



# **Annual Monitoring Report**

**1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006**

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## **Executive Summary**

This is the second Annual Monitoring Report (AMR) of Nuneaton and Bedworth Borough Council, prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004. The findings of the report are summarised in table i and under the following sub-headings:

### ***Contextual Indicators***

- A range of Contextual Indicators on issues including population, housing, income, employment and deprivation have been provided to give a profile of the Borough today. The purpose of this is to provide baseline information against which changes in the social, economic and environmental makeup of the Borough can be measured over time.

### ***Local Development Scheme (LDS)***

- Following an examination of the Statement of Community Involvement the Council received a binding report from the Planning Inspectorate in August 2006. Subject to Cabinet and Full Council approval the document will be adopted in December 2006, as programmed in the LDS.
- All other documents identified in the adopted LDS will be subject to a review early in 2007.

### ***Employment Land***

- Within 2005/06 567sq metres of employment land was developed for a B2/B8 use. No employment land was lost to housing.
- Within the Borough there is currently a total of 124.83 hectares of employment land, most of which takes the form of B8 or a mix of B1, B2 and B8 uses. As of March 2006 development had been completed on 67.36 hectares, was under construction on 8.19 hectares and 49.25 hectares had planning permission or was allocated in the Local Plan.

### ***Housing Land***

- During 2005/06 there were 682 net residential completions within the Borough. All were located in the urban area and 83.4% were on Previously Developed Land (PDL). These figures illustrate that the Council continues to successfully direct development to sustainable locations.
- Most residential development (92%) was also built at a density of 30 dwellings per hectare or more, in line with Government guidance in PPG3 and policy H11 of the Local Plan.
- Only 70 affordable dwellings were completed in 2005/06 which at 10% of all completions and 12% of completions on eligible sites is significantly below the target of 25% outlined in policy H3 of the Local Plan. It is hoped that the development and publication of an Affordable Housing SPD will help to address this deficiency.
- It is anticipated that between 1996 and 2011 7421 dwellings will be delivered within the Borough. This is 1821 more dwellings than is identified by the 2004 Regional Spatial Strategy (RSS). Annual housing completions will continue to be monitored closely and the

current position will be reassessed in light of emerging revised housing requirements to be published in a review of the RSS.

### ***Transport***

- Of the non-residential completions within 2005/06 100% (all 4 sites) complied with the parking standards of the Local Plan.
- 99.4% of all new residential development was located within 30 minutes public transport travelling time of a range of services and facilities. This is a reflection of the Borough's compact nature and the fact that development is being focused within the Borough's urban area.

### ***Local Services***

- During 2005/06 there were no completions of A2 (offices), B1a (offices) or D2 (leisure development) within the Borough. There were 17600sq metres of retail and 1187sq metres of A1/ A3 retail completed during the year all of which was located in the town centres, supporting policy S1 of the Local Plan.
- Currently no green spaces in Nuneaton and Bedworth are managed to a Green Flag Award Standard. It is expected that this will be addressed through the development of a Green Space Strategy in 2007.

### ***Flood Protection and Water Quality***

- For 2005/06 there were no planning permissions granted by the Council that were contrary to advice of the Environment Agency.

### ***Indicators not Completed***

- For the monitoring year 2005/06 the Council has not been able to monitor Core Indicators 8 and 9 – Change in areas and populations of biodiversity importance and details of renewable energy capacity installed. It is hoped that this can be resolved in future AMRs. It is also hoped that the Council will be able to include more local indicators in future AMRs as a means of measuring the success of the implementation of policies in the Local Plan.

