

Borough Plan

1st April 2024 – 31st March 2025

Authority Monitoring Report



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1. INTRODUCTION

1.1 The Localism Act 2011 requires Local Planning Authorities to prepare an Authority Monitoring Report (AMR). This is the twenty-first AMR produced by Nuneaton and Bedworth Borough Council (NBBC).

1.2 This AMR covers the period 1st April 2024 to 31st March 2025. The purpose of an AMR is established in legislation and should provide annual updates on the following:

- Progress on the timetable and milestones for preparation of documents set out in the Local Development Scheme (LDS).
- Progress and effectiveness of the Borough Plan, including details of policies and proposals which are not being implemented and the reasons for this.
- Information collected for monitoring purposes.

Information collected for monitoring purposes

1.3 The AMR also considers the monitoring targets set out in the Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) which was adopted on the 18th January 2024 and supersedes the equivalent monitoring targets in the Nuneaton and Bedworth Borough Plan 2019.

1.4 This report provides an assessment of the most significant changes experienced within the borough, during the defined monitoring period. It is not intended to be an exhaustive study of all developments that have taken place.

INFORMATIVE

PLEASE NOTE THAT WHILST THIS AMR COVERS THE BASE PERIOD TO 31ST MARCH 2025, THE REPORT HAS BEEN PUBLISHED FOLLOWING THE ADOPTION OF THE BOROUGH PLAN REVIEW (2021-2039) ON 10 DECEMBER 2025 AND THEREFORE SOME OF THE MONITORING INDICATORS, INCLUDING THE HOUSING AND EMPLOYMENT REQUIREMENT, HAVE SINCE BEEN SUPERSEDED BY THOSE IN THE BOROUGH PLAN REVIEW.

2. STRATEGIC PLANNING MATTERS

Local Development Scheme

2.1 There were two Local Development Schemes (LDS) in effect for the 2024/25 monitoring period. The first was adopted in September 2024 and then updated in February 2025 (The LDS has subsequently been amended again in December 2025 but not within the period this AMR covers).

A LDS has two main functions:

- i. to identify the current planning policy documents that are being applied in Nuneaton and Bedworth; and
- ii. to provide a three-year project plan that outlines the key planning policy documents that are to be produced over that period.

The documents referenced in NBBC's LDS will be reviewed on an annual basis through the AMR.

Nuneaton and Bedworth Borough Plan

2.2 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy and core policies for the borough. The plan includes monitoring indicators and these, along with the monitoring results, are provided in Appendix 1. The 2019 Plan covers the period 2011 – 2031.

2.3 **On 10th December 2025 a new Local Plan, the Borough Plan Review (2021-2039), was adopted at Full Council. This Borough Plan Review now supersedes the 2019 version of the Borough Plan (2011-2031). However, this AMR is still reflective of the superseded 2019 Borough Plan (2011-2031) due to the 24/25 monitoring period it covers.**

2.4 Table 1 below sets out the most up to date timetable for the preparation of a next Local Plan (for clarity the latest LDS has been used for this which was adopted in December 2025 outside of the period of this AMR). As outlined above, the Borough Plan Review was adopted at Full Council on 10th December 2025. However, in accordance with the latest National Planning Policy Framework (NPPF) (December 2024), if the housing requirement in the plan to be adopted (Borough Plan Review) meets less than 80% of the local housing need, the local planning authority will be expected to begin work on a new Local Plan in order to address the shortfall in housing need. This is the case for Nuneaton and Bedworth Borough and therefore, an immediate review of the Borough Plan Review has commenced.

Table 1: Borough Plan Timetable (LDS adopted in December 2025)

Key Milestones for Preparation of New Local Plan ¹	
Stage of Plan Making	Timetable
Initial preparatory work pending the issue of further Government guidance, likely to include call for sites, initial stakeholder engagement and 4-month period giving notice to commence the new plan.	2025 – Quarter 2 2026
Plan visioning and strategy development – including first formal public consultation on the plan, evidence gathering and drafting the plan; and engagement, proposing changes and submission of the plan – including a requirement for a second public consultation on the plan	Quarter 3 2026 – Quarter 3 2028
Submission and Examination	Quarter 4 2028 – Quarter 1 2029
Adoption	Quarter 1 2029

Gypsy and Traveller Site Allocations Development Plan Document (DPD)

2.5 The NPPF requires that Local Plans and Spatial Development Strategies should be reviewed to assess whether they need updating at least every five years and that Reviews should be completed no later than five years from adoption. The requirement under the DPDs monitoring targets is that a new Gypsy, Traveller and Showpeople Accommodation Assessment will need to be carried out within five years of adoption. Due to these requirements, an entire Review will need to be completed by 18th January 2029. As the next Local Plan is progressed, there may be scope for some of the DPD to be combined. The Gypsy and Traveller Site Allocations Review will need to commence in 2026. Table 2 below sets out the proposed timetable for the preparation of this DPD Review.

Table 2: Key Milestones for Preparation of Gypsy and Traveller Site Allocations DPD.

Key Milestones for Preparation of Gypsy and Traveller Site Allocations DPD	
Stage of Plan Making	Timetable
Commencement/Scoping	Quarter 3 2026
Gypsy, Traveller and Show people Accommodation Assessment	Quarter 4 2026 ²

¹ The New Local Plan to be prepared under the revised plan making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force) in order to address the shortfall in housing need.

² In the event that a full Review is necessary and new sites are required, the LDS will be updated to reflect this.

Supplementary Planning Documents

2.6 Supplementary Planning Documents (SPDs) provide more detailed guidance on how a particular policy should be implemented or interpreted, or a site developed. SPDs do not form part of the Development Plan and as such they are not subject to an independent examination.

To date the Council has adopted the following SPDs:

- Affordable Housing SPD (2020).
- Air Quality SPD (2020).
- Concept Plan SPDs (for each of the strategic housing and employment allocations) (2020).
- Health Impact Assessment SPD (2021).
- Open Space and Green Infrastructure SPD (2021).
- Planning for a Healthier Area – Hot Food Takeaways SPD (2020).
- Shopfronts and Advertisements Design Guide Supplementary Planning Guidance (SPG) (1994).
- Sustainable Design and Construction SPD (2020).
- Transport Demand Management Matters – Parking Standards SPD (2022).
- Conservation Area Appraisal and Management Plan SPDs (2022).
- HSG2 Arbury Design Code SPD (2022).
- First Homes Interim Policy Statement (2022).
- Local Validation Checklist (SPD) (2024).

Please note that limited weight can be afforded to the 1994 Shopfronts and Advertisements Guide SPG³ due to its age, however the SPG has not been formally revoked.

Neighbourhood plans

2.7 There are currently no adopted Neighbourhood Plans in place in the borough. Several community groups initially identified an interest in developing a Neighbourhood Plan, however at present there are no formally designated Neighbourhood Planning Areas or Neighbourhood Forums.

Duty to Co-operate

2.8 The Council produced a Duty to Cooperate Compliance Statement (examination document reference OTH/01) to demonstrate how it complied with the Duty to Cooperate in preparing the 2019 Borough Plan (2011-2031)⁴. For the Borough Plan Review⁵, collaboration between the Council and other local authorities, prescribed bodies, key organisations and promoters/landowners of strategic and non-strategic allocations, proposed within the

³ Nuneaton and Bedworth Borough Council (1994) *Shopfronts and Advertisement Design Guide*. [Shopfronts and Advertisement Design Guide](#)

⁴ Nuneaton and Bedworth Borough Council (2019) *Borough Plan (2011-2031)*. [Nuneaton and Bedworth Borough Council](#)

⁵ Nuneaton and Bedworth Borough Council (2025) *Borough Plan Review (2021-2039)*. [Borough Plan Review \(2021-2039\).pdf](#)

Borough Plan Review, has been documented in the Duty to Cooperate Compliance Statement (CD4⁶) and through Statements of Common Ground⁷ (alongside CD5⁸).

- 2.9 During the monitoring year, the Council has continued to work with the wider sub-region on a range of strategic planning matters. The Council is continuing to work with other local authorities through the Coventry and Warwickshire Association of Planning Officers group, West Midlands Development Needs Group, Coventry and Warwickshire Joint Monitoring Group, the A5 Transport Group, the A5 Working Group, Nuneaton Parkway Rail Station Working Group and two Health forums.
- 2.10 The Council continues to work with service delivery partners to inform work on the Infrastructure Delivery Plan (IDP) to ensure that the infrastructure required to support new development is identified and planned for across the plan period.

⁶ Nuneaton and Bedworth Borough Council (2024) *Duty to Cooperate Compliance Statement*. [Duty to Cooperate Compliance Statement \(2024\) - Full size version Final.pdf](#)

⁷ Nuneaton and Bedworth Borough Council (2024) *Statements of Common Ground - Borough Plan Review - Core Submission Documents* | [Nuneaton and Bedworth Borough Council](#) / *Borough Plan Review - Core Post Submission Documents* | [Nuneaton and Bedworth Borough Council](#)

⁸ Nuneaton and Bedworth Borough Council (2024) *Letter to NBBC from NWBC about Nuneaton and Bedworth Borough Plan*. [cd5-letter-to-nbbc-from-nwbc-about-nuneaton-and-bedworth-borough-plan](#)

3. EMPLOYMENT LAND

3.1 This chapter provides an overview of employment land development in the borough, and the progress being made towards delivering the Council's corporate objectives for employment land. Based on evidence gathered to inform the Borough Plan, the borough can accommodate 107.8ha of employment land during the Plan period. Table 3 details the target for employment land that is identified in Policy DS4 – Overall development needs of the 2019 Borough Plan.

Table 3: 20 Year Plan Period and Employment Land Target

Start of plan period	End of plan period	Total employment land requirement (ha)
01/04/2011	31/03/2031	107.8

Employment land summary

3.2 Employment activity is reported in the AMR, where it falls within use classes⁹ B1(a-c) (now incorporated into Use Class E), B2 or B8 (see [Appendix 2](#) for descriptions) and meets a threshold of 0.2ha in size. Gains, losses and change of use of employment land are all monitored. An employment site is monitored through the planning process from either the point it is allocated, or once it has been granted outline planning permission.

Employment land completed during the Plan period 1st April 2011 to 31st March 2025

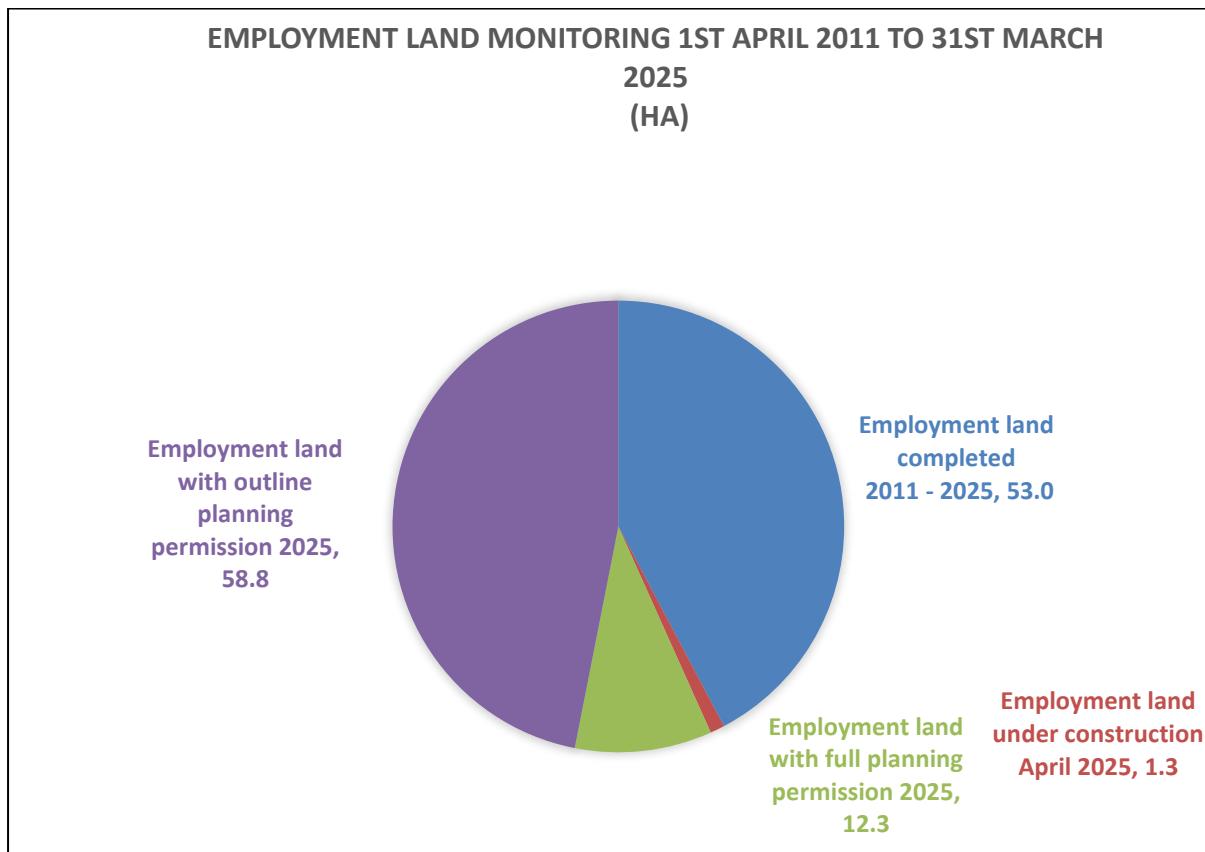
3.3 Figure 1 overleaf, shows the net employment activity across the borough throughout the duration of the Plan period. [Appendix 3](#) provides more detail of the distribution of employment land available, completions, and losses throughout the borough as of 31st March 2025.

3.4 Table 4 then provides a summary of the status of employment land monitoring. There has been 51.2ha gross of employment land completed during 2024/25 and there was an additional 1.3ha of employment land under construction as of April 2025.

⁹ Planning Portal (2020) *Change of Use*. [Planning Portal – Change of Use](#).

(Use classes were amended in August 2024 and therefore part way through this monitoring period. For instance, A1, A2, A3 and B1 use classes became a new class E (commercial, business and service)).

