

Addendum to CD31 – Updated Housing Trajectory and 5 year land supply position as at 1st April 2025.

The addendum to CD31 – Updated Housing Land Supply Background Paper has been prepared following the Examination in Public Hearing Sessions on Housing Land Supply.

This addendum updates and supersedes the Five Year Housing Land Supply position as set out in paragraph 3.8 and Figure 1 of CD31, as well as associated Appendix A – Housing Trajectory and Appendix B – Site Schedule.

For clarity, the five year supply position has been calculated using the base date of 1st April 2025 and utilises the reverse Liverpool method.

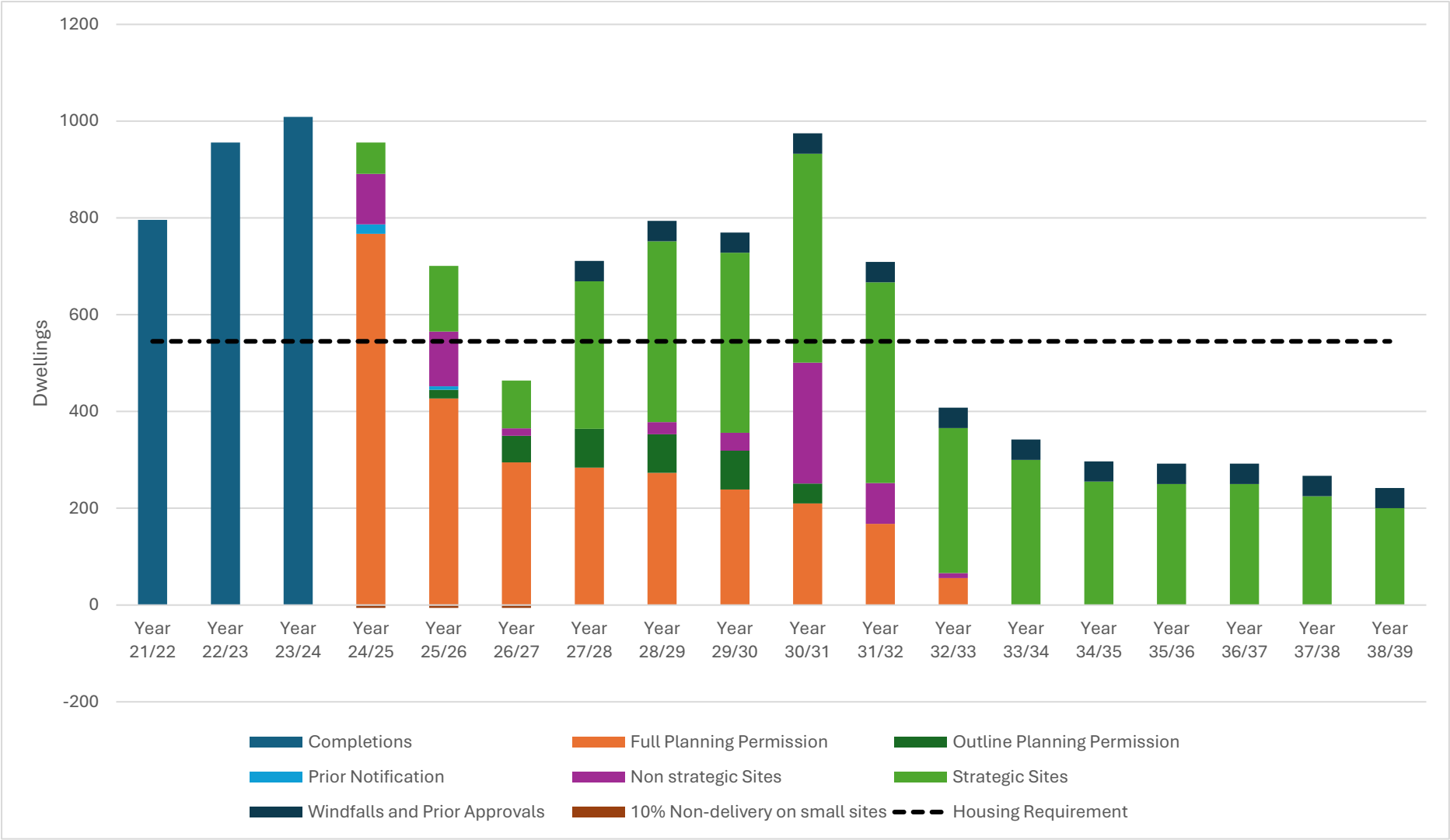
Five Year Housing Land Supply Position

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 7.49 years and a surplus of 1,139 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	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: 5x -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 x 0.05)	109	
F	Total 5YHLS requirement (D + E)	2289	
G	Annual 5YHLS requirement (F / 5)	457.8	
H	Deliverable supply over next 5 years at 1/4/2025	3428	
I	Total years supply over next 5 years at 1/4/2025 (H / G)	7.49	
J	Surplus (H - F)	1139	

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

Appendix A – Housing Trajectory



Appendix B – Site Schedule

Sites with Full Planning Permission

[illegible]