**Table i. Summary of Output Indicators For Monitoring Year 2005/2006**

Indicator		Local Plan Policy	Target	Output	Para. in Report			
1. Business Development	1a	-	No Target	Amount of Floorspace Developed for Employment Use by Type (sq m)	4.2			
				B1(a) Ancillary Offices		0		
				B1(b) Research & Development		0		
				B1(c) Light Industry		0		
				B2 General Industry		567		
	B8 Storage/ Warehousing							
	1b	-	No Target	567 (100%)	4.2			
	1c	EMP3	61%	100% ▲	Amount of Floorspace developed for Employment by Type, in Employment or Regeneration Areas (sq m)	4.2		
					B1 (a), (b), (c) B2, B8			
					Amount of Floorspace by Employment Type which is on Previously Developed Land (sq m)			
					B1(a) Ancillary Offices			
					B1(b) Research & Development			
	B1(c) Light Industry							
	B2 General Industry							
B8 Storage/ Warehousing								
1d	-	132 ha by 2011	▲	Employment Land Available by Type (Ha)	4.6			
				B1(a) Ancillary Offices		15.80		
				B1(b) Research & Development		0		
				B1(c) Light Industry		7.03		
				B2 General Industry		17.05		
				B8 Storage/ Warehousing		41.22		
Mix of B1, B2, B8 Use	41.46							
1e	EMP14	No Target		Losses of Employment Land in (i) Employment/ Regeneration Areas	4.3			
				(ii) Local Authority Area		0		
1f	H8			Amount of Employment Land Lost to Residential Development	4.3			
2. Housing	2a	-	5600 1996-2011 (max)	Housing Trajectory	5071	5.8-5.10		
	2b	H1, H7	55	Percentage of New & Converted Dwellings on Previously Developed Land	83.4% ▲	5.2		
	2c	H11	0%	100%	Percentage of New Dwellings Completed at:	●	5.3-5.4	
					(i) Less than 30 dph			8.2%
					(ii) Between 30 and 50 dph			40.8%
	(iii) Above 50 dph	51%						
2d	H3	2500 by 2011	70 (10%) ▼	Affordable Housing Completions	5.5			
Local	H3	256 (18%) ●	Affordable Housing in Pipeline	5.6				

Indicator		Local Plan Policy	Target	Output	Para. in Report	
3. Transport	3a	Amount of Completed Non-Residential Development within UCOs A, B & D Complying with Car Parking Standards set out in the LDF	T10	100%	6.1	
	3b	Amount of New Residential Development within 30 Minutes Public Transport Time of: A GP Surgery	-	No Target	99.4%	6.2
		A Hospital		100%		
		A Primary School		100%		
		A Secondary School		97.9%		
		Areas of Employment		100%		
		A Major Retail Centre(s)		99.2%		

4. Local Services	4a	Amount of Completed: Retail	-	No Target	18787	7.1
		Office			0	
		Leisure Development			0	
	4b	Amount Completed in Town Centres: Retail	S1	No Target	18787 (100%)	7.2
		Office			0	
		Leisure Development			0	
	4c	Amount of Eligible Open Spaces Managed to Green Flag Award Standard	-		0	7.3

**5. Minerals & 6. Waste Not Applicable**

7. Flood Protection & Water Quality	7	Number of Planning Permissions Granted Contrary to Advice of Environment Agency on Either Flood Defence Grounds or Water Quality	ENV4	No Target	0	9.1
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8. Biodiversity	8	Change in Areas and Populations of Biodiversity Importance, including (i) Change in priority habitats and species (by type); and (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local importance.	ENV17, ENV18	No Target	No Data Available	10.1
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9. Renewable Energy	9	Renewable Energy Capacity Installed by Type	ENV28	No Target	No Data Available	11.1
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## 1.0 Introduction

- 1.1 The following report is the second Annual Monitoring Report (AMR) produced by Nuneaton and Bedworth Borough Council under the requirements of section 35 of the Planning and Compulsory Purchase Act 2004. This AMR covers the period 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006 and as is required by the Act reviews the Council's progress in delivering the adopted Local Development Scheme (LDS) and provides an assessment of the extent to which policies in the adopted Local Plan (2006) are being achieved.
- 1.2 The report begins by outlining Contextual Indicators which measure changes in the social, economic and environmental setting of the Borough. Progress in the delivery of the Nuneaton and Bedworth LDS is then considered followed by an analysis of the implementation of policies in the Local Plan associated with the following topics; business development, local services, flood protection and water quality, biodiversity and renewable energy.
- 1.3 The AMR does not monitor every policy in the adopted Local Plan. Instead the report focuses primarily on policies associated with the mandatory Core Indicators outlined in *LDF Monitoring: A Good Practice Guide 2005* (updated October 2005 with *LDF Core Output Indicators*). Some local indicators have however also been included. It is hoped that more local indicators will be added over time along with significant effects indicators (which measure the significant effects of the Plan).
- 1.4 The performance of the milestones in the LDS and policies in the Plan are signposted by the use of the following symbols.

▲	=	<b>On Track</b>
●	=	<b>Positive Progress</b>
▼	=	<b>Off Track</b>
?	=	<b>Insufficient Data Available</b>

## 2.0 Contextual Indicators – A Borough Profile

2.1 This section of the report is intended to create a profile of the Borough through the use of contextual indicators. The indicators include location, population, housing, accessibility and income. The information provides a baseline against which the outputs of future monitoring can be assessed.