Figure 1: Employment Land Monitoring in hectares, 1st April 2011 to 31st March 2025

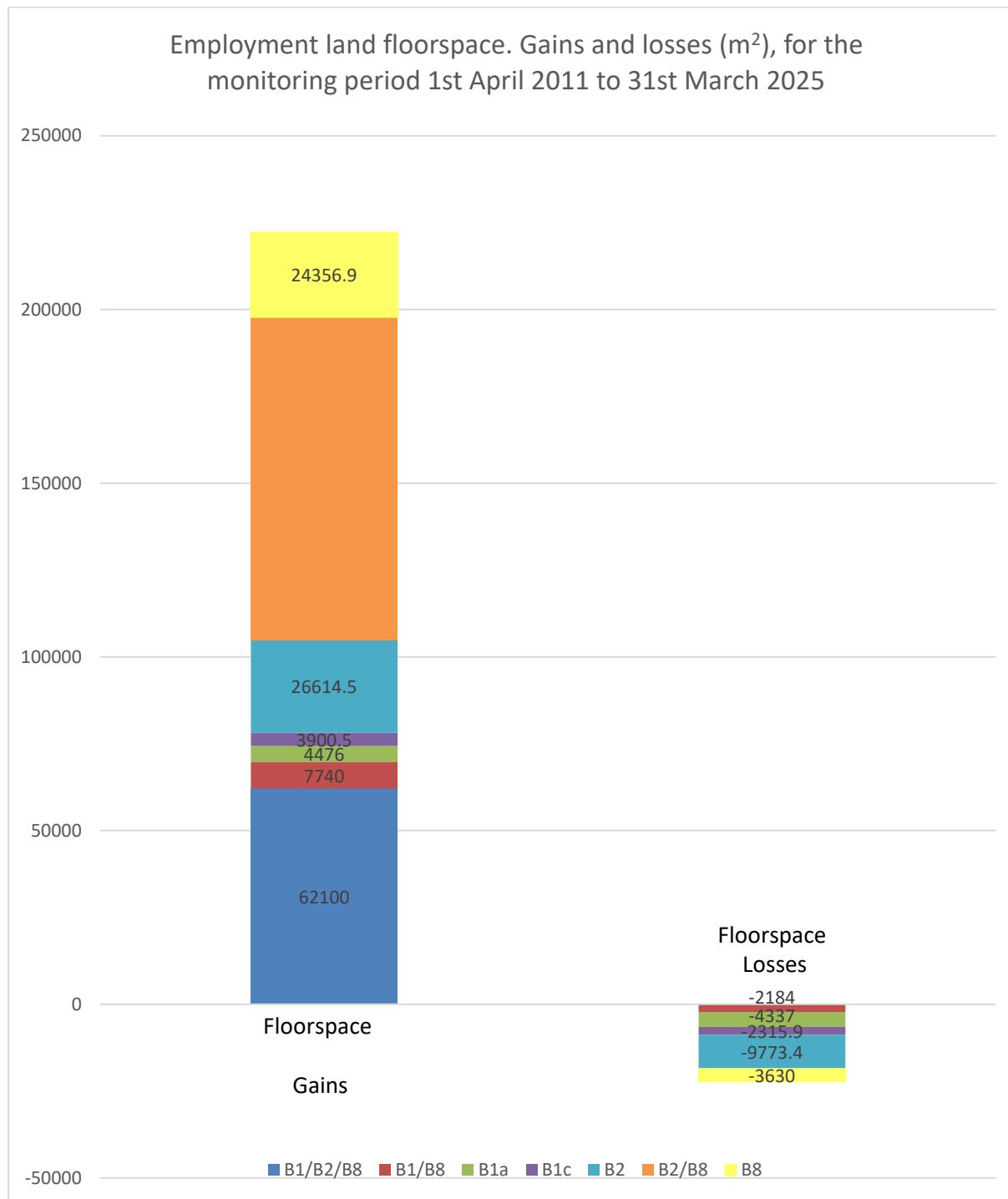
Table 4: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2025

Status	Area (ha)
Net total of employment land developed since 1 st April 2011	53.0
Employment land under construction	1.3
Area of land with planning permission	12.3

Floor space losses and gains

3.5 During the fourteen years, there has been 222,177m² of extra floor space which falls within the use classes B1 (now incorporated into Use Class E), B2 or B8, compared to a loss of - 22,240.3m², giving a net gain over the monitoring period of 1,999.36m². Figure 2 highlights the floor space gains and losses by Use Class.

Figure 2: Employment Land Floorspace – Gains and losses



3.6 Permitted development rights (as detailed in Paragraph 4.5 of this report) which allow office floor space (Use Class B1a) (now part of Use Class E) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space.

- 2014/15 AMR reported no losses.
- 2015/16 reflected a loss of 1,074m².
- 2016/17 indicated further losses of 925m².
- 2017/18 continued the trend with 1,420m² losses.
- 2018/19 100.4 m² loss recorded.
- 2019/20 No losses recorded.
- 2020/21 reflected losses of 478m².
- 2021/22 No losses recorded.
- 2022/23 No losses recorded.
- 2023/24 there was a loss of 635.4m².
- 2024/25 showed a gain of 11,831m².

3.7 The AMR only reports employment land where it is greater than 0.2ha. However, with the introduction of permitted development from B1a to C3 use, there was a noticeable increase in applications for Change of Use (CU) from B1a to C3, many of which are below the threshold of 0.2ha. Although the number of applications and completions have declined and will continue to be monitored.

3.8 The trend of employment development within the B1/B2/B8 Use Class continues to dominate. This may be a reflection that developers are looking to maximise take up options by offering a wider choice of employment opportunities. This should also minimise the number of Change of Use Class applications.

Employment land completed during monitoring period 1st April 2024 to 31st March 2025

3.9 During the monitoring period 1st April 2024 to 31st March 2025, 1.72ha of employment land was completed with zero losses recorded, resulting in a net gain figure of 1.72ha of employment land and 11,831m² of floor space recorded as complete. See [Appendix 4](#) for more detail. Figure 3 shows the net completions in hectares for each monitoring year of the plan period and Figure 4 shows the cumulative completions of employment land throughout the plan period to date.

Figure 3: Net area (ha) of employment land completed for each monitoring year

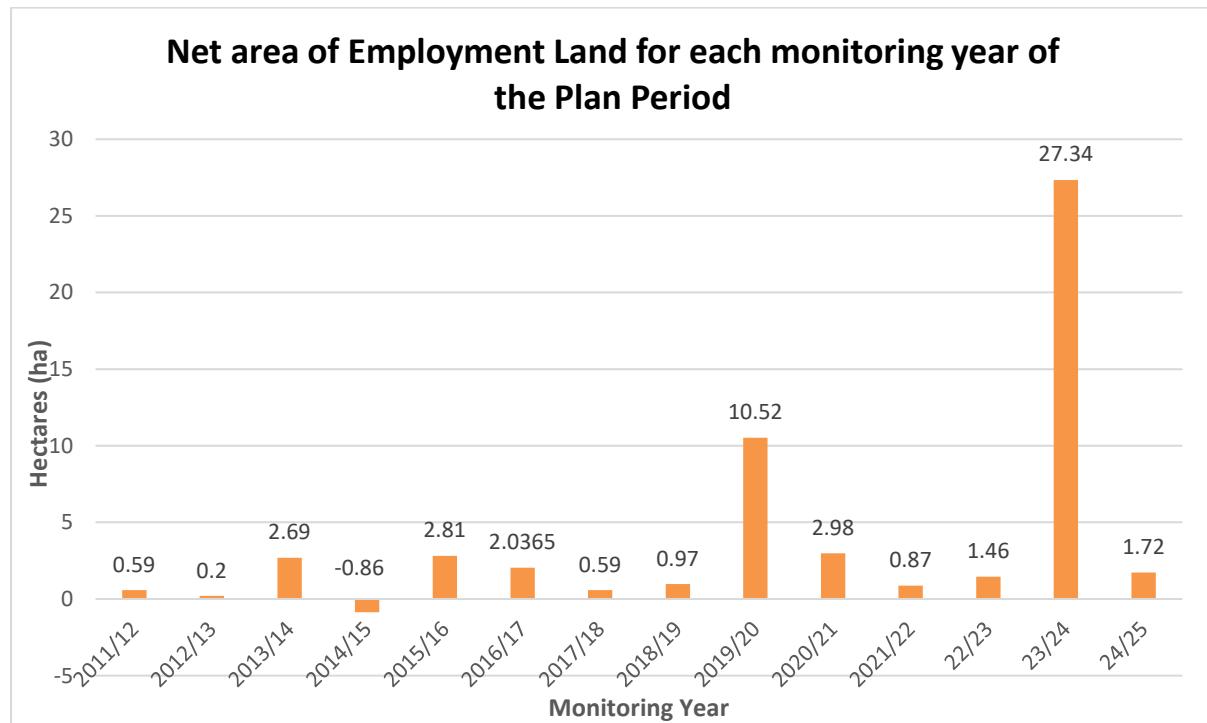
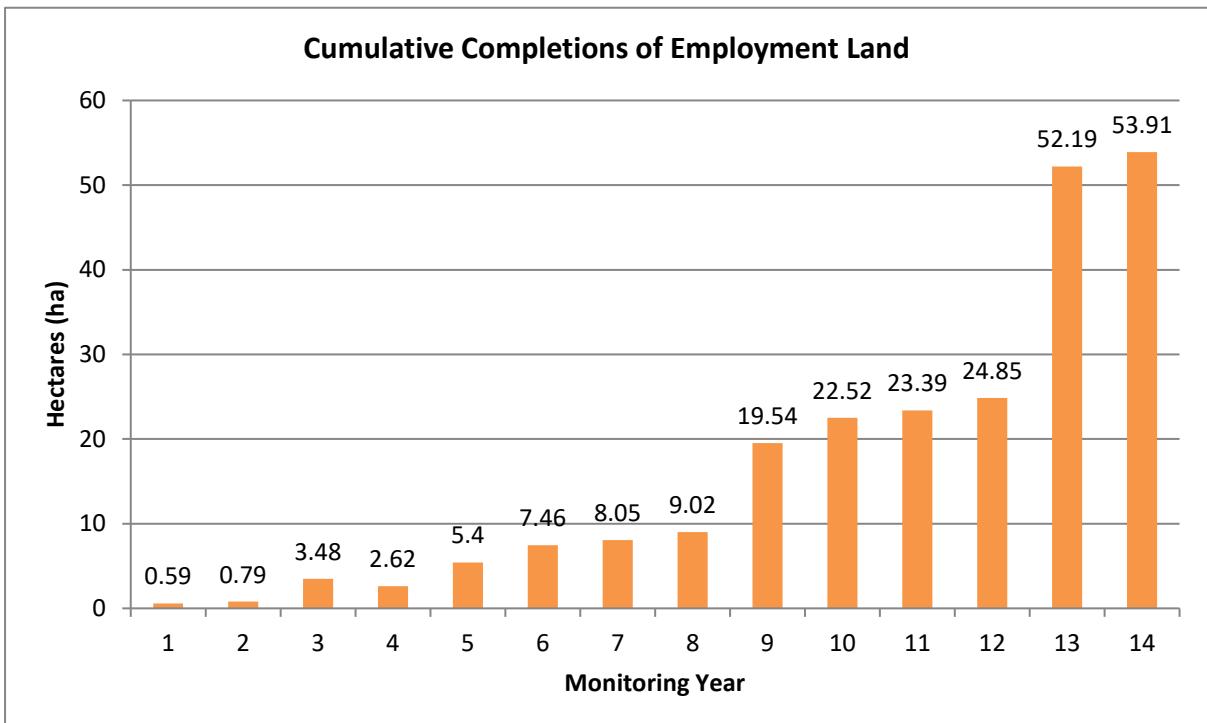


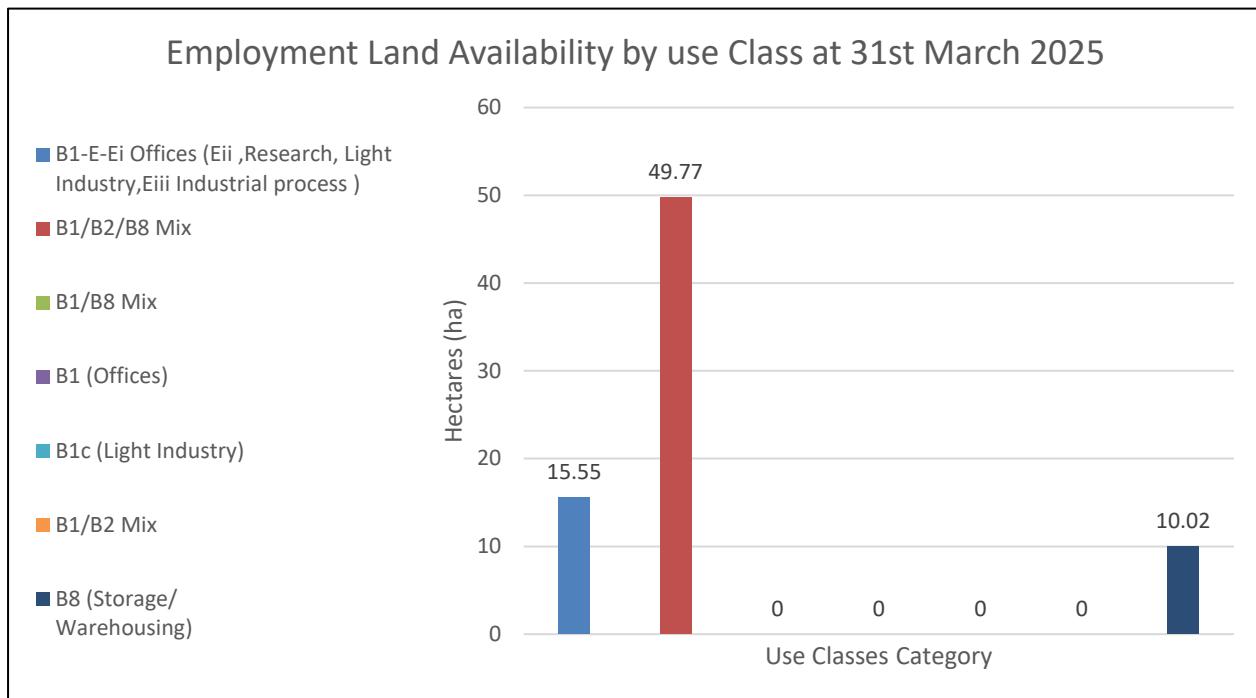
Figure 4: Cumulative completions between 2012 and 2024/25



Employment land available with planning permission

3.10 There was 80.75ha of land (sites of over 0.2ha) which had planning permission for employment use at the end of the monitoring period. This is land that has been granted either outline or full planning permission, but development is yet to start. Figure 5 shows the split of these permissions by Use Class. Further detail on how the permissions are distributed across the borough can be seen in [Appendix 5](#).

Figure 5: Employment land availability in hectares by Use Class as of 31st March 2025



3.11 Uses classes are split between the permissioned sites:

- 49.77ha allocated for B1/B2/B8.
- 15.55ha allocated for B1 (Classed as E).
- 0ha for B1c.
- 0ha for B1/B2.
- 10.02ha for B8.

