

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

1. Introduction

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

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

2. Five Year Housing Land Supply Position

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

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

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

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

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

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

3. Conclusion

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

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

Appendix 1 – Housing Trajectory 2024/25

Sites with Full Planning Permission

[illegible]

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

Sites with outline permission

[illegible]

Prior Notification

[illegible]

Non-strategic Sites

[illegible]

Strategic Sites

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

Summary

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