### Location

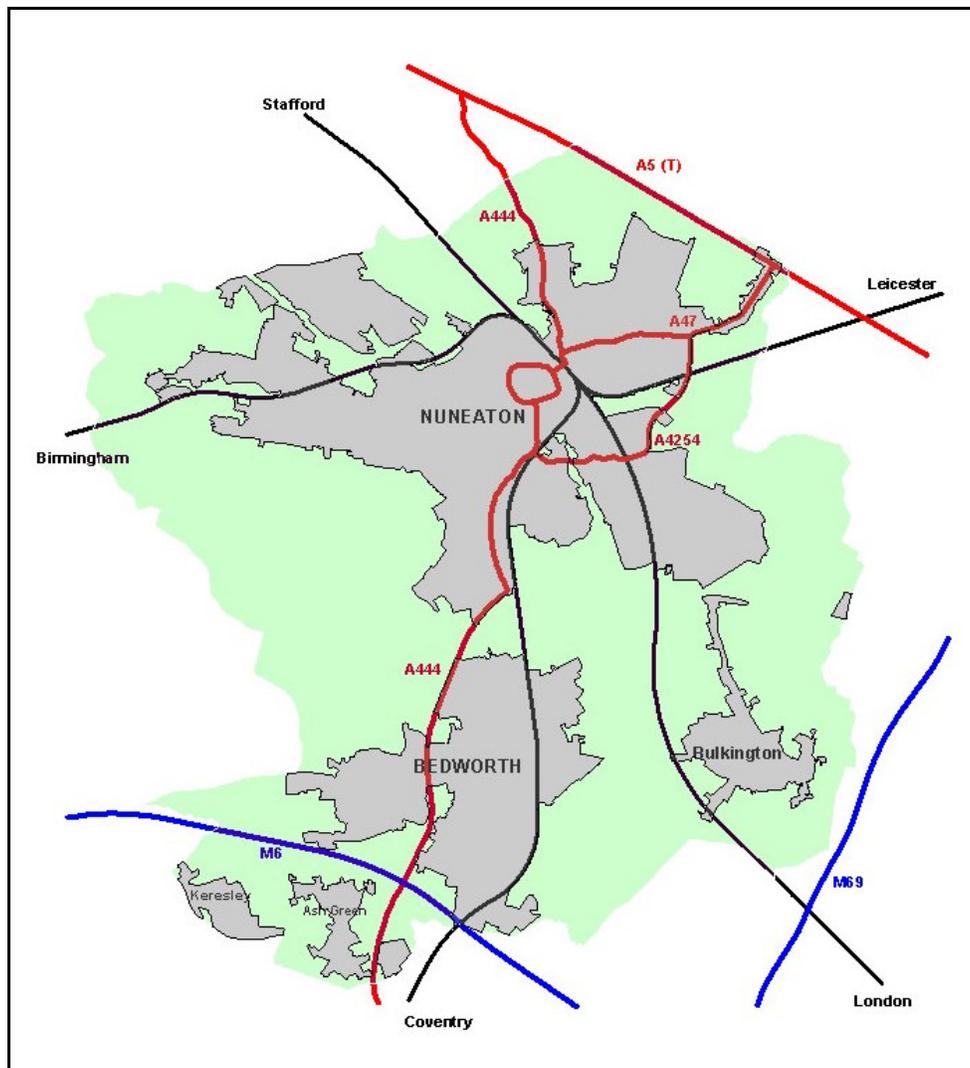
2.2 Nuneaton and Bedworth Borough Council is one of five District Councils in Warwickshire. It has the second largest population in the County but is the smallest in geographical area (7895 hectares<sup>1</sup>) (see fig. 1). Largely urban in nature the Borough has three main settlements - Nuneaton, Bedworth and Bulkington which are separated by narrow areas of mainly unpopulated countryside (see fig. 2).



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*Fig 1. Location of Nuneaton and Bedworth within Warwickshire*

<sup>1</sup> Source: Ordnance Survey Boundary-Line database



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Fig. 2. Nuneaton & Bedworth Borough

**Population:**

2001: **119,132** (49% male, 51% female).