Employment land targets

3.12 Table 5 below provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8ha target by 2031.

Table 5: Employment Land Target and Completions

Target and completions	Area (ha)
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	107.8
Net employment land completed by 31 st March 2025	29.06
Employment land still needed to deliver the hectares of employment land	78.74
Average annual employment land completions needed for the rest of the plan period (6 years), to achieve the 107.8ha target by 2031	13.12

Employment trajectory

3.13 The trajectory shows the projected timeline for the delivery of employment land across the plan period (Figure 6).

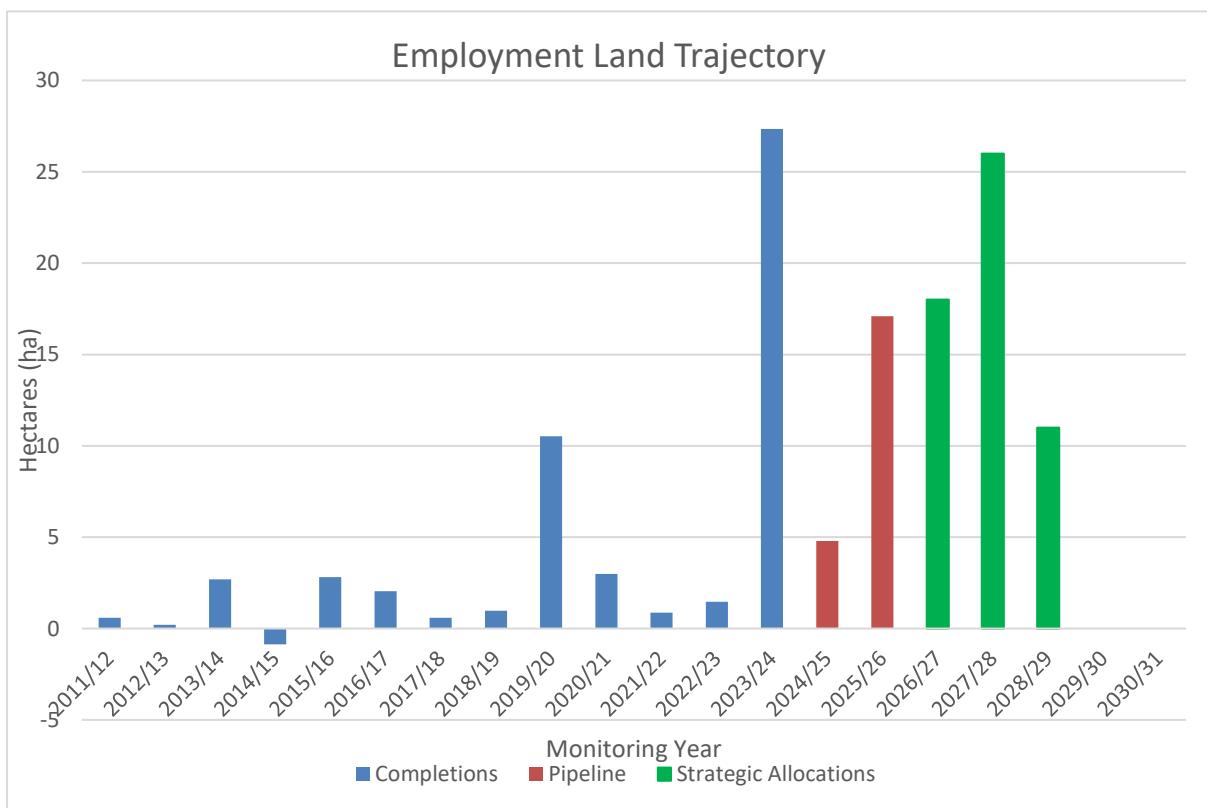


Figure 6: Employment Land Trajectory, updated for 2024/25

3.14 Policy DS4 of the 2019 Borough Plan states that at least 107.8ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031. The updated employment land trajectory indicates that around 125.4ha of employment land is available between 2011 and 2031. Table 6 details how the 125.4ha has been calculated.

Table 6: Updated Employment Land supply for the plan period

Supply	Area (ha)
Actual completions between 2011/12 and 2023/2	53.9
Pipeline ¹⁰	13.6
Strategic Allocations	55
Total Supply	125.4

¹⁰ Pipeline includes sites under construction or with full planning permission.

4. HOUSING

4.1 This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Council's strategic housing target. As noted in paragraphs 6.17 to 6.25 of the Borough Plan (2019), Coventry City Council were unable to meet the objectively assessed need for housing within their boundaries. In line with the Duty to Co-operate, each council in the Housing Market Area (HMA) was therefore required to co-operate to establish a revised distribution of housing to meet the identified need.

4.2 A Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and committed NBBC to plan for the delivery of a total of 14,060 dwellings (Table 7) to align with the Plan period. The target of 14,060 dwellings is equivalent to a build rate of 703 completions a year over the 20-year plan period 2011 to 2031. However, as set out in paragraph 4.26 onwards, the stepped trajectory requires 812 dwellings to be delivered per annum from 2018/2019 onwards.

Table 7: Plan period and housing target

Start of plan period	End of plan period	Total housing requirement
01/04/2011	31/03/2031	14,060

Completions

4.3 Between 1st April 2011 and 31st March 2025, 7,857 dwellings (net) have been completed.

4.4 The net number of dwellings completed in the borough during 2024/25 was 841. Whilst lower than last year's 1009 the completion rate in excess of the 812 dwellings required per annum, which is primarily due to several of the strategic allocations being under construction. Appendix 6 provides detail on all the completions for the monitoring year 2024/25. It is anticipated that with further planning applications being approved, for the strategic sites, and with a continuation of build out rates on those strategic sites under construction, there could be continuing to be an increase in completion above the housing requirement beyond 2025/26.

Permitted development - change of use to residential (prior approval)

4.5 Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a full planning application. Some permitted development rights are subject to a 'prior notification/prior approval' process where certain information is required for the Council to determine the potential impacts, based on certain considerations.

4.6 Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. In some circumstances, permitted development rights allow changes of use from offices, light industry, storage uses or agricultural buildings to residential use. To date, the most prevalent changes of use to residential uses under a prior notification/prior approval process have been from office uses, followed by agricultural conversion.

4.7 The AMR monitors the contribution that permitted development rights have on the provision of new housing throughout the borough. Table 8 outlines the current position regarding permitted developments.

Table 8: The number of dwellings granted permitted development rights for each monitoring year

Monitoring Year	Number of dwellings granted prior approval
2014/15	30
2015/16	34
2016/17	25
2017/18	18*
2018/19	6
2019/20	5
2020/21	21
2021/22	5
2022/23	12
2023/24	27
2024/25	37

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)

4.8 At the time of on-site monitoring, there were 37 dwellings in the pipeline with prior approval.

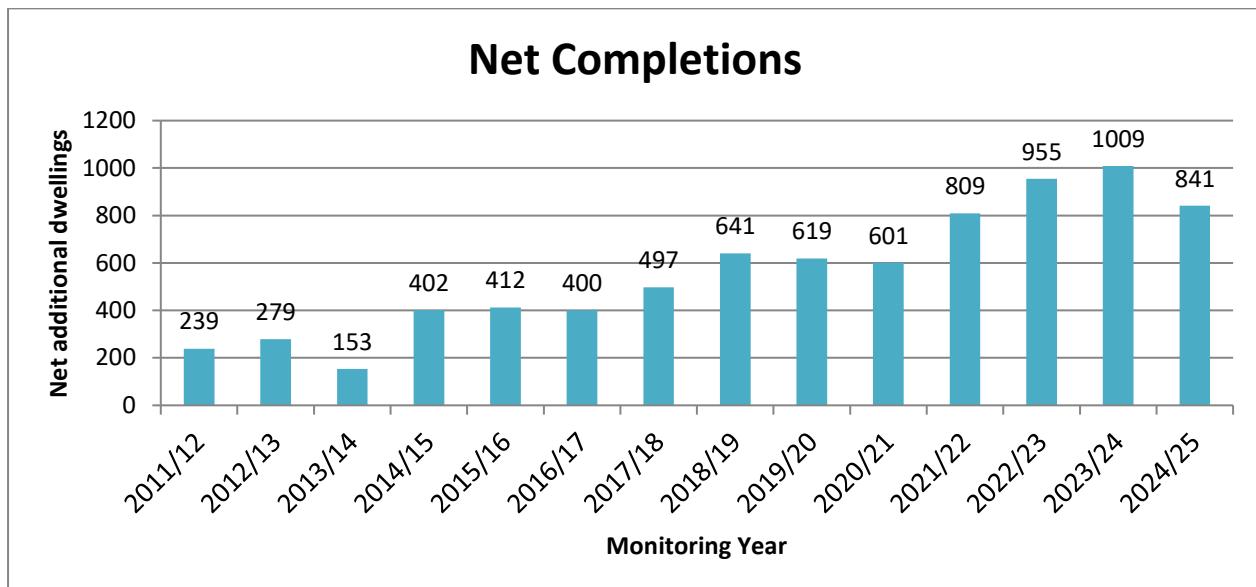
Summary of the housing completions per year April 2011 to March 2025

4.9 Table 9 shows the gross and net additional dwellings that have been completed within the borough since 1st April 2011. The net completions are also set out in Figure 7. The losses are made up of dwellings lost through demolitions, changes of use and conversions

Table 9: Gross and net completions per year 2011 – 2025 (includes prior approvals)

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Gross Completions	278	291	171	411	404	394	440	645	624	601	825	981	1003	809
Permitted Development Completions	0	0	0	0	22	16	63	2	1	13	13	1	7	37
Losses	39	12	18	9	14	10	6	6	6	13	29	27	1	5
Net Completions	239	279	153	402	412	400	497	641	619	601	809	955	1009	841

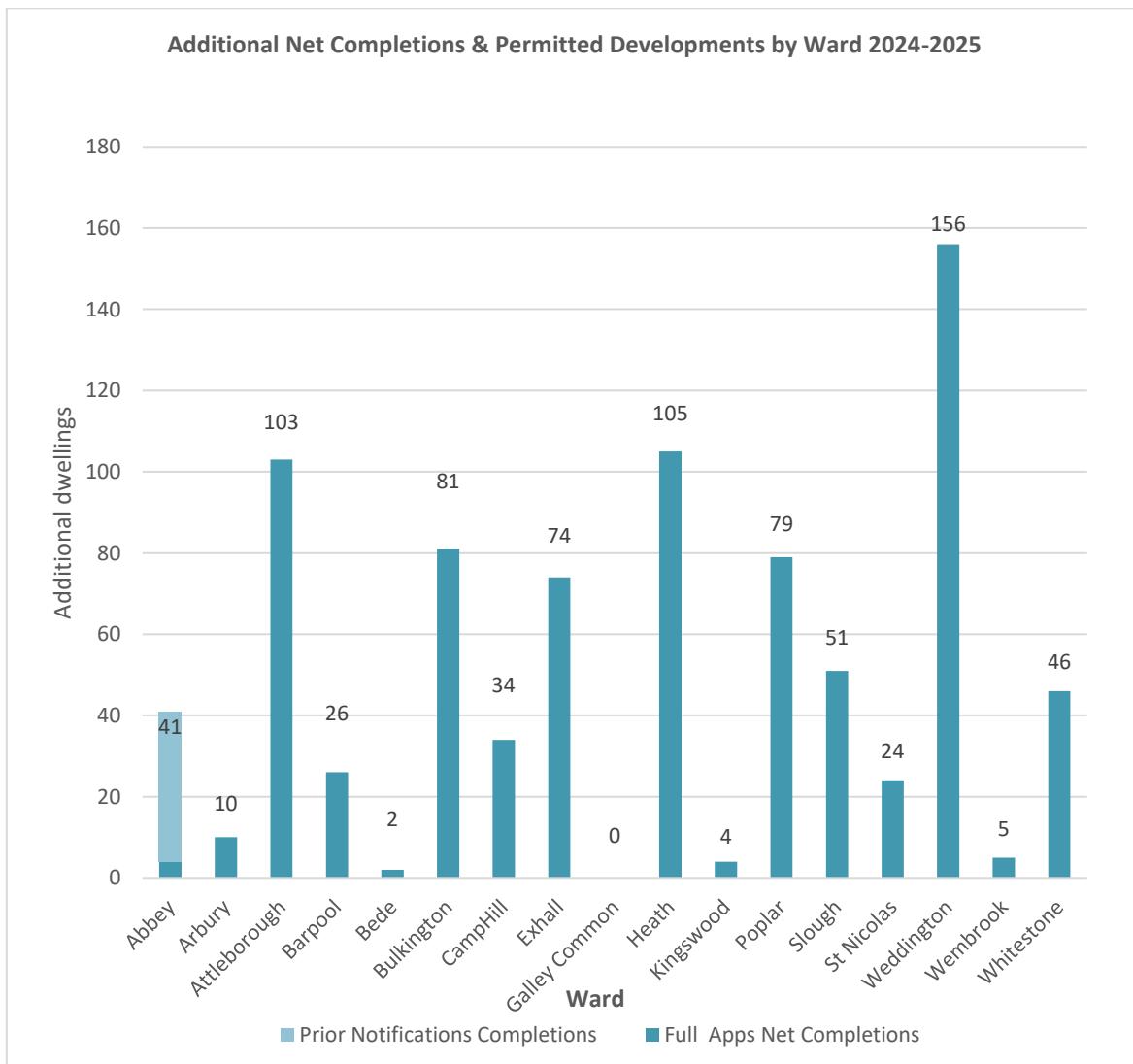
Figure 7: Net additional annual dwelling completions per year 2011 – 2025
(includes prior approvals)



Completions by ward and settlement

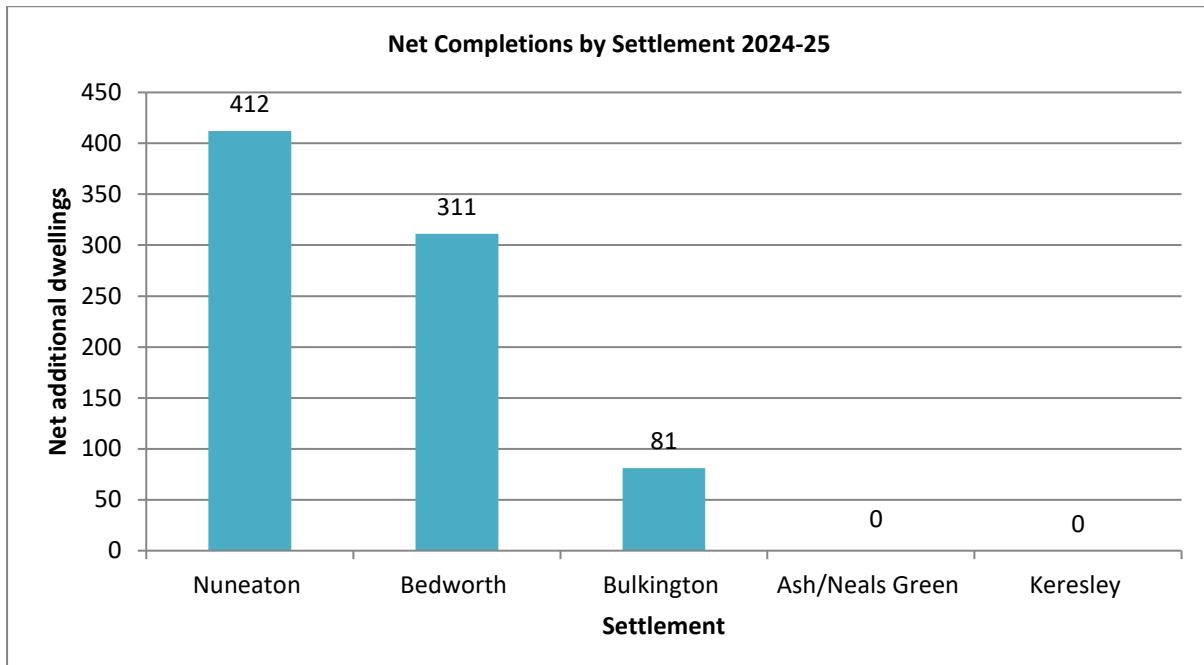
4.10 Figure 8 shows how the 841 net completions are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2024/25 monitoring year. Weddington Ward had the most completions at 156 dwellings, which is 19% of all net completions throughout the borough. This is primarily due to the continued development on HSG1 – Land north of Nuneaton. Poplar Ward, also in Bedworth, has seen a rise in completions, 79 completions, which is 10% of the total. Again, this is because several housing developers, including Countryside and Tilia Homes Ltd are progressing sites. The contribution of overall permitted development completions increased during 2024/25, with 37 delivered in Abbey.

