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Nuneaton & Bedworth Local Plan Examination: Matter 3 Issue 1 Statement

Question 37-38 - Housing requirement

The housing requirement is set out in Policy DS3.

Strategic Policy DS3 – Overall development needs states:

“By 2039, as a minimum, the following levels of housing and employment development will be planned for and provided within Nuneaton and Bedworth Borough:

- 9,810 homes based on 545 dwellings per annum.
- 66.45ha of employment land for local industrial and distribution/warehousing development (including 5.35ha for replacement provision).
- 2ha of employment land for office space.
- 19.4ha of employment land for strategic B8 warehousing and distribution development (indicative).”

These amounts of development are in excess of actual need and are too high. The text supporting the policy states (at 6.14 et seq) that using the actual ‘standard methodology’ calculation produces an annual housing requirement of 442 dw/yr, not 545 dw/yr. The most recent HEDNA work finds that the annual requirement is 424 on a trend basis. And then at para 6.18 it is stated that

“The sub-regional HEDNA modelled the new demographic projections and assessed how the population is expected to change over time and applied these alternative projections, through the framework provided, to the standard method to deduce a figure of 409 dwellings per annum.”

The figure in Policy DS3 of a ‘minimum’ of 545 houses per year which the Plan should deliver is significantly too high, when the HEDNA concludes that a figure of 409 dw pa

is the most accurate projection. On the assessment done in 2023, the need is in the range 400-425 per year, or 20% less (or strictly, 409-424 from the tables in the Plan).

Policy DS3 can be amended to amend the housing requirement to 409-424 dw/year, and the total for the Plan period 2021-2039 from 9,810 to 7,500-7,600 houses.

See the representations by Cllr K Kondakor on Policy DS3 (Oct 2023) for more detail on this.