Mid-2005 estimate: **120,700** (a change of plus 0.3% since 2004)

	1971	1981	1991	2003	1971-2003 change
<b>NUNEATON &amp; BEDWORTH</b>	107.9	113.9	117.5	120.3	11.5%
<b>Warwickshire</b>					13.4%
<b>Coventry</b>					-9.8%
<b>West Midlands Region</b>					3.4%
<b>England &amp; Wales</b>					7.4%

Source: Office for National Statistics/WCC Quality of Life in Warwickshire 2004

**Household Types:**

Share of Borough's single adult households: 23%  
 Share of Borough's couple households: 71%  
 Share of Borough's single parent households: 7%  
 Percentage of households with concealed families: 4.6%

Source: Nuneaton & Bedworth Housing Needs Survey 2000

Household size (average): 2.4

Source: National Statistics - neighbourhood profiles ([www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk))

**House Price:**

Average: £130,359	(£131,882 Oct-Dec 2004)
Detached: £202,948	(£206,620 Oct-Dec 2004)
Semi-detached: £128,620	(£123,713 Oct-Dec 2004)
Terraced: £106,299	(£97,805 Oct-Dec 2004)
Flat/maisonette: £103,254	(£80,892 Oct-Dec 2004)

Source: LR of England and Wales, period Oct-Dec 2005.

**Housing Stock and Population Density:**

Housing stock: 52,195 (52,000 1<sup>st</sup> April 2005)

Source: Housing Investment Programme (HIP) return 1<sup>st</sup> April 2006.

Population density per hectare: 15.33

Source: Office for National Statistics/Ordnance Survey Boundary-Line.

**Housing Tenure and Stock Types:**

Percentage of households in council housing: 11.85% (12.1% 1<sup>st</sup> April 2005)

Percentage of households in reg. social landlord/other public housing: 2.95%  
(2.9% 1<sup>st</sup> April 2005)

Percentage of households in private sector: 85.2% (84.9% 1<sup>st</sup> April 2005)

Source: Housing Investment Programme (HIP) return 1<sup>st</sup> April 2006.

Percentage of detached housing: 23.8%

Percentage of semi-detached housing: 38.3%

Percentage of flats/maisonettes: 9.9%

Percentage of caravan or temporary structure: 0.5%

Source: ONS 2001 Census.

**Commuting Patterns:**

Percentage of residents commuting by car: 73.5%  
(64.5% driver, 9% passenger)

Percentage of residents travelling outside the Borough to work: 48.9%  
(21.5% to Coventry, 6.4% to Leicestershire)

Percentage of residents commuting to work by public transport: 5.9%

Source: ONS 2001 Census (detailed in WCC Census 2001 Themed Reports – Commuting Patterns)

**Employment:**

Percentage of male unemployment: 3.1%

Percentage of female unemployment: 1.1%

Percentage of long term (over 1 year) unemployment: 13.2%

Source: Claimant Count, National Statistics, April 2004 - taken from WCC Research Unit website.

**Income:**

Mean average household income: £28,700

Percentage of households with income of less than £5,000: 4.3%

Percentage of households with income of less than £10,000: 12.3%

Percentage of households with income of less than £32,000: 64.5%

Source: CACI PayCheck Data 2004 - taken from WCC Quality of Life report (website version).

**Indices of Deprivation:**

Rank of Average Score: 123

Rank of Income Scale: 133

Rank of Employment Scale: 125

(Areas in England are ranked from 1 to 354 with the highest score being the areas of least deprivation)

Source: Index of Multiple Deprivation 2004, ODPM

### 3.0 Local Development Scheme Delivery

3.1 The following tables provide a detailed breakdown of the current progress of the Council in meeting the main stages of preparing each of the documents listed in the adopted Local Development Scheme (LDS). Column (a) summarises the stage of production, including key milestones (M), column (b) lists the timetabled date for each stage, while columns (c) and (d) identify the date the stage was actually achieved and whether this reflects the programmed date. Where the achieved date does not reflect the scheduled date an explanation of the reasons for this is provided.

#### **Statement of Community Involvement (SCI)**

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Pre-production, including commencement of document preparation (M)	October 2004 – February 2005	October 2004 – February 2005	▲
Survey & consultation as part of preparation of draft SCI	October 2004 – February 2005	28 <sup>th</sup> February – 18 <sup>th</sup> March 2005	▲
Consultation on draft SCI (M)	May - August 2005	16 <sup>th</sup> May – 27 <sup>th</sup> June 2005 & extended six week period from 24 <sup>th</sup> June – 6 <sup>th</sup> August 2005	▲
Preparation of final document	August – December 2005	August – December 2005	▲
Submission to Secretary of State (M)	January 2006	30 <sup>th</sup> January 2006	▲
Pre-examination submission of representations	January – February 2006	January – February 2006	▲
Pre-examination meeting (M)	June 2006	N/A	▲
Examination period (M)	July 2006	July 2006	▲
Inspectors report	November 2006	18 <sup>th</sup> August 2006	▲
Adoption (M) and Publications	December 2006	Anticipated December 2006	▲

3.2 As is highlighted above, to date the production of the SCI has mirrored the timeframe outlined in the adopted LDS. Subject to Cabinet and Full Council approval the adoption of the document is anticipated in December, in line with the LDS.