Figure 8: Net completions by ward from 1st April 2024 to 31st March 2025



4.11 Figure 9 overleaf shows net completions and permitted development completions by settlement. Most of the completions have been in Nuneaton, with a total of 412 net completions (51%) and 37 permitted development completion being counted.

Figure 9: Net Completions by settlement from 1st April 2024 to 31st March 2025



Housing mix

4.12 Table 10 sets out the completions across the borough by dwelling type and bedroom size (it does not include permitted developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses (40.4%), 2 bed houses (29.5 %), followed by 4 bed houses (19.4%).

Table 10: Gross completions by dwelling type and bedroom size from 1st April 2024 to 31st March 2025

Dwelling Type	Number of bedrooms											
	1		2		3		4		5		6	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
House	12	1.5	239	29.5	327	40.4	157	19.4	5	0.6	3	0.3
Bungalow	4	0.5	1	0.1	0	0.0	0	0.0	0	0.0	0	0.0
Flats	49	6.1	12	1.5	0	0.0	0	0.0	0	0.0	0	0.0

4.13 The dwelling type and bedroom size of the permitted development completions are detailed in Table 11 below. The majority delivered 1-bedroom flat.

Table 11: Permitted development completions by dwelling type and bedroom size from 1st April 2024 to 31st March 2025

Dwelling Type	Number of bedrooms				
	1	2	3	4	5
House	3	0	0	0	0
Bungalow	0	0	0	0	0
Flats	33	0	0	0	0

Affordable housing

4.14 As part of measures to create mixed, balanced communities, the NPPF requires the Council to secure affordable housing on new developments. Policy H2 of the 2019 Borough Plan seeks 25% affordable housing where residential development proposals consist of 15 dwellings or more, or for two units where residential development proposals consist of 11 to 14 dwellings, irrespective of any demolitions.

4.15 Table 12 details sites which have been wholly completed for this monitoring period which have an affordable housing component. Three sites have completed which have affordable housing component delivered 100% with one site achieving the target of 25% affordable housing.

Table 12: Sites which have been 100% completed during 2024/25 and have a percentage of affordable housing.

Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to 31 st March 2025	Affh Rented Comps this year	Total capacity shared ownership/ low cost for the site	Total shared ownership/ low cost to 31 st March 2025	Affh Shared ownership/ low cost comps this year	Total no. of affordable 100% completed sites	% Affordable housing
Site 31A003-rear Whitehouse Farm Higham Lane Nuneaton	200	50	50	0	0	0	0	50	25%
Public Conveniences Chapel Street Bedworth	2	2	2	0	0	0	0	2	100%
Site - 37C008 land to the rear Land to rear of 79-117 Vale View Nuneaton	14	14	14	14	0	0	0	14	100%
Site 49B005 - Byford Court Byford Street Nuneaton	12	12	12	12	0	0	0	12	100%

4.16 Table 13 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 6](#) for further detail. The completions have been divided by tenure type (affordable or market housing), total completions (gross) and as a percentage. During the monitoring year 2024/25, 36% (289 dwellings) of all the housing completions were affordable housing, i.e. 'affordable rented' plus 'affordable shared ownership / low cost' housing.

4.17 Since the start of the plan period, 2,262 affordable homes have been delivered and there has been a general increasing trend in delivery of affordable houses over the last five years. This is attributed to the larger housing sites continuing to deliver significant completions and the Borough Plan requirement that 25% of the housing is affordable.

Table 13: Gross number of dwellings delivered by tenure type 2024/25

Tenure Type	Number of completions	% of Total
Affordable Rented	194	24%
Affordable Shared Ownership/Low Cost	95	12%
Market Housing	520	64%
TOTAL	809	

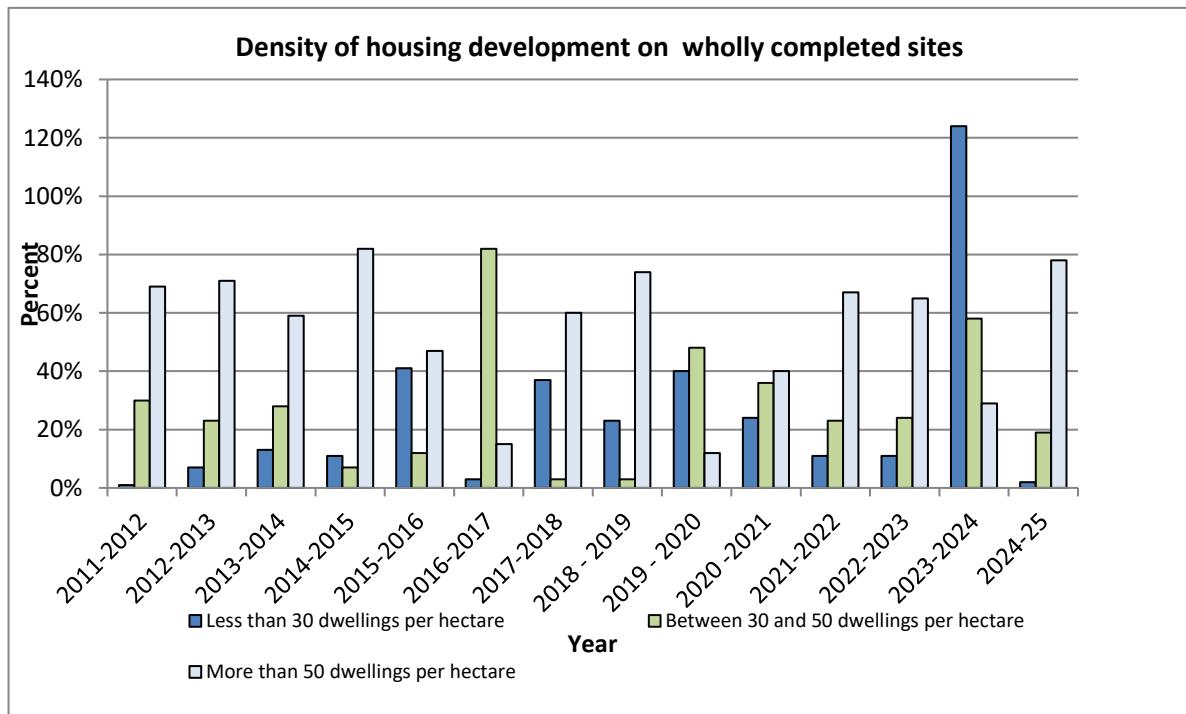
Density of housing development

- 4.18 There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the housing density which is being achieved by housing developments throughout the borough, net housing densities will continue to be monitored. Table 14 and Figure 10 show respectively, in table form and graphically, the density of dwellings on sites that are 100% complete.
- 4.19 Dwellings built on sites which were wholly completed in 2024/25 have been at lower densities than preceding years. Several completions of family housing on greenfield edge of settlement sites have delivered some lower densities, but a significant number of completions on brownfield sites in urban areas, and more flat developments, have delivered an increase in higher densities. It is anticipated that the further build-out of the strategic allocations in future years should deliver lower densities in future but continued redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

Table 14: Density of housing development on completed sites over the plan period

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2011-2012	1%	30%	69%
2012-2013	7%	23%	70%
2013-2014	13%	28%	59%
2014-2015	11%	7%	82%
2015-2016	41%	12%	47%
2016-2017	3%	82%	15%
2017-2018	37%	3%	60%
2018-2019	23%	3%	74%
2019-2020	40%	47%	132%
2020-2021	24%	36%	40%
2021-2022	11%	23%	66%
2022-2023	11%	24%	65%
2023-2024	11%	24%	65%
2024-2025	2%	19%	78%

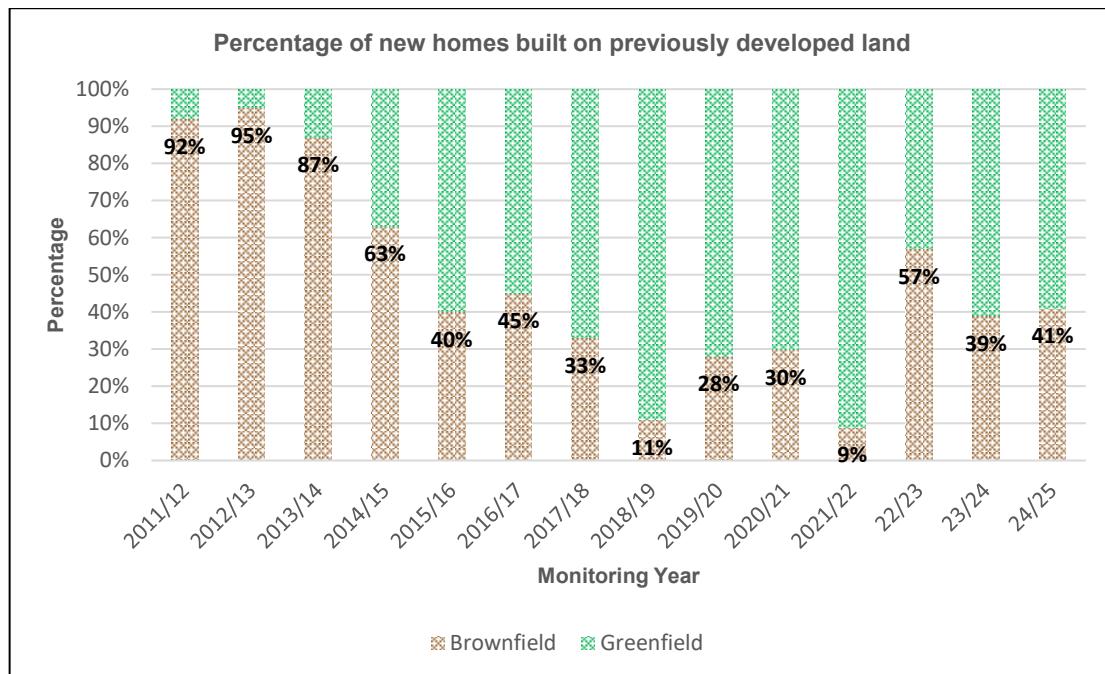
Figure 10: The percentage of dwellings (completed sites) in each density band over the plan period



Housing development on previously developed land

4.20 Of the 809 housing completions during the 2024/25 monitoring period, 328 dwellings (41%) were built on Previously Developed Land (PDL), and 481 dwellings (59%) were built on Greenfield sites. Figure 11 graphically represents the amount of new housing development built on PDL over the duration of the plan period. Due to build out of key strategic housing allocations, there has been a significant amount of delivery on greenfield sites, albeit with higher brownfield development during 2024/25 than the previous year.

Figure 11: Percentage of new homes built on PDL over the Plan period 2011 to 2025.



Self-build and custom house build register

4.21 From 1st April 2016 local authorities are required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016. The Council has met this obligation and publicised the register via website¹¹ AMR monitors the demand for self-build and custom build within the borough and forms a part of our evidence base on demand for this type of housing. Over the 2024/25 monitoring period:

- NBBC received 1 application (2024/25) to be placed on the register, and 9 individuals have re-confirmed their registration.
- All the applicants have registered as individuals (none on behalf of associations).
- 11 service plots of land required in total.

4.21 As of 1st April 2025, there are 16 individuals on the self-build register.

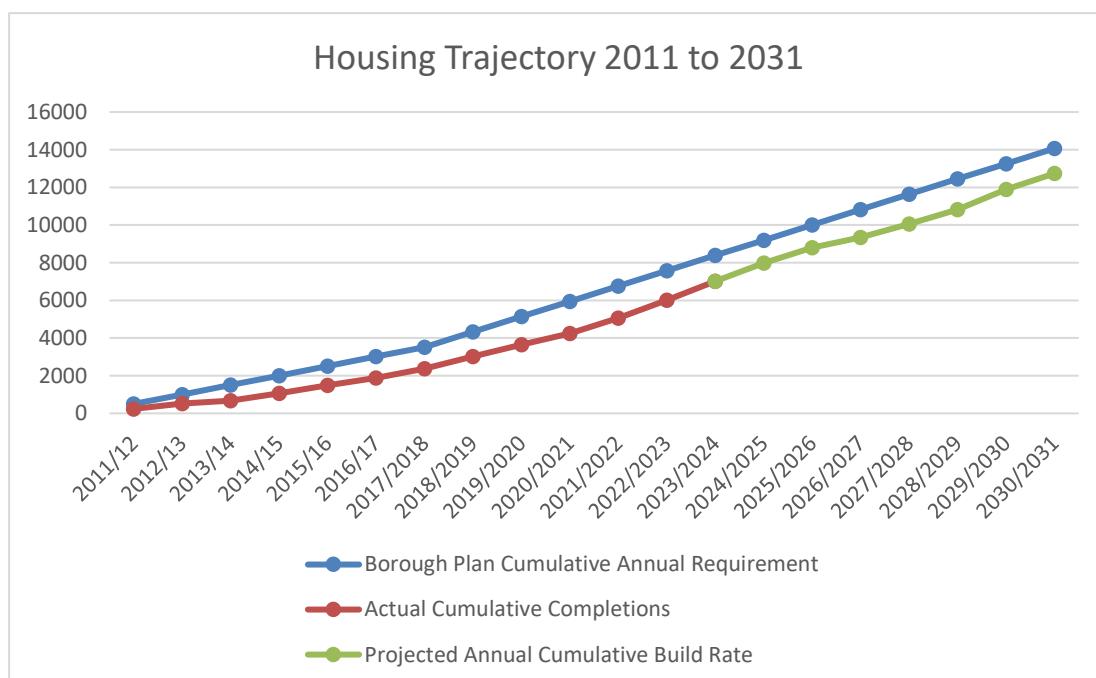
¹¹ Nuneaton and Bedworth Borough Council (2025) *Self-build and custom housebuilding – Nuneaton and Bedworth Borough Council*. [Self-Build and Custom Housebuilding](#)

Housing trajectory 2011 to 2031

4.22 Figure 12 overleaf shows the projected build rate (at Plan adoption) for the 20-year Plan period, 2011 to 2031. It considers sites with full and outline permission, sites with a resolution to grant planning permission, the strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the 2019 Borough Plan (2011 – 2031) and windfall sites. It also takes account of the non-implementation of small sites through the Plan period.

4.23 As set out within Chapter 6 of the Borough Plan, it was concluded during the Borough Plan Examination that a stepped trajectory would be appropriate for NBBC. This comprised of the objectively assessed need figure of 502 dwellings per annum between 2011 – 2018 and then 812 dwelling per annum between 2018 – 2031.

Figure 12: Housing Trajectory 2011 to 2031



4.24 In accordance with Policy DS8 the Council have undertaken action to address any potential shortfall in housing delivery, including the progression of the Borough Plan Review, which was adopted at Full Council on 10th December 2025.

4.25 The five-year supply position for 2024/25 was 4.9 years. However following the adoption of the Borough Plan Review on 10 December 2025, the Council can demonstrate a five year supply, with the latest position of 10.5 years as at 1st April 2025 (December 2025) available online.¹²

¹² Nuneaton and Bedworth Borough Council (2025) *Five Year Housing Land Supply Position*. [Five Year Housing Land Supply Position \(2025\)](#)

C2 Housing

4.27 Policy H1 of the 2019 Borough Plan supports the provision of extra care housing. This type of development falls under the Use Class C2 (Residential Institution). Until now C2 developments have not been considered when reporting housing completions. However, National Planning Policy Guidance states that Local Planning Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For the purpose of housing monitoring, C2 developments have been classed as: supported living apartments or residential institutions (care beds). Supported living apartments are effectively a self-contained flat within a complex and are counted as individual dwellings. Residential institutions are where a number of people live in a complex of single rooms and have access to shared facilities.

