2026
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A.
20	When do you think that the affordable housing element will be delivered?	See response to Q9, any AH element will be delivered concurrent with the market housing build out.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	See response to Q9. Delivery of 146 homes as currently proposed is expected across the next five year period with development completion expected summer 2030 (having regard to the delivery rate of both Phases 1 and 2).
22	Will any self-build or custom build plots be provided on site?	N/A
23	Will any Gypsy and Traveller pitches be provided on site?	No.

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Vehicular access constructed to adoptable standards; reconfigured drainage infrastructure; provision of 400 car park spaces within college campus/ownership, open space/landscaping; and construction of 3G sports pitch.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	See also response to Q17.  Also included within the phasing scheme detailed within the Construction Management Plan/Construction Ecological Management Plan which accompanies the Reserved Matters submission (ref: 039929) and DOC application (039930).

Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	N/A. The site is not dependent upon the provision of offsite infrastructure other than agreements with statutory service providers.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A.

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (North Warwickshire and South Leicestershire College):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	50	50	47	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	X
---	-----	--	----	---

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	0	20	40	40	40	6	

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: see above

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of North Warwickshire and South Leicester College, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Richard Hodson Planning Director SevenHomes
Signature		
Date		12/06/24

**From:** Rob Thorley <[REDACTED]>  
**Sent:** 16 February 2024 10:04  
**To:** Sarah Matile  
**Subject:** RE: Calendar Farm - Trajectory Update

You don't often get email from [REDACTED] [Learn why this is important](#)

Morning Sarah,

Yes I can confirm that what you have set out below is accurate – all subject to the timescales for the RM process / discharge of conditions.

Regards, Rob.

**Rob Thorley**  
Land and Planning Director  
Jelson Limited  
370 Loughborough Road  
Leicester LE4 5PR



tel: [REDACTED]  
email: [REDACTED]  
web: <http://www.jelson.co.uk>



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**From:** Sarah Matile <[REDACTED]>  
**Sent:** Thursday, February 15, 2024 12:03 PM  
**To:** Rob Thorley <[REDACTED]>  
**Subject:** Calendar Farm - Trajectory Update

You don't often get email from [REDACTED]

[Learn why this is important](#)

Hi Rob – thanks for speaking with me earlier to discuss the latest progress with Calendar Farm to date. I have summarised the key points from our conversation below and would appreciate it if you are able to confirm this is an accurate reflection of the conversation and therefore the assumptions of Calendar Farm delivering 115 units in the next five years, subject to the timely submission and approval of your RM application is realistic.

- Productive pre-application meeting took place with Case Officer on 12<sup>th</sup> February 2024 to discuss the revised layout which seeks to address key reasons for refusal - housing mix is still being worked through, ecology comments anticipated by 17<sup>th</sup> February and pre-application response due to be issued by end of February.
- Jelson anticipate submitting the RM middle of March
- Jelsons scheduled to complete Cresswells Farm by April 2025 and mobilise from one site to the other. It is projected that circa 35 units will be completed by March 2026, and 40 dwellings per annum thereafter, therefore 115 units are included within the trajectory.

Please let me know if you have any queries.

Many thanks  
Sarah

## Sarah Matile

Principal Planning Policy Officer

T: [REDACTED]

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# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: HSG7, Land rear of Findon Close  
and Lancing Road

Date: June 2024

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## Site Information

Site Address	Land rear of Findon Close and Lancing Road (Site 98C003)
Council Reference/Title	Strategic housing allocation site HSG7 in the adopted Borough Plan (2011-2031)
Agent	Mr Sam Salt (Heatons)
Landowner	Tarmac Trading Limited
Developer	

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	None.
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	None.
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	None.
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	None.

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full		
	Outline	X	039005 3rd October 2023
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	<p>Yes, SRU:213188</p> <p>The development in principle is acceptable the proposal will need to demonstrate that it meets Policy requirements.</p> <p>16<sup>th</sup> November 2021</p> <p>A more recent pre-application enquiry has been submitted to NBBC by a potential development partner.</p>	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No.	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No.	
7	If you answered Outline to question 3 and no Reserved Matters application has been	Reserved Matters submission is expected by the end of 2024	

	submitted, when do you intend to submit one?	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	N/A
10	What is the planned phasing of delivery and are there any specific reasons for this?	Site is expected to be delivered in a maximum of 2 phases, with first completions before the end of 2025.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	None.
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	A delivery partner has been identified and a full appointment is expected imminently
13	Is the site being marketed?	Marketing exercise complete
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	An expected delivery rate of circa 50 dpa.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.	First completions are expected on site before the end of 2025.

	If delivery has exceeded or not progressed as expected, please explain why.	
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Pre-commencement conditions include hydraulic modelling, contaminated land assessment, CEMP and BEMP.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	To be confirmed by delivery partner
18	If the site is not under construction, when do you expect to complete the first dwelling?	Before the end of 2025
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Subject to approval of layout Reserved Matters
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	Subject to approval of layout Reserved Matters
23	Will any Gypsy and Traveller pitches be provided on site?	N/A

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Subject to approval of layout Reserved Matters
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	N/A

If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A
--	-----

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Land rear of Findon Close and Lancing Road):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	50	50	50	53	50	50

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

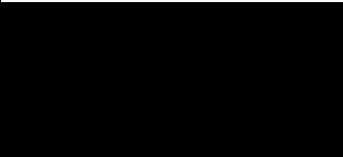
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of land rear of Findon Close and Lancing Road, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	TIM HOWARD - AGENT FLOWKINS & HARRISON	
Signature		
Date	26-6-24	

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA1, Land at Top Farm

Date: 13<sup>th</sup> June 2024

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## Site Information

Site Address	SHA1, Land at Top Farm
Council Reference/Title	035279 / Strategic housing allocation site SHA1
Agent	WSP
Landowner	Warwickshire County Council
Developer	Develop Warwickshire

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No, the land value will reflect current build costs, sales values and abnormal costs. This includes ground conditions and noting that WCC have demolished the existing buildings and will remediate the foot and mouth burial ground. The site will be drawn down as part of the Joint Venture between Warwickshire County Council, Warwickshire Property Development Group and Countryside Partnerships on a phased basis. Phase 1 (encompassing Phase 1ai, 1a ii, 1ci and 1cii will be drawn down into the JV on 29 May).</p>
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>As above.</p>
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No – significant due diligence has been done re: title and access etc</p>
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No.</p>

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	The site is owned by Warwickshire County Council, who have a joint venture with Countryside Partnerships. Phase 1 will be drawn down into the JV for delivery on 29 May 2024 – this has board approval.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	As above. Phase 1 has been drawn down.  Subsequent phases will be drawn down as planning for later phases is approved.	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	N	035279
	Outline	Y	
	Reserved Matters	Y	039779, 039762 and 039578 For Phase 1ai, 1aii, 1ci and 1cii
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes, pre-application advice has been sought via Claire Hill. Given the site benefits from Outline approval and is allocated, the principle of development is supported. Key issues relate to design, cycleways, POS etc	
5	Has a Planning Performance Agreement been entered into?	No, but we would be happy to agree a PPA for Phase 1cii or subsequent phases.  The Outline application was registered 23 November 2017 and 8 November 2022.	