## Core Strategy

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Pre-production, including commencement of document preparation (M)	May – December 2006	May - ongoing	
Preparation of issues and options including consultation	January – April 2007	-	
Public Participation on preferred options (M)	September – October 2007	-	
Preparation of submission document	November 2007 – February 2008	-	
Submission to Secretary of State (M)	March 2008	-	
Pre-examination submission of representations	March – April 2008	-	
Pre-examination meeting (M)	August 2008	-	
Examination period (M)	November 2008	-	
Inspectors report	April 2009	-	
Adoption (M) and Publications	July 2009	-	

- 3.3 Work started on the evidence gathering element of the pre-production phase of the Core Strategy in May 2006, as scheduled. To date the evidence gathered/ in the process of being gathered to inform the Core Strategy includes a PPG17 Open Space Assessment, a River Valleys study, Urban Capacity Study and Employment Needs Study. It is however anticipated that the next phase of the process, the preparation of issues and options, will not take place January – April as scheduled. The main reason for this is resource related. Consultation on the Nuneaton & Bedworth Area Action Plans (AAPs) is anticipated in January 2007 along with a Conservation Area Appraisal. This in addition to work associated with the publication of the Issues and Options for the Regional Spatial Strategy (RSS) (delayed from September 2006) will take up a lot of the time of the Council's small Planning Policy Team. Further work on evidence gathering is also required.

### **Housing Allocation DPD and Employment Allocation DPD**

- 3.4 Work on both the Housing Allocation DPD and Employment Allocation DPD is scheduled to start in January 2007.

**Nuneaton and Bedworth Town Centres Area Action Plan (AAP)**

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Pre-production, including commencement of document preparation (M)	April – June 2005	April 2005	▲
Pre-production survey and consultation	April – June 2005	April – June 2005	▲
Preparation of issues and options including consultation	March – June 2006	April 2006 – ongoing	▼
Public Participation on preferred options (M)	November - December 2006	-	
Preparation of submission document	January – June 2007	-	
Submission to Secretary of State (M)	July 2007	-	
Pre-examination submission of representations	July – August 2007	-	
Pre-examination meeting (M)	January 2008	-	
Examination period (M)	April 2008	-	
Inspectors report	September 2008	-	
Adoption (M) and Publications	December 2008	-	

3.5 Although pre-production work on the AAP commenced in line with the adopted LDS there has since been a significant delay in meeting the scheduled programme. Reasons for this are as follows:

- i. It was initially intended that the Council would undertake the work associated with the AAP. However because of the scale of the project and the expertise required for certain elements of it, it was decided that consultants should be commissioned to undertake most of the work. There were subsequent delays to the project while the Council undertook a tendering process.
- ii. Following initial pre-production work the Council decided, with the support of English Heritage and the Government Office for the West Midlands, to incorporate Conservation Area Appraisals into the AAP. Forming an important part of the evidence base delays have occurred as a result of the need to undertake the necessary work associated with the appraisals.
- iii. It has also been identified that there is a gap in the evidence base regarding the vitality and viability of Nuneaton and Bedworth's town centres. Work has been commissioned to fill this gap and will inform the development of the Preferred Options.

### Judkins Quarry Supplementary Planning Document (SPD)

3.6 Work on this SPD is scheduled to start in April 2007.

### Affordable Housing (SPD)

(a) Stage of Production	(b) Timetable in LDS	(c) Date(s) Achieved	(d) On track?
Preparation of draft SPD	April – June 2006	April - ongoing	▲
Issue of draft SPD	September 2006	-	▼
Consultation on draft SPD (M)	September – October 2006	-	
Consideration of representations	November 2006	-	
Adoption and publication of SPD	December 2006	-	

3.7 Work began on preparing the SPD as scheduled in April 2006. However there has since been a delay in issuing the draft document for consultation. The delay is due to the postponement of the publication of the final version of PPS3 (Housing). The preparation of the SPD however remains a high priority of the Council. Reflecting this it is anticipated that a draft document will be available for consultation soon after the details of PPS3 are confirmed.