4.28 Table 15 Sets out data relating to C2 developments which have been completed during the Plan period-2024/25 (39103) Fairfield Home Butler Crescent with Supported living units 16 care Bed and 6 supported living units. There are several extant/pipeline sites which may deliver completions in future years for example

Discovery Academy Beaumont Road Nuneaton (35587) 65 care bed units

34 Mercers Meadow Kersley 1 supported living unit (39729)

250 Cedar Road Nuneaton 1 supported living unit. (40011)

Table 15: Monitored C2 completions for the Plan period

Year	Supported living units	Total care beds
2014 - 2015	6	0
2015 - 2016	17	0
2016 - 2017	0	39
2017 - 2018	0	0
2018 - 2019	18	20
2019 - 2020	0	0
2020 - 2021	0	0
2021 - 2022	0	0
2022 - 2023	7	0
2023 - 2024	6	66
2024 - 2025	6	16
Total	60	141

Gypsy and Traveller pitches

4.29 Local Planning Authorities are required to have regard, and make provision for, the accommodation needs of Gypsies, Travellers and Travelling Show people. Table 16 shows the number of pitches permitted during the monitoring period.

Table 16: Summary of Gypsy and Traveller pitches permitted during the monitoring period
1st April 2024 and 31st March 2025

Net additional gypsy & traveller pitches		
Number of pitches delivered	Permanent	0
	Transit	0

5. RETAIL, LEISURE, AND TOWN CENTRE DEVELOPMENTS

5.1 During the monitoring period 1st April 2024 to 31st March 2025, town centre activity has been generally low. As part of the Transforming Nuneaton regeneration project the hotel on Abbey Street has been completed in the previous reporting year. The associated Co-op buildings and carpark works are ongoing.

(i.) Outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping (037658) is currently under construction.

5.2 Based on previous monitoring, there is a general trend within the town centres of changes within Use Class E, for instance from retail shops (formally A1) uses and professional services (formally A2) uses, towards cafés (formally A3) uses, activity community uses (formally D2 now E, F1, F2 or sui generis), other sui generis uses and dwellings (C3). As many of the units were vacant, these changes have made a positive contribution to the vibrancy and vitality of the town centres and may indicate that the town centres are starting to change and diversify from a traditional retail focus. Some national retailers were lost during 2022-2023. These were within Nuneaton town centre and included Debenhams, Monsoon, H&M, TJ Hughes, Wilkinson, Argos, River Island. Permitted development has also meant the loss of commercial to residential development within the town centres as traditional retail units are converted to residential use.

5.3 The tables in [Appendix 7](#) detail the amount of retail development and leisure facilities approved throughout the borough over the monitoring period. There were some losses in town centre from retail to dwellings and vacant properties due to regeneration. The district and local centre remain the same as the previous years with low levels of vacant shops.

5.4 In terms of leisure developments, activity has been low and again, it is anticipated that there will continue to be some changes of use from retail, office and industrial to more leisure uses which will help to prevent vacant units and improve vibrancy and vitality going forward.

6. PLANNING APPEALS SUMMARY

6.1 During the period from the 1st April 2024 to 31st March 2025, the following appeals were received:

Appeal Reference	Start letter date	PP Ref	Site	Decision
APP/W3710/W/24/3339133	14 May 2024	039931	358 (Orchard House) Nuneaton Road, CV12 9RR	Dismissed
APP/W3710/D/24/3343011	14 May 2024	039969	71 Norman Avenue, Nuneaton, CV11 5NX	Dismissed
APP/W3710/W/24/3345739	18 July 2024	039720	Land off Woodlands Lane, Bedworth, CV1 0ND	Allowed
APP/W3710/W/24/3345621	23 July 2024	040206	Witherley House, Hazell Way	Dismissed
APP/W3710/W/24/3348918	11 Sep 2024	040101	222 Lutterworth Road, Nuneaton, Warwickshire, CV11 6PG	Dismissed
APP/W3710/W/24/3350559	4 October 2024	040076	Smorral Petrol Station & Store, 259 Smorral Lane, Bedworth, CV12 0LQ	Allowed
APP/W3710/Z/24/3352501	29 October 2024	039957	29-30 Market Place, Nuneaton, Warwickshire, CV11 4EG	Allowed
APP/W3710/Z/24/3353149	5 Nov 2024	040454	Trade Centre UK Silverstone Drive, Longford, Coventry, CV6 6PA	Allowed
APP/W3710/W/25/3360580	6 March 2025	040204	13 Chestnut Crescent, Nuneaton, Warwickshire	Dismissed

APPENDICES

Appendix 1: Monitoring Indicators

The monitoring indicators set out in the 2019 Borough Plan and Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) are provided in the tables below, along with the monitoring target, monitoring data and monitoring outcome. The analysis is based on the applications determined during the 2024/25 monitoring year. The monitoring outcomes are indicated as follows:

Monitoring outcome	Symbol
Target met	✓
Target not met but movement towards target	↑
Target not met and movement away from the target	↓
Target not met and no movement to or from target	→

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS5a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed.	809 housing completions in total (based on the 2025 housing trajectory). Please note the Borough Plan Review was adopted at Full Council on 10 th December 2025 and is accompanied by a updated housing trajectory reflective of the Borough Plan Review.	↑
DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	107.8ha of land is developed for employment uses.	EMP1 Completed. EMP2 – Outline approved. EMP3 – Outline approved (RM submitted with conditional approval). EMP4 – Outline submitted, no permission. EMP6 – Completed. EMP7 (Outline submitted with conditional approval.)	↑

Built Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE1a	Development of a potentially contaminated or unstable site.	Remediation is suitable for new use and is no longer considered contaminated.	Permitted development sites with the potential for contamination include condition(s) dealing with contaminated land.	✓
BE2a	Proposals for small wind turbines in conformity with criteria.	100%.	No relevant planning applications determined.	None received.
BE3a	New homes incorporating Building for Life 12 (12 greens).	100% new dwellings.	In planning applications for new dwellings none refused for failure to meet this part of Policy BE3.	✓
BE3b	New homes meeting optional Building Regulations Standard Part M4(2) for accessible and adaptable dwellings.	35% new dwellings.	None refused solely for failure to meet this part of Policy BE3.	✓
BE3c	New homes installing rainwater harvesting systems in the curtilage of all new buildings.	100% new dwellings.	None refused for failure to meet this part of Policy BE3.	✓
BE3d	New residential and commercial developments integrating Secure By Design principles.	100%.	None refused for failure to meet this part of Policy BE3.	✓
BE3e	Commercial applications achieving BREEAM very good standard.	100%.	No applications refused for failure to meet the standard.	✓
BE4a	Local list of heritage assets.	Complete Review.	Review begun but not completed.	↑
BE4b	No loss of designated historic assets.	No loss.	No applications permitted leading to a loss.	✓
BE4c	Harm to Registered Park and Gardens and Scheduled Ancient Monuments.	No harm.	No applications permitted causing any harm.	✓
BE4d	Review of Conservation Areas.	Complete review.	Completed	✓

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2a	Employment land.	Scale of development in settlements proportional to position in settlement hierarchy.	Land approved in 2024/2025 Nuneaton 33,465m ² of new B8/B2/ Bedworth Ei 605.858 m ² The scale of development in settlements is not proportional to the position in the settlement hierarchy, however as allocated sites come forward these will be proportional to the position settlement hierarchy.	➡
DS4b	Development of Employment Land.	107.8 ha of land is developed for employment uses.	1.72ha of employment land was completed within the monitoring period of 2024/25. The net loss of 0ha was subtracted from this resulting in a net gain figure of 1.72ha of employment land and 11,831m ² of floor space (See <u>Appendix 4</u> for more detail).	⬆
E1a	The number of applications granted in line with the Economic Development Strategy.	Zero applications being in conflict with the Economic Development Strategy.	Economic Development Strategy to be updated.	✓
E1c	Job growth within the Borough by: Use of national statistics to track the numbers employed. However, it should be noted that the data is	Jobs growth over the plan period to be in line with Policy DS4 – Overall Development Needs.	Information from nomisweb.co.uk indicates that as of July 2025 (latest update) unemployment was around 5.4% for NBBC	⬆

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	<p>out of date by around 2 years and can be inconsistent as Government has recently changed the data source and is only published once a year. Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies.</p> <p>Commissioning work to get more regular and up to date data, benchmarked against other areas.</p>		<p>which was higher than the West Midlands which was at 4.8% and Great Britain average of 4.1%. Economically active people in employment was 77.7% for NBBC (July 2024 - June 2025) compared to 74.2% in the West Midlands and 75.5% across Great Britain. Based on ONS estimates ¹³, the total employee jobs within NBBC was 46,000 in 2024. Of which 67.4% were full time jobs compared to 69% for the West Midlands. However, the proportion of part time workers for the same period was higher within NBBC at 16,000 which was 36.8% compared to 31% across the West Midlands and 30.8% in Great Britain. The NBBC full time gross weekly pay was £671.1 compared to £730.04 for the West Midlands and £766.60 for Great Britain (all based on 2025).</p>	
E2a	<p>Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing:</p>	<p>Qualitative monitoring will be undertaken through the AMR. Consequently, the analysis of this</p>	<p>See Appendix 7.</p>	↑

¹³ Office for National Statistics (n.d.) *Labour Market Profile – Nuneaton and Bedworth*. [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	Amount of appropriate economic development on estates (this would be in conformity with policy); Development approved which results in non-conformity with policy.	monitoring within the AMR will determine the impact and effectiveness of the policy.		
E2b	Monitoring of any new Employment Estates which should be protected from alternative uses – this will be reported through the AMR.	There is no specific threshold determining what a new estate should be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.	No application recorded on such employment sites	➔
E2c	Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.	All sites should be developed in line with Economic Development Strategy recommendations.	No applications recorded on such employment sites.	➔
E2d	Monitor the supply and delivery of employment uses and report annually through the AMR.	107.8ha of employment land over plan period.	See section 3.5.	⬆

Green Belt				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	0	None.	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with appropriate service delivery partners.	Infrastructure on strategic sites coming forward in accordance with the agreed section 106.	✓
HS1b	Applications granted in line with advice of infrastructure service delivery partners.	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is	All applications granted in line with advice received. However, due to case law (The University Hospitals of Leicester NHS Trust, R (On the Application Of) v Harborough District Council [2023] EWHC 263 (Admin) (13 February 2023) contributions requested by George Eliot	↑

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		considered positive.	Hospital have in some instances not being considered CIL compliant and have therefore not been requested. However, several parties are working together to try to address this issue.	
HS1c	Monitoring of planning obligations/agreements that are: <ul style="list-style-type: none"> • Agreed • Implemented • Amended. 	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.	Seven planning agreements agreed and signed. (038144, 038856, 039628, 039720, 039711, 039352, 039614)	✓
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice; and monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.	No applications granted contrary to advice without mitigation.	✓
HS2b	Monitor number of applications granted which result in a	Qualitative assessment of this indicator	No applications granted with a	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	negative outcome when assessed against the criteria set out in the policy.	will take place in the AMR. It is expected that the policy will be conformed with, however analysis of individual circumstances on each application will be required to understand why criteria(s) were not conformed with.	negative outcome.	
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.	No applications granted contrary to advice without mitigation.	✓
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where this does not occur, detailed	One application has been granted (40024).	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		analysis will need to be undertaken to ascertain whether the policy is effective.		
HS4a	Loss of community facilities.	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the effectiveness of the policy.	Three applications have been granted (40549) (39652) (40675).	✓
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.	Zero, no applications contrary to recommendation.	✓
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Three planning obligations agreed and signed that require healthcare contributions. Comprised of 1 (039720) requesting monies for Healthcare and 1 (038144) requiring contributions to Healthcare	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Contribution (Acute Accident and Emergency Care). (38856 Primary care contribution).	
HS6a	Monitor number of planning obligations received associated with sport and exercise matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Five planning obligations agreed and signed that require sport and exercise contributions (038144, 038856, 039628, 039720, 039711).	✓
HS6b	Loss and gain of playing pitches.	To be identified within the Playing Pitch Strategy.	None.	✓
HS6c	Loss of open space.	No net loss of open spaces – destination parks, community parks, playing pitches, parks or allotments – to development.	No net loss.	✓
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different forms of open space provision and improvements in the quality of	Planning permission 038856 Hybrid planning application for (i) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access,	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		the open spaces.	car parking and landscaping/public realm and (ii) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for 40286 Phase 1 Reserved Matters Application (Layout, Scale, Appearance and Landscaping) for the development of 445 Dwellings (Use Class C3) with associated public open space and infrastructure (outline approval ref 039049) 039175	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>Outline planning application (with all matters reserved) for the erection of a new Library and Business Centre (Use Class F1 and Class E(c)) and up to 65 no. residential dwellings (Use Class C3), including site clearance and the demolition of the existing library building, former Parish Hall building, Powell House, premises at Number 1-2</p> <p>38144 Outline application with all matters reserved except for the proposed access off Willow Close for up to 29 dwellings with associated landscaping, open space, sustainable drainage system and service infrastructure. (Affecting footpaths N7, N8 and N9). (Land abuts to Willow Close/Alders Lane/Lilleburne</p>	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>Drive and Chancery Lane.)</p> <p>39628</p> <p>Erection of 14 dwellings with associated infrastructure and access road</p> <p>39720</p> <p>Hybrid planning application for (i) full planning application for the demolition of the existing Woodlands Farmhouse and agricultural buildings and (ii) outline planning application for the erection of up to 150 residential dwellings (Use Class C3), and associated infrastructure, public open space and landscaping with all matters reserved except for access</p>	
HS6e	Monitor the amounts of s106 contributions secured, and the on-site provision of relevant facilities.	Increase the resources secured for, and the provision, of relevant facilities.	<p>Five planning agreements signed for offsite Sports, Recreation and Community contributions and three for open</p>	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			space provision (038144, 038856, 039628, 039720). Two planning agreements were signed for contributions for onsite open space maintenance (038856, 039720).	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2d	Housing completions by settlement.	Scale of development in settlements proportional to position in settlement hierarchy.	Most completions have been delivered in Nuneaton reflecting the settlement hierarchy.	✓
DS4a	Housing completions.	14,060 dwelling completions.	See section 4.1. 809 completions delivered during 2024/25.	↗
DS4c and H3a	Gypsy and Traveller accommodation. Now superseded by Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) see below after H3.			
DS4d	Housing land supply.	Continuous five-year land supply of housing.	Following adoption of the Borough Plan Review the Council can demonstrate a 5 year housing land supply as at 1 st April 2025.	✓

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
H1a	Property size completions (by numbers of bedrooms).	Completions in line with %s set out in the most recent SHMA.	Property types delivered generally conform to the latest SHMA recommendations or mitigating reasons provided if failure to comply.	✓
H1b	Extra care housing completions.	112 extra care housing completions per year.	There were 1 completion during 2024/25 although with some further units under construction.	✓
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%.	See section 4.7. All developments have been completed with appropriate affordable housing component.	↑
H2b	Intermediate affordable housing completions.	Percentage of intermediate dwellings per annum as outlined in SHMA.	First Homes should comprise the first 25% of affordable housing. The NPPF states that at least 10% of the total number of homes must deliver affordable home ownership. Accounting for the contribution from first homes, the remainder of the affordable home ownership (i.e. the 'top up' to meet the 10% requirement) is to	✓