	<p>If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.</p>	<table border="1"> <thead> <tr> <th data-bbox="600 230 794 409"></th> <th data-bbox="794 230 927 409">1ai) Eastern Link Road</th> <th data-bbox="927 230 1070 409">1aii) Western Link Road</th> <th data-bbox="1070 230 1225 409">1ci) 51 dwellings</th> <th data-bbox="1225 230 1390 409">1cii) 480 dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 409 794 510"><b>Application Reference</b></td> <td data-bbox="794 409 927 510">039578</td> <td data-bbox="927 409 1070 510">039762</td> <td data-bbox="1070 409 1225 510">039779</td> <td data-bbox="1225 409 1390 510">TBC</td> </tr> <tr> <td data-bbox="600 510 794 611"><b>Application Submission</b></td> <td data-bbox="794 510 927 611">19 Apr 2023</td> <td data-bbox="927 510 1070 611">27 Jul 2023</td> <td data-bbox="1070 510 1225 611">04 Aug 2023</td> <td data-bbox="1225 510 1390 611">TBC</td> </tr> <tr> <td data-bbox="600 611 794 712"><b>Application validation</b></td> <td data-bbox="794 611 927 712">19 Apr 2023</td> <td data-bbox="927 611 1070 712">27 Jul 2023</td> <td data-bbox="1070 611 1225 712">15 Aug 2023</td> <td data-bbox="1225 611 1390 712">TBC</td> </tr> <tr> <td data-bbox="600 712 794 853"><b>Statutory Decision Date</b></td> <td data-bbox="794 712 927 853">19 Jul 2023</td> <td data-bbox="927 712 1070 853">26 Oct 2023</td> <td data-bbox="1070 712 1225 853">14 Nov 2023</td> <td data-bbox="1225 712 1390 853">TBC</td> </tr> <tr> <td data-bbox="600 853 794 954"><b>Decision Date</b></td> <td data-bbox="794 853 927 954">01 Dec 2023</td> <td data-bbox="927 853 1070 954">25 May</td> <td data-bbox="1070 853 1225 954">15 May 2024</td> <td data-bbox="1225 853 1390 954">TBC</td> </tr> </tbody> </table>		1ai) Eastern Link Road	1aii) Western Link Road	1ci) 51 dwellings	1cii) 480 dwellings	<b>Application Reference</b>	039578	039762	039779	TBC	<b>Application Submission</b>	19 Apr 2023	27 Jul 2023	04 Aug 2023	TBC	<b>Application validation</b>	19 Apr 2023	27 Jul 2023	15 Aug 2023	TBC	<b>Statutory Decision Date</b>	19 Jul 2023	26 Oct 2023	14 Nov 2023	TBC	<b>Decision Date</b>	01 Dec 2023	25 May	15 May 2024	TBC
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<b>Decision Date</b>	01 Dec 2023	25 May	15 May 2024	TBC																												
6	<p>Is the signing of a Section 106 Agreement outstanding?</p> <p>If so, what progress has been made?</p>	<p>No, s106 was signed at outline Stage.</p>																														
7	<p>If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?</p>	<p>N/A</p>																														
8	<p>If you do not have planning permission, when do you intend to submit a planning application?</p>	<p>N/A</p>																														
9	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).</p>	<p>N/A</p>																														

10	What is the planned phasing of delivery and are there any specific reasons for this?	Phase 1ai – due to start June 2024 Phase 1a(ii) – due to start Jan 2024 Phase 1ci) Due to commence in July 2024
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	Countryside Partnerships are the development partner for the JV, who have entered into a contractual arrangement with Platform Housing Group and Sigma Capital to deliver the first 51 dwellings.
13	Is the site being marketed?	No, part of the Develop Warwickshire Joint Venture.
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	Once the initial infrastructure is completed, including access, and services from first occupation in December '24/January /25 we forecast delivery rates over 150-200 units per annum.  This rate is due to us utilising a timber framed product from our factory in Bardon, which reduces reliance on trades, reduces waste and is quicker to erect. Further to this, across the wider Phase 1, c60% of the plots would be pre-sold to our partners (Platform and Sigma Capital) therefore build speed is less restricted by sales pace.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is	Development will commence in June, now that the land has been draw down and reserved matters planning permission has been achieved.

	<p>delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Pre-commencement conditions have all been submitted to the LPA for approval and are expected to be cleared prior to the start on site i.e. that beyond site clearance works etc
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	<ul style="list-style-type: none"> <li>• Cut and Fill/Site preparation work – 4 weeks</li> <li>• Formation of the access and link road (eastern half) - 4 months</li> <li>• Formation of the western link road 3 months</li> </ul>
18	If the site is not under construction, when do you expect to complete the first dwelling?	December '24/January '25
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	The affordable housing in phase 1ci will be completed by Q4 '25

21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	N/A
23	Will any Gypsy and Traveller pitches be provided on site?	N/A

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Link Road, Secondary School (by DFE), Leisure centre (by District Council), Primary School (District Council) and District Centre (by WPDG)
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Yes, see previous and approved phasing plan.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Callendar Farm):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	50	150	150	150	150	150

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
150	150	150	150	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	15	150	150	150	150	150	150

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
150	150	150	150	150	0	0	0

Justification:

As set out above we will be building much quicker due to:

- Timber framed construction
- Less reliance on sales pace (partnerships model)

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of Top Farm, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	1. Justin Howell, Planning & Design Director on behalf of Milby Meadows LLP  2. Warwickshire County Council	Justin Howell, Planning & Design Director on behalf of Develop Warwickshire
Signature		
Date	15.07.2024	15.07.2024

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA2, Land at Arbury

Date: July 2024

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## Site Information

Site Address	Arbury Estate, Nuneaton
Council Reference/Title	Strategic housing allocation site SHA2
Agent	Savills
Landowner	Arbury Estate
Promoter	Richborough

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>The SAC designation at Ensor's Pool is considered to be erroneous and outdated.</p> <p>The designation at Ensor's Pool is no longer valid due to the well-known loss of native crayfish, for which the SAC was originally designated.</p> <p>When the site was first allocated the requirement for 10% BNG was not in place. It is anticipated that the requirement for providing BNG on site could reduce the housing yield. Furthermore, the 100m buffer from Ensor's Pool is considered to be an unnecessary constraint.</p>
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Arbury Estate is a single freeholder of the site, and supports development.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes, subject to planning.	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes – two pre-application meetings took place in 2022.  A further pre-application meeting took place in June 2024.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	Draft circulated and being commented on.	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes – no application submitted.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	Outline: Q4 2024 Reserved matters: Q1 2026	

9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	N/A
10	What is the planned phasing of delivery and are there any specific reasons for this?	Phasing unknown
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No. Richborough appointed as promoter.
13	Is the site being marketed?	No. Richborough appointed as promoter.
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	See trajectory.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Commencement expected mid-2026.
16	If the site is not under construction, please outline what	Unknown, as outline planning permission not granted to date.

	pre-commencement conditions need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Unknown
18	If the site is not under construction, when do you expect to complete the first dwelling?	Q3 2027
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Unknown
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	Due to the size of the overall site (circa 1,500 dwellings).
22	Will any self-build or custom build plots be provided on site?	TBC
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<ul style="list-style-type: none"> <li>• Primary School</li> <li>• Drainage</li> <li>• Landscaping</li> <li>• Highways access, including potential southern link road to A444 or alternative 2<sup>nd</sup> access point</li> </ul>
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	Possible link to A444 via land to the south potentially required to deliver later phases of the Site.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA2, Land at Arbury):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	0	0	0	50	180	180

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
180	180	180	180	180	35	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
---	-----	--------------------------	----	-------------------------------------

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				50	100	150	150

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
150	150	150	150	150	150	150	25

Justification:

Due to the size of the overall site (circa 1,500 dwellings).