### Review of LDS

3.8 The summaries above highlight that a number of the documents, for various reasons, have not kept pace with the timetabled scheme. In light of this the Council intends to review the current LDS, reviewing the timetable of each of the documents contained within it. This includes those documents where work is not scheduled to start until 2007. Approval for the adoption of a revised LDS is likely to be sought early in 2007.

## 4.0 Core Output Indicators

### Employment

4.1 This section of the report considers employment activity within the Borough. In doing so it identifies any gains and losses to employment land supply in 2005/06 and the total employment land supply disaggregated according to status and use. Employment activity is monitored where it falls within Use Classes B1, B2 or B8 and meets a threshold of 500sq metres or more or 0.2 hectares or more.

#### **Employment Land Activity in 2005/06**

		Core Indicator		
		1a Amount of Floorspace Completed for Employment Use (sq m)	1b Amount of Floorspace in 1a Completed in Employment/ Regeneration Areas (sq m)	1c Amount of Floorspace in 1a Completed on PDL (sq m)
Employment Type	B1 (a), (b), (c)	0	0	0
	B2 General Industry	0	0	0
	B8 Storage/ Warehouse	0	0	0
	B2 General Industry/ B8 Storage/ Warehouse	567	567	567
Total		567	567 (100%)	567

Table 1: Employment Land Completed 2005/06

4.2 Table 1 provides details of the amount of employment floorspace completed within the Borough during 2005/06. As is evident from the table there was 567 sq metres completed which will be used for a B2/ B8 use. The application site is located in Haunchwood Park Drive, Nuneaton which is land allocated for employment use. It is also previously developed land. The development therefore supports policy EMP3 of the Local Plan. There were no B1 (a,b,c) completions during the year.

		Core Indicator	
		1e Amount of Employment Land Lost (Ha)	1f Employment Land Lost to Residential Development
Location	(i) Employment/ Regeneration Areas	0 ▲	0 ▲
	(ii) Local Authority Area		

Table 2: Employment Land Lost 2005/06

4.3 As is reflected in table 2 above, during 2005/06 there was no employment land lost to other uses within the Borough.

**Total Employment Land Provision**

Site	Completed 1996-2006	Under Construction April 2006	Available			Total
			With Detailed PP	With Outline PP	Allocated	
Attleborough Ind Est	4.27	0	0	0	0	0
Bayton Road Ind Est	2.09	0	0.35	0	0	0.35
Bermuda 1	3.34	0	0.91	0	0	0.91
Bermuda Park	28.24	0	0	7.15	0	7.15
Black Horse Road	0.05	0	0.77	0	0	0.77
Griff Clara (Extension to Bermuda Park)	0	0	0	0	4.1	4.1
Camp Hill Urban Village/ Midland Quarry	0	0	0	2.08	4.92	7
Colliery Lane	0	0	0	0	0.6	0.6
Corporation Street	0	0	0.01	0	0	0.01
Haunchwood Business Park	1.2	0	0	0	0	0
Gallagher Business Park	3.59	0	0.53	0	0	0.53
Hemdale Business Park	2.87	1	0	1.01	0	1.01
King Street Bedworth	0	0	0.12	0	0	0.12
Marston Jabbett	0	2.74	0	0	0	0
Paradise Farm	0.92	0	0.84	0	0	0.84
Pool Road	0	0	0.2	0	0	0.2
Prologis Park	15.58	2.31	1.49	0	4	5.49
Judkins Quarry	0	0	0	0	16	16
Pool Road	0.98	0	0	0	0	0
Paradise Farm	0.87	1.47	0	1.19	0	1.19
Whitacre Industrial Estate	0.3	0	1.18	0	0	1.18
Seymour Road	0.08	0	0	0	0	0
Shepperton Business Park	0	0.67	0.76	0	0.6	0.136
The Moorings Business Park	1.87	0	0	0	0	0
Vicarage Street	0	0	0	0.44	0	0.44
King Edward Road	0.46	0	0	0	0	0
Justice Centre Nuneaton	0.65	0	0	0	0	0
<b>Total</b>	<b>67.36</b>	<b>8.19</b>	<b>7.16</b>	<b>11.87</b>	<b>30.22</b>	<b>49.25</b>

*Table 3: Employment Land Available by Type (in Hectares) March 2006*

- 4.4 Table 3 summarises the total employment land provision within the Borough as of March 2006. Identified within the table is the amount of completions since 1996, the amount of development that was under construction in March 2006 along with the current amount of land that is still available (either with planning permission or allocated in the Local Plan).
- 4.5 As of March 2006 there were 67.36 hectares of completed development, 8.19 hectares under construction and 49.25 hectares available. Cumulatively this totals 124.8 hectares of employment land within the Borough as a whole. The Warwickshire Structure Plan (WASP) states that 132 hectares of employment land should be

provided within the Borough between 1996 – 2011. To meet this target an additional 7.2 hectares of land will need to come forward within the remaining Plan period.

