

Five-Year Housing Land Supply Calculation – 1st April 2026

1. Introduction

- 1.1 This paper sets out Nuneaton and Bedworth Borough Council's assessment of its housing land supply from 1st April 2026 to 31st March 2031. It provides the Five-Year Housing Land Supply (5YHLS) calculation, for the Borough, and accords with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).
- 1.2 The calculation is based on the housing requirement of 9,810 dwellings, equating to 545 dwellings per annum, set out in the [Nuneaton and Bedworth Borough Plan Review](#) which was adopted on 10 December 2025.
- 1.3 Paragraph 78(c) of the NPPF (December 2024) requires authorities, such as Nuneaton and Bedworth Borough Council to apply a 20% buffer to its housing land supply calculation from 1 July 2026.

2. Five Year Housing Land Supply Position

- 2.1 The calculation is set out in Figure 1 below, using the Borough Plan Review housing requirement of 545 dwellings; supply figures in the housing trajectory; a 20% buffer; and the 'reverse Liverpool method'. It demonstrates that the authority can demonstrate a supply position of **10.2 years** as at 1st April 2026.

Step	Description	Number	Notes
A	5 x annual housing requirement (545 dpa)	2725	
B	Adjustment for over-supply since the plan's base date: (- 1,766 dwellings, spread over the remaining 13 years of the plan period. The required over-supply adjustment is therefore $-1,766 / 13 = 135$ dwellings fewer dpa in each year of the remaining plan period.	-135	Reverse Liverpool Method applied to account for over supply. $21/22 = 809$, $22/23 = 955$, $23/24 = 1009$, $24/25 = 841$, $25/26 = 877$ dwellings. Total 4,491 against a requirement of 2,725 = 1,766 dwelling over-supply.
C	Over- supply adjustment within the 5YHLS period: 5×-135	-675	
D	$2,725$ (result of step A) -675 (results of step C) = $2,050$ dwellings. This is the plan requirement for the 5YHLS period, including the over-supply adjustment.	2050	

E	Required buffer of 20% (D x 0.2)	410	
F	Total 5YHLS requirement (D + E)	2460	
G	Annual 5YHLS requirement (F / 5)	492	
H	Deliverable supply over next 5 years at 1/4/2025	5036	
I	Total years supply over next 5 years at 1/4/2026 (H / G) including 20% buffer	10.2	
J	Surplus (H-F)	2576	

3. Conclusion

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

- The housing requirement of 9,810 dwellings can be met in full over the plan period.
- A 5YHLS can be demonstrated as at 1st April 2026.

Appendix 1 – Housing Trajectory 2025/26

Sites with Full Planning Permission

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Sites with Outline Planning Permission

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1755	40908	21 George Eliot Street, Nuneaton	N/S	Wembrook	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1757	40783	Land adj 107 Blackhorse Road, Longford, Coventry, CV6 6DP	N/S	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1762	41244	Padda Newsagents and Off Licence 74 Church Road Nuneaton	U/C	Kingswood	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1763	41310	Boots UK Ltd 11-15 All Saints Square Bedworth	U/C	Bede	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1768	40910	48 The Raywoods, Nuneaton	N/S	Arbury	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1769	39092	The Lodge, School Walk, Nuneaton	N/S	Attleborough	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1771	40985	Site 83d012 - Orchard Street Bedworth Land between 74 and 82 Orchard Street	U/C	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1773	41015	Anker Street, Nuneaton, Warwickshire	N/S	Abbey	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	0
1777	40782	Land between 17 and 18 The Larches Exhall Coventry	N/S	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1778	41018	86 Bulkington Lane, Nuneaton	U/C	Whitestone	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1779	41173	Land off Site 97d006 - Weston Lane Weston Lane Bulkington Bedworth	N/S	Bulkington	30	0	25	5	0	0	0	0	0	0	0	0	0	0	0	30	0
1680	39357	Site 74C004 - West of Maple Park, Land north of Gipsy Lane Nuneaton (HSG3)	U/C	Abbey and Wem Brook	575	212	60	60	60	60	60	60	3	0	0	0	0	0	0	300	63
1627	37112	Site 64c001, Land Off Golf Drive, Nuneaton (Taylor Wimpey - HSG9)	U/C	Whitestone and Bulkington	621	68	88	95	95	95	95	85	0	0	0	0	0	0	0	468	85
1622	38497	"Site 52D067 - Land off" (Land adj Crematorium), Eastboro Way, Nuneaton (HSG10)	U/C	Whitestone and Bulkington	360	127	50	50	50	50	33	0	0	0	0	0	0	0	0	233	0
40/OL/1660	38174	Callendar Farm (Vistry Homes)	U/C	Weddington and St Nicolas	201	195	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0
40/OL/1584	36921	Callendar Farm (Taylor Wimpey)	U/C	Weddington and St Nicolas	425	270	55	50	50	0	0	0	0	0	0	0	0	0	0	155	0
40/OL/1728	34615 RM 40231	Callendar Farm (Jelson)	U/C	Weddington	191	0	43	44	42	36	26	0	0	0	0	0	0	0	0	191	0
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Persimmon Homes EATON PLACE)	U/C	Weddington and St Nicolas	453	366	70	17	0	0	0	0	0	0	0	0	0	0	0	87	0
25C2	40288	Arbury Citroen Weddington Road Nuneaton CV10 0AH	U/C	Weddington	38	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	0
1727 - No permission	41374	Albion Buildings 104-110 Attleborough Road, Nuneaton	Full application pending	Attleborough	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	0
No permission	39512	Nuneaton Fields Farm	Full application pending	Weddington and St Nicolas	32	0	0	9	23	0	0	0	0	0	0	0	0	0	0	32	0
		Full Planning Permission Totals			3423	1443	595	378	386	241	214	146	3	0	0	0	0	0	0	1814	149