## Signatories

This written agreement demonstrates the commitment of the landowner and promoter of SHA2, Land at Arbury, to deliver the site within the next five years.

	Landowner	Promoter
Name, Position and Company	Adam Weaver Estate Manager Arbury Estate	Anabel Christmas Regional Director (East) Richborough
Signature		
Date	2 July 2024	3rd July 24

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA3, Land at Tuttle Hill

Date: 11th June 2024

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## Site Information

Site Address	Land at Tuttle Hill (Judkins Quarry)
Council Reference/Title	Strategic housing allocation site SHA3
Agent	Axis
Landowner	Waste Recycling Group (Central) Limited
Developer	TBC

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No. The majority of the site is owned by Waste Recycling Group (Central) Limited, part of the FCC Environment group.</p> <p>There are no landowner constraints which would limit development or affect the viability of the site.</p> <p>While there are three landowners, heads of terms are agreed with each, and final development agreements are at an advanced stage.</p>
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>The development site has been subject to technical assessment work and a viability assessment. The site has been proven to be viable, though not capable of withstanding a policy-compliant level of affordable housing or the full value of financial contributions requested in connection with the development.</p> <p>The technical constraints outlined in the Viability Assessment which have resulted in additional site-specific abnormal / extra over development costs related to:</p> <ul style="list-style-type: none"> <li>• Abnormal foundations</li> <li>• Provision of two new bridges</li> <li>• Other onsite road infrastructure, including new secondary access</li> <li>• Foul and surface water drainage</li> <li>• New utilities supplies</li> <li>• Landscaping and play areas</li> </ul>

Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	No.
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	No.

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	The delivery approach is to be agreed.  CRT land will not be purchased a deed of easement is to be entered.	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	No (however, outline application submitted on 8 <sup>th</sup> February 2024)	Ref: 040102 Currently being determined.
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	A pre-application response letter was received on 16 <sup>th</sup> May 2023.  Advice was sought on the Council's views on the following: <ul style="list-style-type: none"> <li>• The matter of EIA Screening;</li> <li>• The scope and extent of public consultation;</li> <li>• The current 5-year housing land supply position;</li> <li>• The merits of developing land within the Local Wildlife Site (LWS);</li> </ul>	

		<ul style="list-style-type: none"> <li>The scope and content of the planning application.</li> </ul> <p>Within the response, NBBC Parks commented that a package of mitigation and compensation proposals would be required to overcome the partial loss of the LWS.</p>
5	<p>Has a Planning Performance Agreement been entered into?</p> <p>If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.</p>	<p>Yes, for the outline application currently being determined.</p> <p>Target planning committee date is July 2024.</p>
6	<p>Is the signing of a Section 106 Agreement outstanding?</p> <p>If so, what progress has been made?</p>	<p>Yes.</p>
7	<p>If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?</p>	<p>N/A</p>
8	<p>If you do not have planning permission, when do you intend to submit a planning application?</p>	<p>N/A</p>
9	<p>If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).</p>	<p>Outline planning application due to be determined at July 2024 committee.</p>
10	<p>What is the planned phasing of delivery and are there any specific reasons for this?</p>	<p>A single development over a number of years is anticipated, rather than a phased development.</p>
11	<p>Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?</p>	<p>No.</p>
<p><b>Timescales</b></p>		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p>	<p>No</p>

	If no, please provide a reason why and expected appointment date.	
13	Is the site being marketed?	No
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	Approximately 50 dwellings per year.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Anticipated 2025 Q4.  Awaiting outline planning permission, expected 2024 Q3. Then Reserved Matters approvals in 2025.
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Consent awaited – timescales cannot be committed to yet.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Consent awaited – timescales cannot be committed to yet.
18	If the site is not under construction, when do you expect to complete the first dwelling?	Consent awaited – timescales cannot be committed to yet.
19	If the site is under construction, please outline what conditions	Consent awaited – timescales cannot be committed to yet.

	need to be discharged and the related timescales?	
20	When do you think that the affordable housing element will be delivered?	Consent awaited – timescales cannot be committed to yet.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	Build rates.
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<ul style="list-style-type: none"> <li>• Creation of secondary site access off the B4114 Tuttle Hill and other associated highway improvement works;</li> <li>• Two replacement, internal, bridges over the Coventry Canal;</li> <li>• Surface water drainage infrastructure;</li> <li>• New and improved pedestrian / cycle linkages, including to the National Cycle Path and Weddington Walk;</li> <li>• Enhanced accessibility to the Coventry Canal and improvements to the canal towpath;</li> <li>• Creation of green spaces;</li> <li>• New children’s play areas.</li> </ul>
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Not yet.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	Yes, participated in bids for the West Midlands Combined Authority Brownfield Housing Fund.

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA3, Land at Tuttle Hill (Judkins)):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	0	0	0	50	50	50

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
50	50	50	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			25	50	50	50	50

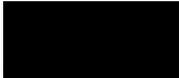
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
50	50	25					

**Justification:**

The proposed allocation is for at least 350 units, rather than 300 shown in the Council's project completions. The outline planning application is for up to 400 units. These are expected to come forward from 2026/27 rather than 2028/29.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA3, Land at Tuttle Hill, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	David Molland Group Estates & Property Manager FCC Environment (UK) Ltd	N/A
Signature		N/A
Date	12/06/2024	

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA4, Hospital Lane

Date: 11/06/24

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## Site Information

Site Address	Site 114A007, Hospital Lane, Bedworth
Council Reference/Title	039049 / Strategic housing allocation site SHA4
Agent	N/A
Landowner	Persimmon Homes
Developer	Persimmon Homes

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>Persimmon Homes are the owner of the allocation and have submitted a reserved matters application over this allocation.</p> <p>The land includes large pylons to the north which have informed the design as part of the outline masterplan.</p>
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>Persimmon Homes are aware of constraints on site such as a water course, pylons and ecology which have been accounted for within the planning submission.</p>
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>None that we are currently aware of.</p>
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>None that we are currently aware of.</p>

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Persimmon Homes is the owner of the site and has submitted a RMA to the LPA for 445 dwellings. Persimmon Homes support development of the site.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	The land has already been purchased by Persimmon Homes (The Developer).	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	Yes	039049 25/08/2023
	Reserved Matters	Submitted	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes – with case officer Rebekah Hill for the RMA  To submit the scheme for planning.  Response date 12/03/24 following pre-app meeting in Feb 2024.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	In progress and likely to be agreed in June 2024.  Draft approval for Sept/Oct 2024, subject to being agreed and formalised by LPA.	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No. Outline is agreed and S106 signed.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	RMA has been submitted and valid on 13/05/2024	
8	If you do not have planning permission, when do you intend to submit a planning application?	As above.	