Appendix 1 - Monitoring Indicators

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			be delivered as shared ownership. The remainder of the affordable housing is to be delivered as social or affordable rent. Applications are meeting this requirement.	
H2c	Social or affordable rented housing completions.	Percentage of social or affordable rented dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 22% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	✓

Housing - Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037)				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
GT1	Monitor the continued need for additional pitches	Within five years of adoption of this DPD undertake a new Gypsy, Traveller, and Show people Accommodation Assessment.	The long-term budget will need to include costs for carrying out a new Accommodation Assessment in 2028 and potentially will	✓

Housing - Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037)				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			mean a Review of the DPD.	
GT2	Sites permitted in accordance with the criteria mentioned in policy GT2.	100% Timescales as below.	0 new pitches approved.	⬇
GT3	Monitor the supply and delivery of allocated sites and report annually through the Authority Monitoring Report. Contact the proposed sites on a yearly basis after the AMR to encourage the sites to come forwards and answer any concerns the owners may have on bringing the sites forwards at that time.	A minimum of six additional residential pitches permitted and available for use by 2025 and a minimum of 11 additional residential pitches permitted and available by 2037.	0 pitches provided in period of this AMR under Policy GT2. All the allocated site owners were contacted in November 2025 to encourage the sites to come forwards for new pitches.	⬇
GT4	Monitor the use of the safeguarded site.	The identified site at Spinney Lane/Whittleford Road, Nuneaton to remain used for Travelling Showpeople unless it is clearly demonstrated that the site is no longer required for Travelling Showpeople accommodation.	No alternative use applications or justification for the release of the plots have come forwards during the AMR period.	✓

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Outline or full planning permission (39720-38144-38856- 40286- 39175-39628) provide for green infrastructure.	✓
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	Seven planning agreements were signed that contained contributions towards cycle path contribution and cycle infrastructure contributions.	✓
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	✓
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Latest report states Ensor's Pool assessed as Unfavourable – Declining on 29th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague –informal reports states that they may be present Griff Hill Quarry assessed as Favourable on 18th March 2009.	➡
NE3b	Development causing habitat net losses.	Zero	Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting).	✓
NE3c	Development causing a loss of LBAP habitats and species.	Zero.		➡

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.	No permissions granted on designated sites. Biodiversity distinctiveness is assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.	→
NE3e	Local wildlife Sites(LWS) in positive management.	All local sites.	NBBC's manage 23 sites, 22 of which are in positive management. There are also a number of privately owned LWS sites many of which the management is unknown.	→
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc. Quantified increases or decreases will be ascertained in future following HBA update.	→
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	✓
NE4b	The number of planning permissions granted contrary to advice of	0%.	0%, no applications granted contrary to advice.	✓

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	Environment Agency on grounds of risk to water quality.			
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	✓
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice.	✓
NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	✓

Settlement Hierarchy and Role				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries.	No applications Approved.	✓

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2b	Retail.	Scale of development proportional to retail hierarchy.	See Appendix 7.	✓
DS2c	Leisure floor space.	Scale of development in settlements proportional to position in settlement hierarchy.	No new additional leisure floor space. See Appendix 7.	⬇
TC1a	Additional floor space for town centre uses.	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres.	No new additional floorspace. See Appendix 7.	⬇
Tc1b	Additional floor space for town centre offices.	15,000sq m of office floor space Nuneaton = 13,000 sq m - 14,000 sqm Bedworth = 1,000 sqm - 2,000 sqm	No new additional floorspace. See Appendix 7.	⬇
TC1c	Additional floor space for comparison retail.	13,470 sq m - 16,460 sq m of comparison floor space Nuneaton = 11,420 sq m - 13,950 sq m Bedworth = 1,570 sq m - 1,925 sq m.	No new additional floorspace see Appendix 7.	⬇
TC1d	Additional floor space for convenience retail.	1,750sq m - 3,580 sq m of convenience floor space Nuneaton = 910 sq m – 2500 sq m	No new additional floorspace see Appendix 7.	⬇

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		Bedworth = 460 sq m – 540 sq m.		
TC1e	Additional floor space café, restaurant, and bars.	2,666 sq m - 3,065 sq m of café, restaurant, and bar floor space Nuneaton = 2,324 sq m - 2,672 sq m Bedworth = 324 sq m – 393 sq m.	No new additional floorspace. See Appendix 7.	
TC2a	Relevant planning permissions inside and outside of identified centres.	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres.	Some loss of office space in town centres for C3 apartments.	
TC2b	The net gain and losses of commercial floor space.	Minimise the loss of retail units to non-retail uses within the defined centre boundaries.	Minor losses. See Appendix 7.	
TC2c	The diversity of uses (e.g. retail, leisure and services offer).	Maintain a good mixture of uses in the town centre.	See Appendix 7. There are some changes of uses from A1 retail which are prevalent in the town centres. But most of the new changes of use are still considered town centre uses.	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
TC2d	Retailer representation and demand.	Increase the amount of national retailers present in the town centres.	None.	⬇
TC2e	Commercial property indicators (such as Prime Zone A rents).	Increase the number of prime zone A rents.	Information not currently available.	
TC2f	Changes in vacancy levels.	Maintain a low rate of vacant retail premises in all centres.	Within Nuneaton town centre there are 310 ground floor commercial and retail units of which 35 are currently vacant giving Nuneaton a vacancy rate of 11.29%. Overall, the number of ground floor units has dropped since 2024/25 from 374 to 310 in part due to the development of projects such as Bridge to Living and WCC Vicarage Street scheme. This has contributed directly to the drop in the vacancy rate from 13.37% to 11.29%. NBBC has seen an increase in the numbers of barbers and mini marts opening with a total of 8 barbers and 11 mini marts now present on the	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			high street, reflecting a national trend.	
TC2g	Accessibility and parking provision.	Maintain availability of parking provision and improve provision for sustainable transport.	<p>Nuneaton and Bedworth Borough Council (NBBC) currently provides off-street parking in both Nuneaton and Bedworth town centres. This includes:</p> <p>Nuneaton:</p> <ul style="list-style-type: none"> * 10 short-stay car parks offering 1,216 spaces * 6 long-stay car parks offering 732 spaces <p>Bedworth:</p> <ul style="list-style-type: none"> * 5 long-stay car parks offering 312 spaces <p>In 2022, the redevelopment of Abbey Street car park as part of the Grayson Place scheme resulted in the loss of 517 spaces, which local businesses have reported as negatively impacting town centre footfall. Although the scheme will introduce additional parking when completed in Spring 2026, it will still represent</p>	➔

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>a net loss of 357 bays.</p> <p>Further reductions are expected in 2026 due to Warwickshire County Council (WCC) development projects at Vicarage Street and planned highway improvement works, leading to an additional loss of 222 spaces.</p> <p>While alternative off-street parking remains available—such as at the Asda superstore and the NCP-operated car park—the cumulative loss of 579 spaces will require close monitoring. WCC has commissioned a car parking capacity survey, the findings of which will be shared with NBBC upon completion.</p> <p>It is anticipated that the proposed highway improvements will temporarily affect accessibility to Nuneaton town</p>	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			centre throughout 2026. However, these works are expected to deliver long-term benefits by improving overall access.	
TC2h	The quality of the town centres environment.	Maintain the current standards of the town centres and seek to improve where necessary.	<p>The town centre environment is currently undergoing significant change, shaped by redevelopment projects, new leisure opportunities, and ongoing social challenges.</p> <p>Redevelopment Disruption</p> <p>Major regeneration schemes, including highway improvements and the Grayson Place development, have temporarily impacted accessibility and parking availability. These works are essential for long-term growth but have caused short-term disruption for businesses and visitors.</p> <p>New Food, Drink, and Leisure Offer</p>	↗

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>The imminent opening of the Grayson Place scheme in Spring 2026 will introduce a vibrant mix of food, drink, and leisure facilities. This is expected to enhance the town centre's appeal, increase footfall, and support the evening economy, creating a more dynamic and attractive destination.</p> <p>Anti-Social Behaviour Issues Despite investment in regeneration, ongoing concerns about anti-social behaviour continue to affect perceptions of safety and the overall visitor experience. Addressing these issues remains a priority to ensure that improvements in infrastructure and amenities translate into a welcoming and secure environment for all.</p>	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<p>Overall Outlook</p> <p>While short-term challenges persist, the combination of infrastructure upgrades and new leisure opportunities positions the town centre for a stronger, more resilient future.</p> <p>Continued collaboration between local authorities, businesses, and community partners will be key to managing disruption and tackling social issues effectively.</p>	
TC2i	Town centre footfall.	Decrease in town centre footfall in both centres.	<p>Footfall figure (visits):</p> <p>Nuneaton Town Centre –</p> <p>2024-25= 2,100.45</p> <p>2023-4=3,003,933</p> <p>2022-3=3,072,935</p> <p>2021-22=4,444,348</p> <p>2020-21= 001,081</p> <p>2019-20= 820,905</p> <p>Bedworth Town Centre –</p> <p>2024-25=676,880</p> <p>=631,137</p> <p>2022-23= 775,881</p> <p>2021-22 1,076,658</p> <p>2020-21= 765,314</p> <p>2019-20513,140</p>	⬇

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			As expected, footfall figures were significantly impacted by the Covid19 pandemic, amended shopping methods and current economic climate. They increased last year post Covid but are now at levels that are only slightly increased from 2020-2021 Covid levels.	
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: Health check of centres (this includes district and local centres) Site assessment of any new district or local centres.	District and local centres remain healthy in terms of their function, viability and vitality.	Centres monitoring and has been undertaken in Jan Due to transformation we have vacant shops in town centre, but district centres and local centres have not been impacted.	→
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.	No new district or local centres.	↓

Appendix 2: Planning Use Class Definitions

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and these were the use classes as they were at the adoption of the Borough Plan and do not reflect last year's changes to use classes, such as the creation of the E use class.

- B2- General industry Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)
- B8- Storage or Distribution
- C1- Hotels, Hotels, boarding and guest houses (where no significant element of care is provided)
- C2- Residential institutions- Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.
- C2A- Secure residential institutions - Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.
- C3 - Dwelling houses - Uses as a dwellinghouse (whether as main residence) by: (a) a single person or single household; (b) a single household of not more than 6 residents where care is provided; or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)
- C4 - Houses in Multiple Occupation
- E- Commercial, Business and Service - Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).
- Class F1- Learning and non-residential institutions - Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court.
- Class F2- Local Community Uses - a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice-skating rink.
- Sui generis-Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987: (a) theatre, (b) amusement arcade or centre, or a funfair, (c) launderette, (d) petrol filling station, (e) sale or display for sale of motor vehicles, (f) taxi business or business for the hire of motor

vehicles, (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) hostel, (j) waste disposal installation, (k) retail warehouse club, (l) nightclub, (m) casino, (n) betting office, (o) pay day loan shop, (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, (r) hot food takeaway, (s) live music performance venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall.

Appendix 3: Employment Land Completed and Available in Nuneaton and Bedworth as of 31st March 2025 (Sites >0.2 hectares when Rounded)

Site/ Industrial Estate	Employment Land Completed (ha) 2011 - 2025	Employment Land Under Construction (ha) April 2025	Available Employment Land with Planning Permission		
			Employment Land (ha) With Full Planning Permission	Employment Land (ha) with Outline Planning Permission	Employment Land in the Pipeline
Attleborough Industrial Estate	1.05				0.0
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Bayton Road Industrial Estate	2.38	0.32	5.4	10.7	16.1
Bowling Green Lane	0.00			19.89	19.9
Camp Hill Urban Village - Midland Quarry	0.65				0.0
Centrovell Ind Est	0.00				0.0
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Elliot Park	1.15				0.0
Faultlands	26.00				0.0
Griff Clara (Extension to Bermuda Park)	4.08				0.0
Hemdale Business Park	1.01				0.0
Leicester Road	-0.19				0.0
Manor Court Road	-0.148				0.0
Marston Hall Lodge	0.35				0.0
Marston Jabbett	0.75				0.0
Newtown Road (Loss of B1a to C3)	-0.26				0.0
Prologis Park	8.72		5.99		6.0
School Lane	0.81				0.0

Site/ Industrial Estate	Employment Land Completed (ha) 2011 - 2025	Employment Land Under Construction (ha) April 2025	Available Employment Land with Planning Permission		
			Employment Land (ha) With Full Planning Permission	Employment Land (ha) with Outline Planning Permission	Employment Land in the Pipeline
The Moorings Business Park	0.21				0.0
Vicarage Street	0.00				0.0
Wheat Street	-0.18				0.0
Whitacre Industrial Estate	1.57				0.0
Watling Street	0.00				0.0
Caldwell Road Industrial Estate	0.24				0.0
Caldwell Road Industrial Estate	-1.4				0.3
School Lane/Longford Road EMP6	2.05				0.0
Wilson Lane EMP2	0.00			19.09	19.1
Bermuda Park	4.46	0.97	0.91	9.15	10.1
Grand Total	53.0	1.3	12.3	58.83	71.1

Appendix 4: Employment Land and Floor Space Completed and Lost Between 1st April 2024 and 31st March 2025

Employment Land and Floor space Completed 2024/2025

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)					
							B1a (Offices)	B1 Combined	B1/B 8	B2	B8 (Storage)	B2/ B8
39394	Extension to side of existing industrial unit	Unit A Colliery Lane CV7 9NW	Brownfield	Gain	n/a	0.24					1060	
39963	Erection of 2nd storey to existing office on the front elevation.	Unifabs Whitacre Road Nuneaton CV11 6BX	Brownfield	Gain	n/a	0.37					2191	
39869	Proposed extension to existing warehouse building for Egiii, B2, B8 industrial/com mercial use together with	Plots I & J - Dunlop Systems Ltd Site 124d005 - Central Boulevard Central Boulevard	Brownfield	Gain	n/a	0.81					8260	

Appendix 4 – Employment Land and Floor Space Completed and Lost

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)					
							B1a (Offices)	B1 Combined	B1/B 8	B2	B8 (Storage)	B2/ B8
	alterations to yards, car parking areas (including new vehicle barrier), cycle parking, landscaping, new HGV access from Pilgrims Walk and associated engineering works and demolition	Ash Green Coventry CV6 4QJ										
40443	Proposed change of use from vacant industrial premises (Use Class B1/B8) to motor vehicle repairs with MOT (Use Class B2)	Attleborough Auto Centre", Unit 2 & 3, 7 Hammond Close, Nuneaton CV11 6RY	Brownfield	Gain	n/a	0.3					320	

Appendix 4 – Employment Land and Floor Space Completed and Lost

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/B 8	B2	B8 (Storage)	B2/ B8	B1/ B2/ B8
					Completions	1.72	0	0	0	2191	9640	0	0
Total Completions							11831						

Employment Land and Floor space Lost 2024/2025

Planning Permission Number	Description of Development	Site/Indust rial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)					
							B1a (Offices)	B1 Combined	B1 /B 8	B2	B8 (Storage)	B2/ B8
Total Losses							-0.00					

Appendix 5: Employment Land Commitments

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2025 (sites >0.2 hectares)