**Use Classes of Employment Land**

<b>Core Indicator 1d</b>	
<b>Use Class</b>	<b>Employment Land (Ha)</b>
B1a (Ancillary Offices)	15.80 (12.7%)
B1b (Research & Development)	0 (0%)
B1c (Light Industry)	7.03 (5.6%)
B2 (General Industry)	17.05 (13.7%)
B8 (Storage/ Warehousing)	41.22 (33%)
Mix of B1, B2, B8	41.46 (33.2%)
Infrastructure	2.27 (1.8%)
<b>Total</b>	<b>124.83 (100%)</b>

Table 4: Employment Land Availability by Type

4.6 Table 4 provides a breakdown of the total employment land provision within the Borough (identified in table 3) disaggregated according to Use Class. As is evident from the table most of the employment land provision (82.68%) takes the form of a B8 use along with a mix of B1, B2, B8 uses. There is much less (5.6%) B1c development and currently no B1b only development within the Borough.

**5.0 Housing**

5.1 Paragraphs 5.1–5.10 address house building activity within the Borough. The location and density of development during the monitoring year is considered along with the delivery of affordable housing. The total anticipated number of dwellings to be developed in the Borough up to 2011 is also identified.

**Housing Completions 2005/06**

	<b>Local Indicator</b>	<b>Core Indicator 2b</b>
<b>Total Net Completions</b>	<b>Dwellings Built in Urban Area</b>	<b>New &amp; Converted Dwellings on Previously Developed Land</b>
682	100% ▲	83.4% ▲

Table 5: Number and Location of Dwellings Completed 2005/06

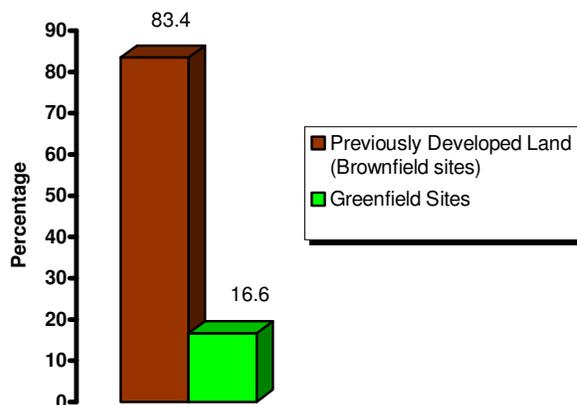


Fig. 3: Percentage of Completions on PDL and Greenfield Sites

5.2 During 2005/06 there were 682 net completions within the Borough, 245 more than in 2004/05. Of the dwellings completed in 2005/06 all were located in the Urban Area and 83.4% were built on previously developed land (PDL). This is an increase of 11.3% on the number built on PDL in 2004/05. This figure also compares favourably against the target set for the Borough by the County in the WASP (which is 55%).

Core Indicator	
2c	
Density	Percentage of Dwellings Completed (%)
Less than 30	8.2
30-50	40.8
More than 50	51