9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	As above.
10	What is the planned phasing of delivery and are there any specific reasons for this?	Residential to come forward as soon as possible with the community aspects to be marketed in due course.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	None that aware of. The scheme is important to Persimmon Homes to progress as soon as possible.
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	Persimmon Homes are the owner and developer of the site.
13	Is the site being marketed?	No
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	2 outlets – 0.5-1 a week per outlet anticipated.  Timber Frame is used on our scheme where appropriate which increases rate of build.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	2025.
16	If the site is not under construction, please outline	Pre-commencement conditions are being submitted alongside the running RMA to

	what pre-commencement conditions need to be discharged and the related timescales?	allow for discharges quicker so there is no delay between RMA approval and starting on site.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Archaeological works and site strip.
18	If the site is not under construction, when do you expect to complete the first dwelling?	Summer 2025
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Scheme has AH dwellings spread throughout the scheme, as build moves forward HA plots will be build in line with the programme and plotting
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<p>S106 obligations require upgrades to Hospital Lane for access.</p> <p>Cycle route planned for the spine road of the scheme.</p> <p>S278 works required for 3 accesses.</p> <p>Substations required on site to allow for electric capacity.</p>
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	Drainage works such as SUDS to allow for positive drainage solutions.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Discussions ongoing with WCC in respect to S278 approval
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	S278 approvals required from WCC to access the site, need to connect into the adopted highway.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	n/a

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA4, Hospital Lane):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	80	100	100	100	75	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	Yes	No	
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

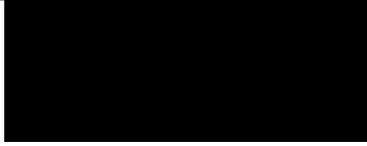
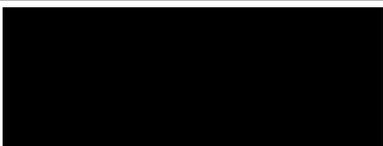
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA4, Hospital Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Emily Berville Charlesworth Land and Planning Manager Persimmon Homes	Emily Berville Charlesworth Land and Planning Manager Persimmon Homes
Signature		
Date	11/06/2024	11/06/2024

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA5, West of Bulkington (Elford  
Homes)

Date: 10/06/2024

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## Site Information

Site Address	Site 108d003, Coventry Road, Bulkington
Council Reference/Title	037425 / Strategic housing allocation site SHA5
Agent	Nick Misselke Elford Homes
Landowner	Various
Developer	Owl Homes Limited

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes Contracts are scheduled to be exchanged within the next month. No restrictions are within the unconditional contract	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	Yes	037425
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	The buyer anticipates submission by September at the latest	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	N/A	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Single phase
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	N/A
13	Is the site being marketed?	Sale agreed
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	30 open market / annum – circa 12 months
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	Start on site to commence following ecological mitigation measures undertaken Spring 2025
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	RM approval required
17	If the site is not under construction, please provide a	TBC

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	Circa January 2026
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Within the construction period of the open market units
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29, what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	N/A
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA5, West of Bulkington (Elford Homes)):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	25	17	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	✓
---	-----	--	----	---

### All to be completed between January 2026 and January 2027

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: Completions at circa 30/year - Open Market:  $31/30=1.03$  years. Affordable to be delivered within period

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA5, West of Bulkington (Elford Homes), to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Nick Misselke MD Elford Homes Limited
Signature		
Date		12/07/2023

# **Nuneaton and Bedworth Borough Council**

## Housing Deliverability Evidence



Site: SHA5, West of Bulkington (Redrow)

Date: 13<sup>th</sup> June 2024

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## Site Information

Site Address	Site 108A002, Bedworth Road, Bulkington
Council Reference/Title	038375 / Strategic housing allocation site SHA5
Agent	
Landowner	
Developer	Redrow Homes Midlands

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	no
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	no
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	no
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	no

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	yes, site sold to Redrow	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	yes	038375 April 2023
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes, prior to securing planning permission	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	no	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No, it is signed	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?		
8	If you do not have planning permission, when do you intend to submit a planning application?		
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to		

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Delivery in a single phase
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	
<b>Timescales</b>		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	
13	Is the site being marketed?	
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	50 per annum
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	Commenced in April 2023
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a	

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	All conditions, with the exception of the Travel Plan condition, have been submitted for approval. Some have been approved, some are pending determination
20	When do you think that the affordable housing element will be delivered?	by end 2026
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	
22	Will any self-build or custom build plots be provided on site?	no
23	Will any Gypsy and Traveller pitches be provided on site?	

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Roads, services, drainage basin, GI
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	S278 works underway and progressing
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA5, West of Bulkington (Redrow)):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	25	50	14	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	yes	No	
---	-----	-----	----	--

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

# Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA5, West of Bulkington (Redrow) to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		J Towers Planning Manager
Signature		
Date		12 June 2024

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: SHA5, West of Bulkington (Rosconn)**

**Date: 17<sup>th</sup> June 2024**

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## Site Information

Site Address	Site 108C002, Land off Leyland Road, Bedworth, CV12 9LW
Council Reference/Title	039111 / Strategic housing allocation site SHA5
Agent	
Landowner	
Developer	

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	Q3 2024	
8	If you do not have planning permission, when do you intend to submit a planning application?		
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to		

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Timescales for approval of Reserved Matters application.
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	Site currently being promoted and is in the process of being sold to a housebuilder.
13	Is the site being marketed?	No
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	Please see projected completions on p7.
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	Subject to RM approval June 2025
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a	

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	June 2026
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	
20	When do you think that the affordable housing element will be delivered?	
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA5, West of Bulkington (Rosconn)):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	0	25	35	35	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	YES	No	
---	-----	-----	----	--

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA5, West of Bulkington (Rosconn), to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		
Signature		
Date		

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SHA6, Hawkesbury Golf Course (Eastern parcel outline application ref. 037807)

Date: 24 June 2024

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## Site Information

Site Address	Land at former Hawkesbury Golf Course (Eastern parcel outline application ref. 037807)
Council Reference/Title	Strategic housing allocation site SHA6
Agent	Tetlow King Planning, Jonathan Adams
Landowner	Tilia Homes
Developer	Tilia Homes

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No.
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No. Technical constraints were considered under outline application ref. 037807 and RM application ref. 039446.
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	No.

Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	No.
--	-----

## Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes.
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	N/A

Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	N/A	N/A (Full permission was granted in west parcel only)
	Outline	Yes	037807, 23 Aug 2022
	Reserved Matters	Yes	039446, 1 Feb 2024
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes in advance of RM application ref. 039446, which was positive.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No.	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	First phase 1 RM application ref. 039446 determined. Final phase 2 RM application to be submitted, date to be confirmed.	

8	If you do not have planning permission, when do you intend to submit a planning application?	As answer to Q7 above.
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	See trajectory.
10	What is the planned phasing of delivery and are there any specific reasons for this?	See trajectory.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No.
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No. Tilia Homes is a housebuilder.
13	Is the site being marketed?	
14	What is the expected build out rate for the site?	See trajectory.

	Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	See trajectory.
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Pre-commencement conditions are currently being discharged.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	See trajectory.

18	If the site is not under construction, when do you expect to complete the first dwelling?	See trajectory.
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	See trajectory.
20	When do you think that the affordable housing element will be delivered?	See trajectory. Affordable housing to be delivered in accordance with planning permission conditions and S106.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No.
23	Will any Gypsy and Traveller pitches be provided on site?	No.

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Infrastructure was considered and agreed under outline application ref. 037807 and RM application ref. 039446.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Yes, in accordance with outline application ref. 037807 and RM application ref. 039446.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to	Off-site infrastructure was considered and agreed under outline application

affect the delivery of development on site?	ref. 037807 and RM application ref. 039446.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

### Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (SHA6, Hawkesbury Golf Course):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	50	50	50	26	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	X
---	-----	--	----	---

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	24	48	48	48	8		

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:  
 Trajectory to match a build and sales pace of 4 units per month.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SHA6, Hawkesbury Golf Course, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Agent on behalf of Tilia Homes: Jonathan Adams, Senior Director, Tetlow King Planning	Agent on behalf of Tilia Homes: Jonathan Adams, Senior Director, Tetlow King Planning
Signature		
Date	24 June 2024	24 June 2024

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: SEA6, Bowling Green Lane

Date: 13/06/2024

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## Site Information

Site Address	Bowling Green Lane, Bedworth
Council Reference/Title	Strategic allocation site SEA6 (housing area)
Agent	K Fenwick – Pegasus Group
Landowner	Miss DRW Startin C/O Mr J Hall, Howkins & Harrison
Developer	Opus Land Nuneaton Ltd

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None – See Planning Application Ref: 039592
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None as currently understood – see responses to Planning Application Ref: 039592, re known requests for developer contributions

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes – as referenced by live planning application.	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	The land is optioned by the landowner to Opus Land Nuneaton Ltd, a developer.	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	But permission applied for Planning Application Ref: 039592
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes  Advice was provided on design and layout, a planning application was then made.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes  HoT will be established/agreed when all the current application consultation responses are available.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	Within 12 months from the grant of Outline PP.	
8	If you do not have planning permission, when do you intend to submit a planning application?	Live Planning Application Ref: 039592 is before the Council.	

9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	Outline planning application is expected to be determined in Q3 or Q4 2024. RM will be submitted by a house builder in due course, expected to be circa 12 months after the grant of OPP. Start on site is expected some 6 months after approval of RM with first completions some 12 months later. ie – first completions would be approx. Q2 2027.
10	What is the planned phasing of delivery and are there any specific reasons for this?	The Care Home and residential would come forward as independent phases. The residential is expected to be a single phase development.  The site is expected to take some two years to complete from first occupation, with delivery at circa 40-50homes/year.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	Opus Land Ltd is the promotion and development partner for the landowner, the appointment date was March 2022.
13	Is the site being marketed?	The residential part of the wider allocation is the subject of informal market testing with significant interest. Full marketing will follow the grant of outline pp.
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	c 40 – 50 homes/year  The site is typical of many residential development sites, and there are no known abnormal or market constraints to indicate that delivery and sales rates would not be achievable in accordance with market standards.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?	See response to Q9

	<p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Outline PP has not yet been issued.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	See response to Q9
18	If the site is not under construction, when do you expect to complete the first dwelling?	See response to Q9
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	See Response to Q9, any AH element will be delivered concurrent with the market housing build out.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	N/A
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	New access to Bowling Green Lane, provision of drainage infrastructure. See Planning Application Ref: 039592
--	--

Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	The Access and drainage would be provided alongside the development and prior to first occupation. See also response to Q9
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

**Projected Completions**

The tables below contain the Council's projected completions (trajectory) for the site (SEA6, Bowling Green Lane):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	25	50	18	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	-	No
---	-----	---	----

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

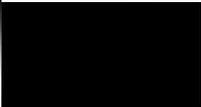
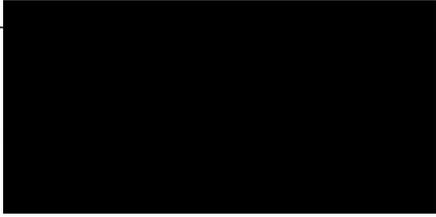
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			13	40	40		

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: See response to Q9

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of SEA6, Bowling Green Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Miss DRW Startin C/O Mr J Hall, Howkins & Harrison	Ben Hooton Development Director Opus Land Ltd
Signature		
Date	13/06/2024	13/06/2024

[REDACTED]

---

**From:** Justin Howell <[REDACTED]>  
**Sent:** 17 June 2024 16:10  
**To:** Sarah Matile  
**Cc:** Jade Bagley  
**Subject:** RE: Former Bedworth Rugby Club

Hi Sarah,

We'll be building this one out, on behalf of Midland Heart (it's a design and build contract).

The site has started and will be complete by, so all 122 units delivered by June 2025. Averaging 10/11 hand overs per month.

Cheers,

**Justin Howell**  
Planning and Design Director

**\*Please note new email and mobile number**

[REDACTED]

**Mobile:** [REDACTED]

**Vistry North West Midlands**  
i-10 Building | 2<sup>nd</sup> Floor | Railway Drive  
Wolverhampton | WV1 1LH | 01902 290 020



Part of the **Vistry Group**

**ssafa** | the **Armed Forces** charity | Vistry Group is proud to support **SSAFA** as its charity for 2024

---

**From:** Sarah Matile <[REDACTED]>  
**Sent:** Monday, June 17, 2024 3:35 PM  
**To:** Justin Howell <[REDACTED]>  
**Cc:** Jade Bagley <[REDACTED]>  
**Subject:** Former Bedworth Rugby Club

**NOTE:** Email originated outside of Vistry Group.

Hi Justin – hope you are well!

I am emailing regarding the former Bedworth Rugby Club which has approval for 122 units. I understand having spoken with my colleagues in DC that this is a Countryside site which is going to be built out by Midland Heart? Can I just check whether it is yourself who is the best point of contact to advise on the projections for our trajectory, or if not who are we best placed to contact?