Prior Notification

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Non- strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
NSRA2	35587/RM 40675	Former Manor Park Community School, Nuneaton	Abbey	54	0	0	40	14	0	0	0	0	0	0	0	0	0	0	0	54	0
NSRA4	39175	Vicarage St Development Site, Nuneaton	Abbey	65	0	0	0	20	30	15	0	0	0	0	0	0	0	0	0	65	0
NSRA5		Land Rear of Burbage Lane	Exhall	47	0	0	0	0	0	0	12	35	0	0	0	0	0	0	0	0	47
NSRA6		Land at Bucks Hill, Nuneaton	Galley common	40	0	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	40
NSRA8	38144	Land Rear of Lilleburne Drive and Willow Close, Nuneaton	Galley common	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	29	0
NSRA9	39896	Former New Inn Public House, Bulkington	Bulkington	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0
NSRA10	41361	Land at Bermuda Road, Nuneaton	Arbury	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0
NSRA13	39464	Armson Road, Exhall	Exhall	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
NSRA14	38762	Mill Street/Bridge Street,Nuneaton	Abbey	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	0
NSRA15		Bennetts Road, Kerseley	Exhall	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
		Non-Strategic Allocation Totals		359	0	15	124	63	30	30	47	50	0	0	0	0	0	0	0	262	97

Strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40
SHA1	35279 39779	Land at Top Farm, North of Nuneaton	Weddington and St Nicolas	1700	56	166	340	179	118	181	150	150	150	150	60	0	0	0	0	984	660	0
SHA2	40707	Arbury	Arbury and Stockingford	1525	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	150	900	475
SHA3	40102	Land at Tuttle Hill (Judkins Quarry)	Camphill and Galley Common	400	0	0	0	25	50	50	50	50	50	50	50	25	0	0	0	125	275	0
SHA4	39049	Hospital Lane	Bedworth North and	455	37	179	100	100	29	0	0	0	0	0	0	0	0	0	0	408	0	0
SHA5	38375	West of Bulkington (Redrow)	Whitestone and Bulkington	89	57	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0
SHA5	38856	West of Bulkington (Vistry Homes)	Whitestone and Bulkington	149	38	88	23	0	0	0	0	0	0	0	0	0	0	0	0	111	0	
SHA5	37425 RM 41455	West of Bulkington (Stonebond)	Whitestone and Bulkington	42	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	42	0	0
SHA5 (1758)	39111 RM 40643	West of Bulkington (Rosconn)	Whitestone and Bulkington	95	0	49	46	0	0	0	0	0	0	0	0	0	0	0	0	95	0	0
SHA6	37807 RM	Land at former Hawkesbury Golf Course	Bede and Poplar	176	0	25	50	35	25	41	0	0	0	0	0	0	0	0	0	176	0	0
SHA7	39005/RM 40625 (No decision)	East of Bulkington	Whitestone and Bulkington	230	0	23	58	58	58	33	0	0	0	0	0	0	0	0	0	230	0	0
SEA2	37237/RM 40583 (No decision)	Wilsons Lane	Bede and Poplar	73	0	19	54	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0
SEA6	39592	Bowling Green Lane	Bede and Poplar	156	0	0	43	43	35	35	0	0	0	0	0	0	0	0	0	156	0	0
Strategic Allocation Totals				5090	188	581	714	440	365	482	300	300	300	300	210	125	100	100	100	2582	1835	475

Summary

						Remaining Capacity Available Beyond 5 Years													
															REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40	TOTAL CAPACITY FOR REST OF PLAN PERIOD	
Status	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40					
Full Planning Permission	595	378	386	241	214	146	3	0	0	0	0	0	0	0	1814	149	0	1963	
Outline Planning Permission	7	25	41	65	90	68	25	0	0	0	0	0	0	0	228	93	0	321	
Prior Notification	24	7	2	0	3	0	0	0	0	0	0	0	0	0	36	0	0	36	
Non-Strategic Allocations	15	124	63	30	30	47	50	0	0	0	0	0	0	0	262	97	0	359	
Strategic Allocations	581	714	440	365	482	300	300	300	300	210	125	100	100	100	2582	1835	475	4417	
Windfalls and Prior Approvals	0	0	42	42	42	42	42	42	42	42	42	42	42	42	126	378		504	
10% Non-delivery on small sites	-6	-6	0	0	0	0	0	0	0	0	0	0	0	0	-12	0		-12	Total completions 21/22 - 25/26
																			Projected cumulative housing supply for plan period
																			Projected cumulative housing supply including post 39/40 supply
TOTALS	1216	1242	974	743	861	603	420	342	342	252	167	142	142	142	5036	2552	475	7588	4,491
Housing requirement	545	545	545	545	545	545	545	545	545	545	545	545	545	545					9810