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	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	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	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	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	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	40	44	0
1607	37666	The Bull Bull Street Nuneaton	Attleboroug h	U/C	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	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	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	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	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	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	0
1631	37971	14 -16 Bull Street Nuneaton CV11 4JX	Attleboroug h	U/C	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	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	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	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	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	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	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	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	0
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	0	3	0	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	0	1	0	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	0	3	0	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	0	1	0	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	0	1	0	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	0	1	0	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	0	4	0	0

[illegible]

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	0	50	173	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	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	50	77	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	45	33	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	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	0	359	216	
HSG8	36491	HSG8 West of Bulkington Ravloae Gardens	Bulkington	U/C	188	50	30	0	0	0	0	0	0	0	0	0	0	0	0	108	50	30	0		
HSG9	37112	HSG9 - Land off Golf Drive	Whitestone and Bulkington	Commence d	621	15	50	88	95	95	95	95	88	0	0	0	0	0	0	0	0	15	423	183	
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	50	250	35	
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	50	58	0	
		Full Planning Permission Totals			4524	767	427	295	284	273	239	210	168	56	0	0	0	0	0	0	108	767	1518	434	

Sites with Outline Permission

[illegible]

Sites with Prior Notification

[illegible]

Non-strategic sites

BPR 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 2024/25	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS (2025/26-2029/30)	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS (2030-2039)
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	61	61	0
NSRA-2	ABB-4	35587	Former Manor Park Community School	58	0	0	0	0	25	27	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	43	52	0
NSRA-4	ABB-8	39175	Vicarage Street Development Site	65	0	0	0	0	0	0	15	35	10	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	0	12	34	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	0	30	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	0	29	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	0	42	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	0	60	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	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15
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	10	0
			Total for non-strategic allocations	647	104	113	15	0	25	37	250	84	10	0	0	0	0	0	0	0	104	190	344

Strategic Sites

BPR 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 2024/25	REMAINING CAPCITY AVAILABLE WITHIN 5 YEARS (2025/26-2029/30)	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS (2030-2039)	Post 2039
SHA-1	WED-4	35279	Land at Top Farm	1700	15	36	25	100	100	100	100	100	100	100	100	100	100	100	100	0	15	361	900	439
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	50	900	575
SHA-3	ABB-2		Land at Tuttle Hill (Judkins)	400	0	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	0	80	100	100	100	75	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	25	64	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	0	149	0	
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	25	17	
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	0	95	0	
SHA-6	POP-3		Hawkesbury Golf Course	176	25	50	35	25	41	0	0	0	0	0	0	0	0	0	0	0	25	151	0	
SHA-7	BUL-7	39005	Land off Lancing Road, Bulkington	230	0	0	0	0	0	25	50	50	50	50	5	0	0	0	0	0	0	25	205	
SEA-6	HEA-1		Bowling Green Lane	93	0	0	0	0	0	13	40	40	0	0	0	0	0	0	0	0	0	13	80	
SEA-2	EXH-6	37237	Wilson Lane	73	0	0	0	25	48	0	0	0	0	0	0	0	0	0	0	0	0	73	0	
			Total of Strategic Sites	5027	65	136	99	305	374	372	432	415	300	300	255	250	250	225	200	0	65	1286	2627	1014

Summary Table

Status	Year 21/2 2	Year 22/2 3	Year 23/2 4	Year 24/2 5	Year 25/2 6	Year 26/2 7	Year 27/2 8	Year 28/2 9	Year 29/3 0	Year 30/3 1	Year 31/3 2	Year 32/3 3	Year 33/3 4	Year 34/3 5	Year 35/3 6	Year 36/3 7	Year 37/3 8	Year 38/3 9	REMAININ G CAPACITY AVAILABLE WITHIN 2024/25	REMAININ G CAPCITY AVAILABLE WITHIN 5 YEARS (2025/26- 2029/30)	REMAININ G CAPACITY AVAILABLE BEYOND 5 YEARS (2030- 2039)	TOTAL CAPACIT Y FOR REST OF PLAN PERIOD
Completions	796	956	1009																			
Full Planning Permission				767	427	295	284	273	239	210	168	56	0	0	0	0	0	0	767	1518	434	2719
Outline Planning Permission				0	18	55	80	80	80	41	0	0	0	0	0	0	0	0	0	313	41	354
Prior Notification				20	7	0	0	0	0	0	0	0	0	0	0	0	0	0	20	7	0	27
Non strategic Sites				104	113	15	0	25	37	250	84	10	0	0	0	0	0	0	104	190	344	638
Strategic Sites				65	136	99	305	374	372	432	415	300	300	255	250	250	225	200	65	1286	2627	3978
Windfalls and Prior Approvals				0	0	0	42	42	42	42	42	42	42	42	42	42	42	42	0	126	378	504
10% Non-delivery on small sites				-6	-6	-6	0	0	0	0	0	0	0	0	0	0	0	0	-6	-12	0	-18
TOTALS	796	956	1009	950	695	458	711	794	770	975	709	408	342	297	292	292	267	242	950	3428	3824	8202
Housing Requirement	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545				9810
																					11.75331	Oversupply (%)