As you are aware, we are updating the trajectory as at the base date of 1<sup>st</sup> April 2024 and we are proposing to include the following. Any update you can provide as soon as possible would be greatly appreciated:

24/25	25/26	26/27	27/28	28/29
50	50	22	0	0

Happy to discuss further

Many thanks  
Sarah

**Sarah Matile**

Principal Planning Policy Officer

T: [REDACTED]

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# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: NSRA2, Former Manor Park  
Community School

Date: 10<sup>th</sup> June 2024

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## Site Information

Site Address	Discovery Academy, Beaumont Road, Nuneaton, Warwickshire, CV11 5HJ
Council Reference/Title	35587 / Non-strategic housing allocation site NSRA2
Agent	N/A
Landowner	Warwickshire County Council
Developer	Warwickshire Property & Development Ltd

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	N/A
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	Requirement for demolition and retention of a number of trees on site. Due diligence so far demonstrates the scheme remains viable.
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	N/A
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	None which are specific to the proposal other than monitoring the general housing market and build cost environment which links back to macro-economic factors outside of local control.

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	<p>Yes – land to be sold to Warwickshire Property Development Ltd which is part of Warwickshire Property &amp; Development Group Ltd (WPDG) which is the arm's length delivery vehicle of WCC.</p> <p>Land sale is conditional on obtaining the variation of condition consent, awarded 1<sup>st</sup> May 2024 and entering into a demolition contract (outstanding but targeted for July 2024)</p>	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	Yes	035587 & 039525
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	N/A	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been	RM application programme for submission August / Sept 2024	

	submitted, when do you intend to submit one?	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	N/A
10	What is the planned phasing of delivery and are there any specific reasons for this?	Development would proceed as a single phase of delivery following demolition and site clearance/enabling. Build would follow a build out profile commensurate with take up.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
<b>Timescales</b>		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	A contracting partner is currently being appointed. Due to procurement regulations and standstill period the formal acknowledgement of the contracting partner cannot yet be announced.
13	Is the site being marketed?	No
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	3 dwellings per month. This being a standard assumption for residential development in this locality.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.	Development expected to commence January 2025.

	If delivery has exceeded or not progressed as expected, please explain why.	
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	Typical pre-commencement conditions are anticipated including CEMP, BEMP and updated ecology surveys particularly related to bats (a Natural England licence is required for part of the proposed demolition works). These conditions will be progressed alongside working up the RM application.
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Demolition of the existing school building to slab level. This will be let as part of a PCSA with the to be announced preferred contractor partner.
18	If the site is not under construction, when do you expect to complete the first dwelling?	First dwelling completion anticipated summer 2025.
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Delivered over the summer of 2025.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	S278 accesses require construction.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Specific programme to be agreed although a construction access will be implemented at the outset and the finished accesses to align with release of the marketing suite. Final topping out

	of the roads to align with adoption of the bellmouths and estate roads.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	No

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA2, Former Manor Park Community School):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	25	33	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	X
---	-----	--	----	---

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	10	42					

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: Slightly amended to reflect current projections on build programme, this is subject to amendment. The number is slightly lower than the consented scheme numbers to reflect a more appropriate mix of house types as part of the development.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA2, Former Manor Park Community School, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company		Rob Andrews Head of Development Warwickshire Property & Development Group
Signature		
Date		10/06/2024

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: NSRA3, West of Coventry  
Road/Wilsons Lane

Date: 06/06/2024

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## Site Information

Site Address	127A001 Wilsons Lane, Exhall
Council Reference/Title	039136 / Non-strategic housing allocation site NSRA3
Agent	
Landowner	Keepmoat Limited
Developer	Keepmoat Limited

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Yes	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	X	039136 – 18/10/23
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No	
OO	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	n/a	
8	If you do not have planning permission, when do you intend to submit a planning application?	n/a	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	n/a	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	No Phasing
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	No Development Partner
13	Is the site being marketed?	n/a
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	95 dwelling by 2025
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	Development has begun
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	n/a
17	If the site is not under construction, please provide a	n/a

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	n/a
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	1no. pre-commencement (Arb) sitting with the council for 9months 1no. pre-slab (lighting) sitting with the council for 9months Pre-Occ - submit
20	When do you think that the affordable housing element will be delivered?	Oct 2024
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	n/a
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Elec/Water/Gas
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Yes
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/a

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA3, West of Coventry Road):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	25	50	20	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
---	-----	--------------------------	----	-------------------------------------

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	43	52					

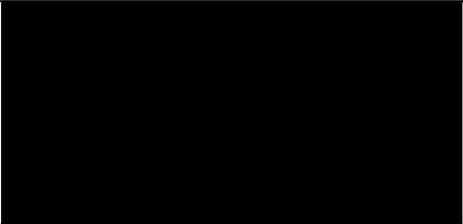
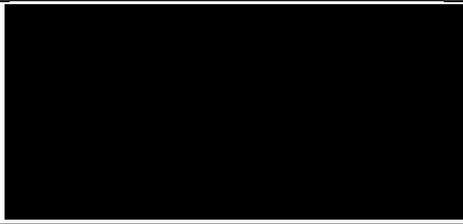
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

Current business projections

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA3, West of Coventry Road/Wilsons Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Sukhraj S. Ubhi Technical Manager, Keepmoat Homes	Sukhraj S. Ubhi Technical Manager, Keepmoat Homes
Signature		
Date	14/06/2024	14/06/2024

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: NSRA4, Vicarage Street  
Development Site

Date: June 2024

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## Site Information

Site Address	Site 51A025 – Vicarage Street, Nuneaton (Church Street Shops and Justice Walk Car Park)
Council Reference/Title	039175 / Non-strategic housing allocation site NSRA4
Agent	Warwickshire Property & Development Group
Landowner	Warwickshire County Council
Developer	Warwickshire County Council

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	Requirement for demolition and servicing on a constrained site.
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	Library and Business Centre is being funded by WCC as is not considered a commercial undertaking. Housing is viable.

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?	Yes	
	If so, are there any restrictions included in the agreement?	No	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	39175 (subject to S106 being signed)
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Ongoing dialogue with the wider working group and project board to include senior officer and members at NBBC as part of the Transforming Nuneaton Project.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes  In draft awaiting agreement	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	Reserved matters to be submitted – Spring 2025 (Library and Business Centre). Housing reserved matters to follow appointment of specific delivery partner.	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A	
9	If you do not have planning permission but completions are expected on site within 5 years,	N/A	

	please provide evidence to support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Delivery of the Library and Business Centre to be followed by residential delivery. Public money spending requirements and funding availability. Housing will be funded separately through borrowing.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No  Soft market testing to start over the summer with appointment by the end of the summer / start of Autumn.
13	Is the site being marketed?	N/A
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	Residential 3 dwellings per month  Standard build out assumption in this locality and given current market considerations.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Autumn 2025  Subject to appointment of delivery partner and progressing Reserved Matters at pace.
16	If the site is not under construction, please outline what pre-commencement conditions	Pre-commencement conditions related to demolition to be discharged over the summer with demo works to follow.