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B1/B2 Mix	B8 (Storage/ Warehousing)	Total Land with Planning Permission at each site
Bayton Road Industrial Estate	6.4	5.4					10.02	21.82
Attleborough Industrial Estate								0
Bermuda Park	9.15	1.88						11.03
Vicarage Street		0.45						0.45
Caldwell Road Industrial Estate								0
Faultlands								0
Watling Street								0
Site 127a002 - Land south east of Wilsons Lane								0
Land off Rowleys Green Lane/Wilsons Lane		19						19
Bowling Green Lane		16.87						16.87
Haunchwood Park Drive		0.18						0.18
Prologis Park		5.99						5.99
Whitacre Road Industrial Estate								
Total Land with Planning Permission (ha) for each Use Class.	15.55	49.77	0	0	0	0	10.02	75.34
Percentage of land with Planning Permission for each Use Class	20.63976639	66.061	0	0	0	13.299708		

Appendix 6: Housing Completions for 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
215	11514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	Under construction
812	12181 37529	Chapel Street, Bedworth	Bede	19	10	0	0	0	0	0	Under construction
1087	10197	Queens Rd, 265, Nuneaton	Abbey	14	0	0	0	0	0	0	Under construction
1414	34287	Site 48a022 - Spinney Lane, Nuneaton	Galley Common	1	0	0	0	0	0	0	Under construction
1481	34969	Cresswell Farm, The Long Shoot - Jelson Homes	St Nicolas	150	125	23	23	6	2	8	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (EATON PLACE; PERSIMMON Homes)	Weddington	453	296	42	42	10	2	12	Under construction
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	95	42	0	0	9	33	42	Under construction
1522	36155 / 36703	Land between 151 &157 Site 119a001 - Coventry Road, Bulkington	Bulkington	5	4	0	0	0	0	0	Under construction
1547	36201 36946	Phase 3, Site 37b008 - Edinburgh Road, Nuneaton	Camphill	142	142	42	42	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1549	35998	Garages Site 52C045 (r/o 154-166 Gadsby Street), William Street	Attleborough	2	0	0	0	0	0	0	Under construction
1562	36261 Approved RM 37019 Approved	Site 31A003-rear Whitehouse Farm, Higham Lane, Nuneaton, REDROW HOMES : (HERITAGE FIELDS)	Weddington	200	200	16	16	0	0	49	Complete
1568	36709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	1	0	0	0	0	0	0	Under construction
1574	37106	Public Conveniences Chapel Street Bedworth	Bede	2	0	0	0	0	0	2	Not Started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1575	36491	Site 97c001 Bedworth Road Bulkington - Part of HSG8 - Taylor Wimpey - Raveloe Gardens	Bulkington	188	173	65	65	17	10	27	<i>Under construction</i>
1584	36921	Site Calendar Farm Site 31b001 - Watling Street Nuneaton	Weddington	425	215	40	40	5	9	14	<i>Under construction</i>
1587	37066	Site - 37C008 land to the rear of 79-117 Vale View Nuneaton	Barpool	14	14	14	14	14	0	14	Complete
1590	37329	1 Lime Grove, Nuneaton	Camp Hill	1	1	1	0	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1598	38031	33 Lime Grove Nuneaton CV10 9BG	Camp Hill	1	1	1	1	0	0	0	Complete
1602	36877	Site 103B009 - Land off, Astley Lane, Bedworth, (adj The Heath)	Slough	169	124	39	39	5	3	8	Under construction
1607	37666	The Bull, Bull Street Nuneaton CV11 4JX	Attleborough	5	0	0	0	0	0	0	Under construction
1608	36806	The Carousel Dark Lane, Bedworth CV12 0JH	Heath	17	0	0	0	0	0	0	Under construction
1611	37904	Loads of Tread 86 Orchard Street Bedworth CV12 8BN	Bede	2	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1619	36870	Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry	Poplar	204	174	78	78	38	0	38	Under construction
1621	36687	99 Woodlands Road Bedworth CV12 0AD	Slough	9	5	3	3	0	0	0	Under construction
1622	037631 33926	Site 52D067 - Land off (Land adj Crematorium), Eastboro Way, Nuneaton	Whitestone	360	97	24	24	7	0	7	Under construction
1626	37381	2 High Street Nuneaton	Abbey	2	0	0	0	0	0	0	Under construction
1627	37112	Site 64c001 land Off Golf Drive Nuneaton	Whitestone	621	21	21	21	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1631	37971	14 -16 Bull Street Nuneaton CV11 4JX	Attleborough	2	0	0	0	0	0	0	Under Construction
1634	38303	S CT Electrics 75-91 Heath End Road Nuneaton CV10 7JG	Arbury	7	7	7	7	0	0	0	Complete
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	Abbey	2	0	0	0	0	0	0	Under construction
1638	38257	Byford Court Site 49B005 - Byford Street Nuneaton	Barpool	12	12	12	12	12	0	12	Complete
1648	36510	Cricketers Arms, 60 Nuneaton Road, Bedworth	Slough	9	9	9	9	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1650	37597	187 Heath End Road Nuneaton	Arbury	10	0	0	0	0	0	0	Under construction
1652	38515	Rosewood Mile Tree Lane Coventry Cv2 1NT	Bulkington	3	0	0	0	0	0	0	Not Started
1653	38772	28c Heath Road, Bedworth, Warwickshire	Slough	1	0	0	0	0	0	0	Not Started
1659	39139	20 Tomkinson Road, Nuneaton, Warwickshire	Arbury	3	3	3	0	0	0	0	Complete
1660	38174	Site 31b001 - Watling Street Watling Street Nuneaton (Vistry Group Developer)	Weddington	201	168	5	5	2	0	2	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1661	38387	Remainder of Site Callendar Farm Site 31b001 - Watling Street Nuneaton (David Wilson Homes)	Weddington	123	116	53	53	0	7	7	Under construction
1662	38905	20 Windmill Road Exhall Coventry CV7 9GQ	Exhall	1	0	0	0	0	0	0	Not Started
1663	38916	5 Portia Close, Nuneaton, Warwickshire	Whitestone	1	1	1	1	0	0	0	Complete
1665	39251	Inglewood Smorrall Lane Bedworth CV7 8AT	Heath	1	0	0	0	0	0	0	Not started
1666	39062	Lamb & Flag Inn Church Road Nuneaton CV10 8LJ	Kingswood	4	4	4	4	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1667	38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	Camphill	6	0	0	0	0	0	0	Under construction
1668	38837	Park Farm Plough Hill Road Nuneaton Cv10 9NY	Galley Common	1	0	0	0	0	0	0	Under construction
1669	39308	Site 32c001 - Adjacent 233 The Long Shoot Nuneaton	St Nicolas	1	0	0	0	0	0	0	Not Started
1671	38503	Queens Road Books 127 Queens Road, Nuneaton, CV11 5LD	Abbey	1	0	0	0	0	0	0	Not Started
1672	38896	Land adj 9 "Site 61A003", Hare and Hounds Lane,	Arbury	4	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1674	38448	Land Adjacent to 126 Bedworth Road Site 108A004 Bedworth Road Bulkington	Bulkington	3	0	0	0	0	0	0	Under construction
1675	38625	Units Site 50D006 Marlborough Road Nuneaton	Abbey	4	4	4	4	0	0	0	Complete
1676	39392	Susan Peters 5A Harefield Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not Started
1679	39317	Town Talk 11 Abbey Green Nuneaton CV11 5DR	Abbey	3	0	0	0	0	0	0	Under construction
1680	38341	Land north of Gipsy Lane Site 74C004- West of Maple Park, land	Attleborough	575	99	95	95	9	15	24	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
		north of Gipsy Lane Nuneaton Bellway Homes									
1681	38375	Land opp 152 Site 108A002 Bedworth Road Bulkington (Redrow Homes)	Bulkington	89	16	16	16	2	0	2	Under construction
1682	39033	Mayway Construction Ltd 2 Burbages Lane Longford Coventry CV6 6AY	Exhall	8	8	8	7	0	0	0	Complete
1683	39114	Site 114A006 Goodyers End Lane (No 347) & 2 Royal Oak Lane Exhall	Exhall	8	8	8	8	0	0	0	Complete
1684	39177	Site 94A004 land between 4-14 Cheveral Road, Bedworth	Slough	8	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1685	39261	221 Lutterworth Road Nuneaton Cv11 6PX	Whitestone	1	0	0	0	0	0	0	Under construction
1687	39502	14 Bull Street Nuneaton CV11 4JX	Attleborough	3	0	0	0	0	0	0	Under construction
1688	33601	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	Galley common	14	0	0	0	0	0	0	Not started
1690	38716	Site 104D002 - Former Bedworth Bowling Club Smarts Road Bedworth	Heath	122	104	104	104	48	56	104	Under construction
1691	39136	Site 127A001 Wilsons Lane Exhall	Exhall	95	59	59	59	19	0	19	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1693	39092	The Lodge School Walk Nuneaton CV11 4PJ	Attleborough	9	9	9	8	0	0	0	Complete
1695	39045	The Crown 10 Bond Street Nuneaton	Abbey	10	0	0	0	0	0	0	Under construction
1696	39702	12 Oaston Road, Nuneaton,	St Nicolas	1	1	1	1	1	0	0	Complete
1697	39875	416 Nuneaton Road Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started
1698	39884	205 Greenmore Road Nuneaton Cv10 7el	Barpool	1	1	1	1	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1699	39696	25 Cheverel Place, Nuneaton	Wembrook	2	2	2	2	0	0	0	Complete
1701	39772	33 Stewart Street, Nuneaton,	Wembrook	2	0	0	0	0	0	0	Not started
1702	35279	Top Farm Higham Lane Nuneaton CV11 6BD	Weddington	51	0	0	0	0	0	0	Not started
1703	39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	Attleborough	5	0	0	0	0	0	0	Not started
1704	39446	Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry (Tilia Homes Ltd)	Poplar	110	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1705	38856	Site 108D008 - Land rear of 46-80 Coventry Road Bulkington (Elford Homes)	Bulkington	149	0	0	0	0	0	0	Not started
1706	39256	Debenhams Retail plc 5 Bridge Street Nuneaton CV11 4DY	Abbey	63	0	0	0	0	0	0	Not started
1707	39866	Former Wheatsheaf Site 39d002 - Upper Abbey Street Nuneaton	Abbey	1	0	0	0	0	0	0	Not started
1708	40053	100 Goodyers End Lane Bedworth	Heath	1	1	1	1	0	0	0	Complete
1709	40079	Land Adj 180 Marston Lane Bedworth CV12 9AD	Bede	2	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1710	39618	Land north of 116-120 Abbey Street Site 51a036 - Burgage Walk Nuneaton	Abbey	14	0	0	0	0	0	0	Under construction
1711	40145	The Crown 10 Bond Street, Nuneaton	Abbey	8	0	0	0	0	0	0	Under construction
1712	40019	Tiny Town 126 Abbey Street, Nuneaton, Warwickshire	Abbey	9	0	0	0	0	0	0	Not started
1713	40333	58 Camp Hill Road Nuneaton	Camphill	3	0	0	0	0	0	0	Not Started
1714	40410	40 Henry Street Nuneaton	Wembrook	1	1	1	1	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1715	40418	50 Wootton Street, Bedworth	Poplar	1	1	1	1	0	0	0	Complete
1716	40429	58 Grove Road, Nuneaton	Kingswood	1	0	0	0	0	0	0	Under construction
1717	40478	138 College Street Nuneaton	Wem brook	2	2	2	0	0	0	0	Complete
1718	39913	Land Adj 6 Topps Heath Bedworth CV12 0DF	Heath	1	0	0	0	0	0	0	Not Started
1719	40480	296 Queens Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1720	39049	Phase 1 Land at Moat Farm "Site 114A007", Hospital Lane, Bedworth	Heath	455	0	0	0	0	0	0	Not Started
1721	39980	Johnson Jewellers 51A Queens Road Nuneaton	Abbey	-1	0	0	0	0	0	0	Under construction
1722	39435	164 The Long Shoot Nuneaton	St Nicolas	1	0	0	0	0	0	0	Not started
1723	40304	217 Edward Street Nuneaton	Wem brook	2	2	2	2	0	0	0	Complete
1724	40602	Land at No 41 "Site 110A010", Wolvey Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1725	40264	Cheeky Monkeys Day Nursery 98 Plough Hill Road, Nuneaton	Galley Common	-1	-1	-1	-1	0	0	0	Complete
1726	39949	224 The Long Shoot, Nuneaton, Warwickshire	St Nicolas	2	0	0	0	0	0	0	Not started
1727	39711	Albion Buildings site 51D014 102-122 Attleborough Road Nuneaton	Attleborough	29	0	0	0	0	0	0	Not started
1728	34615	Site Calendar Farm Site 31b001 - Watling Street Nuneaton Jelsons	Weddington	191	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1729	39464	Site 105C007 - former garage site Rear of 23-43 Armon Road Exhall	Exhall	15	0	0	0	0	0	0	Started

Appendix 7: Commercial Floor Space Tables – Retail and Leisure

Appendix 7 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2025 (Applications are still referring to previous use classifications for clarity)

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	Unit B, Tenlons Road Industrial Estate, Nuneaton CV10 7HR	Change of use of one unit (Unit B) from B1 to D2 Leisure	D2	035996	No				262	
B	Unit 1a, Eastborough Court, Alliance Close	Change of use from B2 General Industrial to D2 Leisure	D2	036278	No				175	
B	193 Queens Road, Nuneaton CV11 5NB	Retention of a change of use from A1 (retail) to A3 (restaurants and cafe)	A3	036406	No			50		
B	Lamb and Flag, Church Road, Nuneaton CV10 8LJ	Change of use of ancillary coachhouse building from A4 to A1 (beauty)	A1	036399	No	58				
B	Former RBS building, 11-17 Queens Road, Nuneaton CV11 5JL	Change of use of ground floor from A2 to A3, A4 and A5	A3, A4 and A5	036436	Yes			193		
B	Former Maplins, 24 Market Place, Nuneaton CV11 4EG	Change of use from A1 Retail to A3 Cafe/Restaurant	A3	036500	Yes			2915		
B	Former Co-op, 22 Abbey Street, Nuneaton CV11 5BU	Change of use from B1 offices to corporate team building and escape room (sui generis)	Sui Generis	036583	Yes				630	

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	16 High Street, Bedworth CV12 8NF	Subdivision of existing A1 retail premises to create separate D2 gymnasium use	D2	036695	Yes				400	
B	Unit 14, Liberty Way	Change of use from D2 (gym) to mixed use D2 (soft play), D1 (nursery) and A3	D2	035963	No			39	721	
B	R S M Industries Ltd, School Lane, Coventry	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	D2	036276	No				Net 984. (- 5261+ 6245)	
B	Abbey National Plc, 25 Market Place, Nuneaton	Change of use of first second and third floors to 2 No. 1 bed apartments and 4 No. studio apartments	Loss of financial	036299	Yes		-142			
B	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton	Certificate of Lawful Development for the proposed change of use of the first floor from ancillary storage to flat (Use Class C3)	Loss of financial	036430	No		Loss of A2, quantity unknown			
B	Co-Operative Retail Services, Abbey Street, Nuneaton CV11 5BT	Partial demolition of some of the Co-Op building, including some frontages on Queens Road and Abbey Street	Loss of retail	036230	Yes	-6062				
B	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Loss of office	036194	Yes		-1572			

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	14, 15 and 16 The Square, Nuneaton	Erection of 14 assisted living apartments (including demolition of existing buildings)	Loss of retail	035370	No	-150				
B	21 Devon Close	Prior notification for the change of use of first floor mixed-use shop (Use Class A1/E) to two self-contained flats (Use Class C3)	Loss of retail	038169	No	-1000				
B	25 Market Place	Change of use of ground floor and first floors to 3 No. one bedroom apartments.	Loss of retail	038114	Yes	-107				
B	7 Market Place	Change of use at the first floor from a bank to three residential.	Loss of formally A2.	038111	Yes		-382			
B	Kingsway House, King Street	Prior approval for the change of use from Use Class E to Use Class C3 under Class MA	Loss of retail	038321	Yes	-158.5				
B	Crystal Palace, Nuneaton	Change of use from former Public House (A4) to HMO (C4) and single unit (C3). (Allowed at Appeal)		037377	No	-550				
B	Pharmacy Republic, "Marath House", 104 Edward Street,	Single storey side extension to pharmacy (for sole use relating to the pharmacy)	Retail	035447	N	16.9				
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	036980	No	30				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
G	North of Bermuda Village Nuneaton	A1 part of Mixed development Deeley/Taylor Wimpey Plg Perm 31653 varies from 3 to 1 retail unit	Retail	031064	No	457 complete				
B	Cross Keys Inn, Goodyers End Lane, Bedworth,	Demolition of public house and erection of one retail unit (Use Class A1 eg shop)	Retail	034430	No	371 Complete				
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	036980	No	30				
B	Exclusive Beds, Corporation Street, Nuneaton	Demolition of existing building and erection of 3 storey building, retail (A1) use on ground floor, residential (C3) use on first and second floor	Loss of retail	037199	Yes	-20				
B	Nicholas Chamberlaine Comprehensive School, Bulkington Road, Bedworth	Change of use from Sixth Form Facility to Rugby Club Clubhouse	D2	037409	No					209
B	20 Shakespeare Drive, Nuneaton	Conversion of residential garage to dog grooming studio	A1	037518	No	11				

Appendix 7 (Table 2): Losses and gains of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2025f.
Notwithstanding the Use

Class changes in this monitoring year (for clarity the original Use Classes have been maintained in the monitoring columns.)