	need to be discharged and the related timescales?	Remainder will follow to suit phasing delivery plan which is a condition of the outline planning consent and governs the discharge of all of planning conditions
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Demolition – 3 months Site prep and enabling 2 months
18	If the site is not under construction, when do you expect to complete the first dwelling?	Autumn 2027
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	N/A
20	When do you think that the affordable housing element will be delivered?	Likely to be part of the first phase of housing delivery to aid cashflow.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	Although planned for completion within this timescale the residential element is intrinsically linked with the delivery of the LaBC which takes precedence.
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	Project is linked to timescales for the proposed opening up of Wheat Street. Standard requirements around utility connections and highways are proposed
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	TBC
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	Linked to ring road improvement works – specifically the opening up of Wheat St and the delivery of the LaBC (resi to follow)
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA4, Vicarage Street Development Site):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	25	40	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	No	No

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				15	35	10	

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

**Justification:**

As discussed residential delivery is linked to the delivery of the LaBC which will be delivered first. There will be ability to twin track site enabling, due diligence and treat some of these across the entirety of the site including utility provisions to the serviced residential plots. Because of the constrained nature of the site the phasing and sequencing of delivery will have to take a sequential approach which includes the new LaBC being open before the existing can close and be demolished which would form the last phase of housing. The programme for the ring road improvement scheme also needs to be considered in the context of the LaBC and housing delivery.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA4, Vicarage Street Development Site, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Catherine Marks Service Manager – Regeneration & Place Shaping	
Signature		
Date	18/06/24	

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: NSRA5, Land Rear of Burbages  
Lane**

**Date: 13/06/24**

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## Site Information

Site Address	Land Rear of Burbages Lane, Ash Green
Council Reference/Title	Non-strategic housing allocation site, NSRA5
Agent	Premium Estates
Landowner	Various
Developer	Not selected

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	Land required for biodiversity net gain
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	In principle, yes	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes 2014  Positive feedback. Outline application made 2016	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	Yes	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	Late 2025	
8	If you do not have planning permission, when do you intend to submit a planning application?	Late 2025	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	The 2016 planning application established the access and principle of permission but the development was frustrated by the adjacent development	

	support this (e.g. progress towards detailed permission).	and owners of the access land selling their land to that developer
10	What is the planned phasing of delivery and are there any specific reasons for this?	No phasing
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
<b>Timescales</b>		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	No
13	Is the site being marketed?	No
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	4 dwellings a month
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	<p>2027</p> <p>Contracts and option agreements</p>
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	N/a

17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	Application in 2025, consent in 2026
18	If the site is not under construction, when do you expect to complete the first dwelling?	Late 2027
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	n/a
20	When do you think that the affordable housing element will be delivered?	
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/a
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	No
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	n/a

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA5, Land Rear of Burbages Lane):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	0	0	0	25	22	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	x
---	-----	--	----	---

If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				12	36		

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

Revised timetable, due to economic circumstances

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA5, Land Rear of Burbages Lane, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	We are in contact with and negotiating with all of the land owners	
Signature	Colin Phipps Director Premium Estates Ltd	
Date	13/06/24	

[Redacted]

From: Jim Woodsford [Redacted]  
Sent: 18 June 2024 14:02  
To: Sarah Matile; Jade Bagley  
Subject: RE: Collection of evidence - Housing Trajectory

Hi Sarah/Jade,

Apologies for missing the call yesterday. I have been in meetings most of today which doesn't help!

In terms of dates, in the event of gaining a successful planning permission for the site this year, we would commence work next year and had the block over in it's entirety to the Client, so I would advise all 42 plots completed in 2026/2027. Again, this is obviously planning dependant.

Does that help?

Kind regards



**Jim Woodsford**  
Pre-Development and  
Planning Manager  
**Keon Homes**



M: [Redacted]  
E: [Redacted]  
A: St Jude's House, High Street, Chasetown, WS7 3XQ  
W: <https://www.keonhomes.co.uk/>



From: Sarah Matile <[Redacted]>  
Sent: Monday, June 17, 2024 4:36 PM  
To: Jade Bagley <[Redacted]>; Jim Woodsford <[Redacted]>  
Subject: RE: Collection of evidence - Housing Trajectory

**This Message Is From an External Sender**

This message came from outside your organization.

Hi Jim,

Following on from below, Jade and I have discussed this further so apologies for any confusion. We have contacted the relevant developer for projections on the Former Bedworth Rugby Club site, however would really welcome your view on build out rates for the New Inn. Whilst we appreciate this is subject to planning, for the purposes of our trajectory, can you advise whether the timescales set out below are realistic and what you are anticipating. If this is not the case, we can amend them.

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
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If you are able to reply as soon as possible as we are required to submit the updated trajectory to the Planning Inspectorate shortly as we progress with our EIP>

Happy to discuss further.

Many thanks  
Sarah

## Sarah Matile

Principal Planning Policy Officer

T: [REDACTED]

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---

From: Jade Bagley <[REDACTED]>  
Sent: Monday, June 17, 2024 10:42 AM  
To: Jim Woodsford <[REDACTED]>  
Cc: Sarah Matile <[REDACTED]>  
Subject: RE: Collection of evidence - Housing Trajectory

Hi Jim,

I'm good thank you. Hope you had a good weekend.

On this basis, I don't feel it would be fruitful for you to complete the Housing Trajectory proformas. However, could you provide me with a direct contact for Midlands Heart so I can pursue the matter directly? This is quite an important non-strategic site, for the Borough Plan Review, so we would like to exhaust all potential avenues of investigation.

Many thanks,  
Jade

---

From: Jim Woodsford <[REDACTED]>  
Sent: Friday, June 14, 2024 6:53 AM  
To: Jade Bagley <[REDACTED]>  
Cc: Sarah Matile <[REDACTED]>  
Subject: RE: Collection of evidence - Housing Trajectory

Hi Jade,

I am OK thanks. How are you?

Apologies for the delay in getting back to you. As I have never had to fill one of these out before, I was seeking internal advice before responding. In relation to the forms, I had previously sent the ones on to contacts at Midland Heart who were not forthcoming with a response, and as Keon Homes will never formally be the landowner, I am unsure whether I can complete that one either?

The current status of our proposed scheme doesn't offer any comfort that we will be successful in gaining a positive decision for the site so I am trying to understand if I actually need to do anything here. Would you be able to advise please?

Kind regards



**Jim Woodsford**  
Pre-Development and  
Planning Manager  
Keon Homes



M: [REDACTED]  
E: [REDACTED]  
A: St Jude's House, High Street, Chasetown, WS7 3XQ  
W: <https://www.keonhomes.co.uk/>



---

From: Jade Bagley <[REDACTED]>  
Sent: Friday, June 14, 2024 6:46 AM  
To: Jim Woodsford <[REDACTED]>  
Cc: Sarah Matile <[REDACTED]>  
Subject: Collection of evidence - Housing Trajectory

**This Message Is From an External Sender**

This message came from outside your organization.

Hi Jim,

I hope you are well.

This a gentle reminder that the deadline for returning the Housing Trajectory evidence, for sites NSRA1 and NSRA9, was yesterday (13<sup>th</sup>). Please could you provide a response?

Many thanks,  
Jade

**Jade Bagley**  
Planning Policy Officer  
M: [REDACTED]  
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# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: NSRA10, Land at Bermuda Road

Date: 29<sup>th</sup> May 2024

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## Site Information

Site Address	Land at Bermuda Road, Nuneaton
Council Reference/Title	Non-strategic housing allocation site NSRA10
Agent	NA
Landowner	Deeley Group
Developer	Deeley Group

## Constraints

<p>Are you aware of any landowner constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>Drainage infrastructure on western quarter of site including a large easement</p>
<p>Are you aware of any technical constraints which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>Drainage described above</p>
<p>Are you aware of any legal challenges which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No</p>
<p>Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?</p> <p>If yes, please provide further detail.</p>	<p>No</p>

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	Already in the ownership of a developer	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	Yes	Initially part of implemented planning consent 031653 – not viable so use to change via new application
	Outline	Yes	
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	No	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	One will be completed when an application is submitted in due course	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	NA	
8	If you do not have planning permission, when do you intend to submit a planning application?	Aiming to submit in first half of 2025	
9	If you do not have planning permission but completions are expected on site within 5 years,	Assuming submission in first half of 2025 and then an approval by the end of the year/ early 2026. Our proposal is	

	please provide evidence to support this (e.g. progress towards detailed permission).	for a later-living apartments facility which would be delivered to an occupier. Construction period is 15 months from planning approval so late 2027 for completion.
10	What is the planned phasing of delivery and are there any specific reasons for this?	No Phasing
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	Landowner is a developer
13	Is the site being marketed?	Currently agreeing land contracts with end-occupier
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	12 months for planning, 15 months to build. Expected to be 55-70 apartments for over 55s and all will be completed in one block.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	Commencement immediately after planning approval  Anticipated late 25/early 26
16	If the site is not under construction, please outline what pre-commencement conditions	

	need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	Mid to late 2027
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	
20	When do you think that the affordable housing element will be delivered?	
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	
22	Will any self-build or custom build plots be provided on site?	
23	Will any Gypsy and Traveller pitches be provided on site?	

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None – access and services already present on site.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	NA
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	NA
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA10, Land at Bermuda Road):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	25	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes		No	No
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			60** (est. no of apatments)				

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification: 24/25 will be to finalise agreement with end occupier, prepare and submit planning application. Majority of 25/26 will be taken up by planning process, with commencement towards the end of the year. Construction period of 15 months with all completions simultaneously and at the end, due to being delivered in a single block of apartments.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA10, Land at Bermuda Road, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Dean Weldon Development Manager Deeley Group	
Signature		
Date	29/05/2024	

# Nuneaton and Bedworth Borough Council

## Housing Deliverability Evidence



Site: NSRA13, Armson Road

Date: 23<sup>rd</sup> May 2024

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## Site Information

Site Address	Armson Road, Exhall
Council Reference/Title	Non-strategic housing allocation site NSRA13
Agent	N/A
Landowner	NBBC
Developer	NBBC

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	No
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	No

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	NBBC own the land and intend to develop it.	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	No	It is due to be considered at planning committee on 18 June 2024
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	Yes. Advice was sought on the site layout including in particular the entrance to the site involving WCC Highways. Changes have been made to the site layout to reflect the comments made during the pre-app process.  Circa February 2023.	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	N/A	

9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to support this (e.g. progress towards detailed permission).	N/A
10	What is the planned phasing of delivery and are there any specific reasons for this?	Subject to planning being achieved we anticipate starting on site in January 2025 and completing in December 2025.
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	Has a development partner been appointed?  If yes, please provide a name and appointment date.  If no, please provide a reason why and expected appointment date.	No
13	Is the site being marketed?	No
14	What is the expected build out rate for the site?  Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).	See point 10 above.
15	When do you expect development of the site to commence (subject to assumptions relating to the planning process)?  If the commencement is delayed, please explain why.  If the site is under construction, please state the commencement date and total number of units completed so far.  If delivery has exceeded or not progressed as expected, please explain why.	January 2025.
16	If the site is not under construction, please outline what	We have not yet achieved planning.

	pre-commencement conditions need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	We have not achieved planning yet.
18	If the site is not under construction, when do you expect to complete the first dwelling?	June 2025
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	We have not achieved planning yet.
20	When do you think that the affordable housing element will be delivered?	The site will be 100% affordable and is due for completion by December 2025.
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	N/A
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None. The scheme is 100% affordable.
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	See above.
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No.
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	N/A

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA13, Armson Road):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	16	0	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		15					

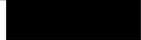
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

**Justification:**

The site has been submitted to planning for 15 properties and due to complete in December 2025. The site has been in planning since February 2023 which has delayed the works.

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA13, Armson Road, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Lynn Joy Capital Investment Service Manager NBBC	
Signature		
Date	23 May 2024.	

# **Nuneaton and Bedworth Borough Council**

## **Housing Deliverability Evidence**



**Site: NSRA14, Mill Street/Bridge Street**

**Date: 18<sup>th</sup> June 2024**

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## Site Information

Site Address	Site 51A071 – Bridge Street, Church Street, Mill Street and Bridge Street, Nuneaton
Council Reference/Title	038762 / Non-strategic housing allocation site NSRA14
Agent	
Landowner	NBBC
Developer	

## Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	-
Are you aware of any technical constraints which would limit development or affect the viability of the site?  If yes, please provide further detail.	-
Are you aware of any legal challenges which would limit development or affect the viability of the site?  If yes, please provide further detail.	-
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site?  If yes, please provide further detail.	-

## Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	-	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the agreement?	-	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full	Yes	038762
	Outline		
	Reserved Matters		
4	Has pre-application advice been sought at any stage in the development process?  If so, what advice was sought and what were the outcomes?  Please provide a response date.	-	
5	Has a Planning Performance Agreement been entered into?  If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	-	
6	Is the signing of a Section 106 Agreement outstanding?  If so, what progress has been made?	The site has a resolution to grant full permission subject to the signing of a Section of 106.	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	-	
8	If you do not have planning permission, when do you intend to submit a planning application?	-	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	-	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	-
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	-
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	Queensberry Real Estate February 2024
13	Is the site being marketed?	No (not yet depends on options analysis, still very much at review stage) Pre-application discussions ongoing.
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	-
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	Unknown please see answer to Q13  2026
16	If the site is not under construction, please outline what pre-commencement conditions	-

	need to be discharged and the related timescales?	
17	If the site is not under construction, please provide a timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	-
18	If the site is not under construction, when do you expect to complete the first dwelling?	-
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	-
20	When do you think that the affordable housing element will be delivered?	-
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	-
22	Will any self-build or custom build plots be provided on site?	-
23	Will any Gypsy and Traveller pitches be provided on site?	-

## Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	-
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	-
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	-
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	-

## Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (NSRA14, Mill Street/Bridge Street):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	15	0	0	0	0	0	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

\* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			15				

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

## Signatories

This written agreement demonstrates the commitment of the landowners and developers of NSRA14, Mill Street/Bridge Street, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	Sandy Kaur Johal (Interim) Service Manager - Regeneration and Economic Development	
Signature		
Date	18/06/2024	