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	2A Henry Street Nuneaton	Change of use from offices (Use Class E) to new Community Centre and learning and non-residential institution (Use Class F2) together ancillary place of worship (Mosque)(Use Class F1), single storey extension to rear, together with associated internal and external works	Class E1	39345	No	-510					
B	35 Queens Road	Change of use from a hairdresser (A1/E) to a hot food takeaway (A5/ Sui Generis) with a new shop frontage, roller shutters and an extraction system (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037714	Yes	-122					

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	143 Queens Road	Change of use from retail (A1/E) to a dog grooming salon (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037767	No	-73.5					
B	Site 50a017 - Merevale Avenue, Nuneaton	Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling	Loss of retail	035927 and 036761	No	-84					
B	Heart of England Co-op Society 10 High Street, Bedworth, Warwickshire	Change of use to first floor to create two flats, with external staircase and sitting area	Loss of retail	036375		-819.5					
B	13 Bull Street Attleborough Nuneaton	Change the use to A5 Hot Food Takeaway, installation of a 200 mm flue and fan for a gas oven venting onto a flat roof, new shop front and proposed cladding to building frontage (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	038098	No					-72	

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Beautiful Bathrooms, Corporation Street.	Change of use from a kitchen and bathroom showroom (Class E Use) to a beauty and tanning salon (Sui Generis Use). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037844	Yes	-309					
B	75-91 Heath End Road Nuneaton	Proposed conversion of existing building from general storage (Class B8), community facility (Class F2) and office & store (Class E) to 16 HMO units including first floor side extension and side dormer		038303	No	-800					
B	2 All Saints Square Bedworth.	Prior Notification for the change of use of part of the ground floor from financial use (A2) to residential (C3). Allowed at Appeal.	Loss of A2	036860	Yes	-150					
B	Site 83B010 - Land off, St David's Way, Nuneaton,	Change of use of units 1 and 2 from retail Class A1 to a surgical and diagnostic treatment centre Class D1	Loss of Retail	036008	No	-440					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Arden Wines, 44 Arden Road, Bulkington	Ground floor extension to side of retail unit for purposes of retail storage	Retail	035697	N	26					
B	Ram Wines & Spirits, 29 Shanklin Drive	Prior Approval for conversion of all of the premises into a single dwelling (Class C3)	Loss of Retail	035150	N	-55					
B	Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton	Change of use from B2 General Industrial to D2 Leisure	D2	035980	N	317					
B	A R Cartwright Ltd, Vicarage Street, Nuneaton	Erection of three storey office building (Outline with Appearance and Landscaping reserved, and matters of Access, Layout and Scale to be considered)	B1a	035027	Yes			2619			
B	68 Cheverel Street, Nuneaton	Retention of building for use as a beauty salon (A1 shops)	A1	036210	No	Gain unknown – need planning application					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
						tion form					
B	2 Riverside, Bond Street, Nuneaton	Change of use of first floor rear consulting rooms and offices to 1no. residential flat	Loss of offices	036303	Yes			-354			
B	Ritz Bingo, Abbey Street, Nuneaton	Change of use to a mixed use to include a community facility with restaurant and residential apartment. To include works and renovation to a Listed Building	Loss of leisure	036709	Yes	-395.5					
B	H Johnson and Son Ltd, 50 Queens Road, Nuneaton	First floor workshop extension	A1	036951	Yes	32					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Unit 28a - 28b, Whitacre Road, Nuneaton	Change of Use from Industrial unit to Boxing Club at Units 28A and 28B Whitacre Road.	D2	037164	No	476.6					
B	Site 128D006, Parrots Grove, Coventry	Conversion and extension of building to create single dwelling house along with external works and change of use of land to garden and parking area. (Amended proposal to that approved under ref 036679) Amended plans include a new layout slightly larger than approved, porch extension to rear and hipped roof and vehicular access gates being moved	Loss of retail	037168	No	-89					
B	Former Co-op buildings and car park	Hybrid planning application for: (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the	C1 full consent	037658	Yes	5245					

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
		rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping									
B	37 Upton Drive	Change of use from residential garage (C3) to a dog groomers (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037866	No					1250	
B	Four Acres Bulkington	Change of use of part of site to dog boarding kennels and associated exercise area. To make use of existing buildings but adding drainage, flooring, heating, ventilation wall coverings and galvanised steel kennels. Considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037955	No						

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	The Bull, Bull Street, Attleborough	Proposed two storey side extension to create additional commercial floorspace forming a shop and a kitchen, including retention of existing unit and 5 new apartments with parking and access.	A1	037666	No	23					
G	Burbages Lane, Longford	Change of use from vacant land to sports training pitch (D2/F2) with the erection of associated access steps	D2/F2	037857	No						357 1
B	Cross Keys Inn Bedworth	Demolition of the existing public house and buildings and erection of one retail unit (Class Use E retail use). (Amended scheme to previous approval reference 034430).	A1/E	037552	No	356					
B	The Boat Inn, Blackhorse Road Longford.	Change of use from shed to kitchen with extraction units within pub garden (erection of shed approved under previous application ref 037238). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037726	No						
B	The Arches, Coventry Road Nuneaton	Single storey side extension to form kitchen and preparation area. considered to be commercial but not	Sui Generis	038555	No						

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
		Class Uses identified as Retail, Hotel, Leisure and Office)									
B	16 Bull Street Nuneaton	Creation of two new flats to the first floor with associated two storey rear extension and external staircase. Extensions to ground floor retail units and a change of use of 16 Bull Street from (A1/E) to Hot Food Take Away (A5/Sui Generis). considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037971	No	8					
B	20 Newdegate Street Nuneaton	Glass balustrade to first floor for the creation of a terrace, conversion from window to door at the first floor and various internal alterations associated with the change of use from bank to restaurant. 366 sqm of Sui Generis.	Sui Generis	038198	Yes	366					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Bond House, Newdegate Street Nuneaton	Change of use from office to late night bar	Loss of office	038616	Yes			-	332.4		
B	130 Abbey Street, Nuneaton,	Part change of use from Use Class E to a betting shop, Sui Generis Use	Loss of retail	039097	Yes	-200				210	
B	Bedworth Leisure Centre & Land at Miners Welfare Park	Erection of a new physical activity hub consisting of a 25m 8 lane main pool, learner pool, 4no. court sports hall, fitness suite and associated changing and supporting spaces and car park and landscaping scheme to surrounding park with terrace, seating areas, paths, and activity spaces (existing leisure centre to be demolished)	D2	038702	No						686 00

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Debenhams Retail plc 5 Bridge Street, Nuneaton	Refurbishment and part change of use Class E to Class C3 of existing (Debenhams) building, with part demolition to create internal courtyard, part rooftop extension and erection of 3 storey associated building on adjacent loading area, with commercial retail Class E at ground floor and 63 No apartments, open space amenity landscaping	(Class E so could be any of the uses described in columns)	039256	Yes	693					
B	17-23 Abbey Street Nuneaton	Partial demolition and refurbishment of existing buildings and the erection of a digital skills and innovation centre to include further education college and ancillary uses (Class F1) and a public restaurant (Class E)	A3	038706	Yes		265				
B	land adj Sainsburys, Coventry Road, Exhall	Partial demolition and refurbishment of existing buildings and the erection of a digital skills and innovation centre to include further education college and ancillary uses (Class F1) and a public restaurant (Class E)	A3	036874	No		52				

Appendix 7 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2025
 Shaded Grey represents sites permitted 2024/25

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	30 Old Hinckley Road, Nuneaton	Change of use to 9-bedroom HMO (Sui Generis)	Sui generis	39524	No					300	
B	12 Oaston Road Nuneaton	Change of use from Ground Floor Hairdressers (Use Class E) to a one bedroom Flat (Use Class C3)	Loss of retail	39702	No	-132					
B	47 upper Abbey Street Nuneaton	Change of use from hairdressers to larger HMO comprised of 17 No. single person units plus erection of second floor	Loss of retail	39955	Yes	-175					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	10 Abbey Street Nuneaton	Change of use from betting shop (Sui Generis use) to restaurant (Use Class E)	Class E	39987	Yes				68		
B	Heron House Newdigate Street Nuneaton	Prior notification for the change of use of the second floor and third floor from use Class E to 32no. apartments (use Class C3)	Class E1	39376	Yes	-32					
B	Bishop Simmons, Mitre House School Road Bulkington CV12 9JB	Application for prior approval under Schedule 2, Part 3, Class MA for a change of use from offices (Use Class E) to 3 dwellings (Use Class C3)	Loss of retail	40007	No		-505				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	44 White Lion Chambers High Street Bedworth	Prior notification for the change of use of the ground floor and first floor from use Class E to 17no. apartments (use Class C3)	Loss of office	40065	Yes	-	1500				
B	British Rail Goods Yard Site 39b006 - Midland Road Nuneaton	Erection of a food store, a six-pump petrol filling station with kiosk, external garden centre, substation and ATM pod and ancillary landscaping, customer parking and all other associated works	Class E	38512	No	32400					
B	The Crow's Nest Crownhill Road Nuneaton	Erection of a single storey shop (E use class) with ATM, reconfigured car parking, cycle stands and revised access arrangements	Class E gain retail	38984	No	2233					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Tiny Town 126 Abbey Street Nuneaton	Conversion of existing unit to create 1no. retail unit (use class E) on the ground floor and 2no. 1-bedroom flats on the first floor and 2no. 1-bedroom flats on the second floor and erection of 3-storey building to rear to include 4no. 2-bed flats and 1no. 1-bedroom flat with associated parking facilities and amenity space	Loss of retail	40019	Yes	-630					
B	The Crown 10 Bond Street, Nuneaton	Proposed conversion of existing Public House into a larger HMO unit (Sui Generis use) to create 18 bedrooms for 25 people plus first and second floor extensions to rear, associated external elevational alterations, car parking, outdoor amenity space and bin store	Loss of sui Generis	40145	Yes					-978	

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	2 Bottrill Street, Nuneaton, Warwickshire	Prior approval for change of use from Class E (office) to C3 (dwellinghouse) to create 1 no one- bedroom dwelling to ground floor	Loss of office	40182	No	- 2732 00					
B	Simply Beauty 3 Abbey Street Nuneaton	Prior notification for a change of use from Use Class E to a mixed use to include 1no. retail unit on the ground and 1no. class C3 dwelling on the upper floors	Loss of retail	40504	Yes	- 238600					
Total in the pipeline (where known).						-513408					

GLOSSARY**Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Authority Monitoring Report

A report published annually to assess the progress of the Borough Plan.

Brownfield Land

Also referred to as previously developed land, is land that is or was occupied by a permanent (non-agricultural) structure and associated fixed surface infrastructure, including the curtilage of the development, in urban and rural areas. It excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas, which has not been developed previously (known as Greenfield land).

Change of Use

Planning permission is not needed when the existing and the proposed uses fall within the same “use class”, or if the Town and Country Planning (Use Classes) Order 1987 (as amended) says that a change of class is permitted to another specified class.

Community Infrastructure Levy

A duty allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area

An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

Derelict Land

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment can include demolition, clearing of fixed structures or foundations and levelling. The definition also includes abandoned and unoccupied buildings in an advanced state of disrepair i.e., with unsound roof(s).

Development Plan Document

A statutory component part of the local development framework and include the Borough Plan, area action plans and site-specific allocations.

Economic Development Strategy

A document stating the Council's vision, objectives and priorities for the Borough's economy.

Five Year Housing Supply

A supply of housing sites that can be delivered to within five years. To be 'deliverable', sites should be available now, offer a suitable location now, and be achievable on the site within 5 years.

Green Belt

A designation which aims to keep land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas.
- prevent neighbouring towns from merging.
- safeguard the countryside from encroachment.
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield

Land where no development has previously taken place such as agricultural or forestry land.

Hectare

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

Infrastructure

Basic services required for development to take place, for example, roads, electricity, sewerage, water, open space, education, health facilities and other community facilities.

Intermediate Housing

Homes for sale and rent provided at a cost above social, but below market levels. These include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent, but not affordable rented housing.

Local Nature Reserve

Statutory designation for areas of importance for wildlife, geology, education or public enjoyment. Nuneaton and Bedworth has three LNRs at Bedworth Sloughs, Ensor's Pool and Galley Common.

Local Wildlife Site

Area of land with substantive wildlife value. Nuneaton and Bedworth have approximately 30 LWSs and these are likely to increase as potential LWSs are identified and assessed.

National Planning Policy Framework

Government policy on planning matters and seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared.

Social Rented Housing

Housing that is let at below market rents and on a secure basis to people in housing need, usually by local authorities or registered social landlord.

Supplementary Planning Document

Provide further detail on policies and proposals contained within a Development Plan Document and are a material consideration when determining planning applications.

Comparison Shopping

Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, furniture, jewellery, electrical and household goods, toys, and recreational goods.

Convenience Shopping

Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines, and confectionery such as butchers, bakers, supermarkets. As defined in the glossary at Strategic Perspectives (2014). NBBC: Retail & Leisure Study Update 2013 and as updated in Cushman & Wakefield (June 2022) NBBC: Retail, Leisure, and Office Study.

ACRONYMS

AAP	Area Action plan
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
ELMOU	Employment Land Memorandum of Understanding
FYLS	Five Year Land Supply
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LWS	Local Wildlife Site
LGS	Local Geological Site
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document