Table 6: Density of Dwellings Completed 2005/06

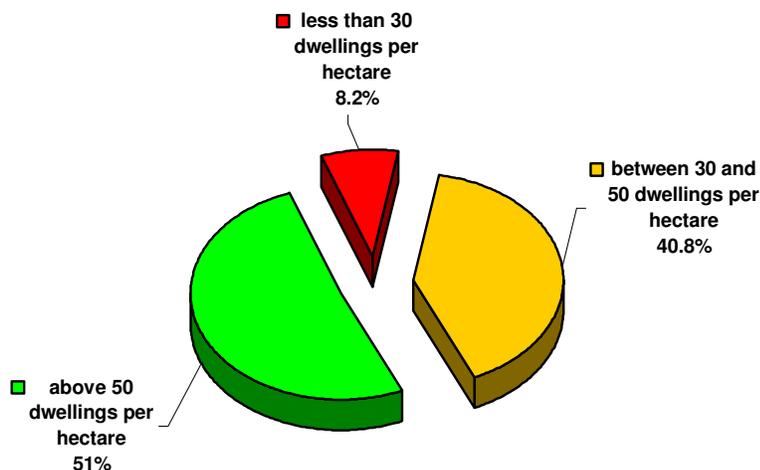


Fig. 4: Breakdown of Completions According to Density

- 5.3 As is identified in table 6, during the monitoring year 2005/06 92% of completions were built at a density of 30 dwellings or more per hectare. Most completions therefore comply with policy H11 of the Local Plan (which states that development should not be below 30 dwellings per hectare) and with guidance in PPG3.
- 5.4 8% of completions did not comply with policy. This however is largely the result of historic permissions. As historic permissions expire/ are completed it is expected that there will be a downward trend in the number of dwellings built at a density that does not comply with policy. This downward moving trend is illustrated when comparing the findings of 2004/05 with this monitoring year – in 2004/05 11% of completions were built at a density of 30 dwellings or less per hectare, 3% more than in 2005/06.

**Delivery of Affordable Housing**

	<b>Core Indicator</b>	<b>Local Indicator</b>
	<b>2d Completions</b>	<b>In Pipeline</b>
<b>Number of Affordable Dwellings</b>	70 (10%) ▼	256 (18%) ●

Table 7: Affordable Housing Completed and in Pipeline 2005/06

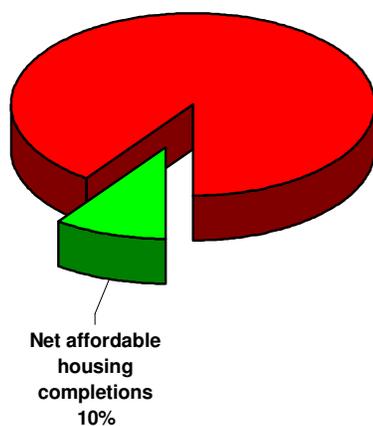


Fig 5: Affordable/ Market Split of Completions 2005/06

- 5.5 Table 7 illustrates that during 2005/06 there were 70 affordable dwellings completed within the Borough, 10% of all the dwellings completed within the year. Not all sites meet the threshold that requires the provision of affordable housing (this being more than 0.5ha or 15 or more dwellings). However of the sites that did meet the

threshold only 12% of dwellings built were affordable. This is some 13% lower than the current target set in the adopted Local Plan.

- 5.6 Of all the dwellings currently in the pipeline (i.e. those under construction, with planning permission or allocated in the Local Plan) 18% will be affordable. Of the dwellings on sites in the pipeline that are eligible to provide an element of affordable housing it is expected that 26% will be affordable. This is however based on the premise that all the allocations in the Local Plan will deliver 25% affordable housing when a planning application comes forward. Discounting the allocations, of the eligible windfall sites currently in the pipeline (i.e. those under construction or with planning permission) only 16% will be affordable. While this is an improvement on the current completions figure it is still below the target in the Local Plan and suggests that in operation the affordable housing policy in the Plan is not delivering enough affordable dwellings. It is for this reason that the Council has placed importance on developing and implementing an SPD on the subject as a means of helping to increase the delivery of affordable housing in the Borough.

### ***Anticipated Total Number of Dwellings to be Delivered to 2011***

Completions to March 1996-2006	5071
Housing in Pipeline <sup>2</sup>	1260
Local Plan Allocations	410
Projected Windfall 100 per annum x 5 years (estimated)	500
<b>Total</b>	<b>7421</b>

*Table 8: Total Dwellings to be Delivered to 2011*

- 5.7 Table 8 outlines the anticipated number of dwellings to be delivered between 1996 and 2011 (the plan period of the adopted Local Plan). Adding together all the sources of supply it is expected that by 2011 7421 dwellings will have been delivered within the Borough. This is 1821 dwellings more than the target set by the RSS<sup>3</sup>.

<sup>2</sup> Includes dwellings currently under construction, those with full planning permission and those with outline planning permission minus a 10% non-implementation rate.

<sup>3</sup> Housing figures in the RSS are not disaggregated to a district level. The figure of 5600 dwellings was therefore calculated using district housing proportions identified in policy H1 of the WASP to the Warwickshire figure contained in the RSS. This approach is advocated in a letter by the then ODPM published 15<sup>th</sup> June 2005.

### Housing Trajectory

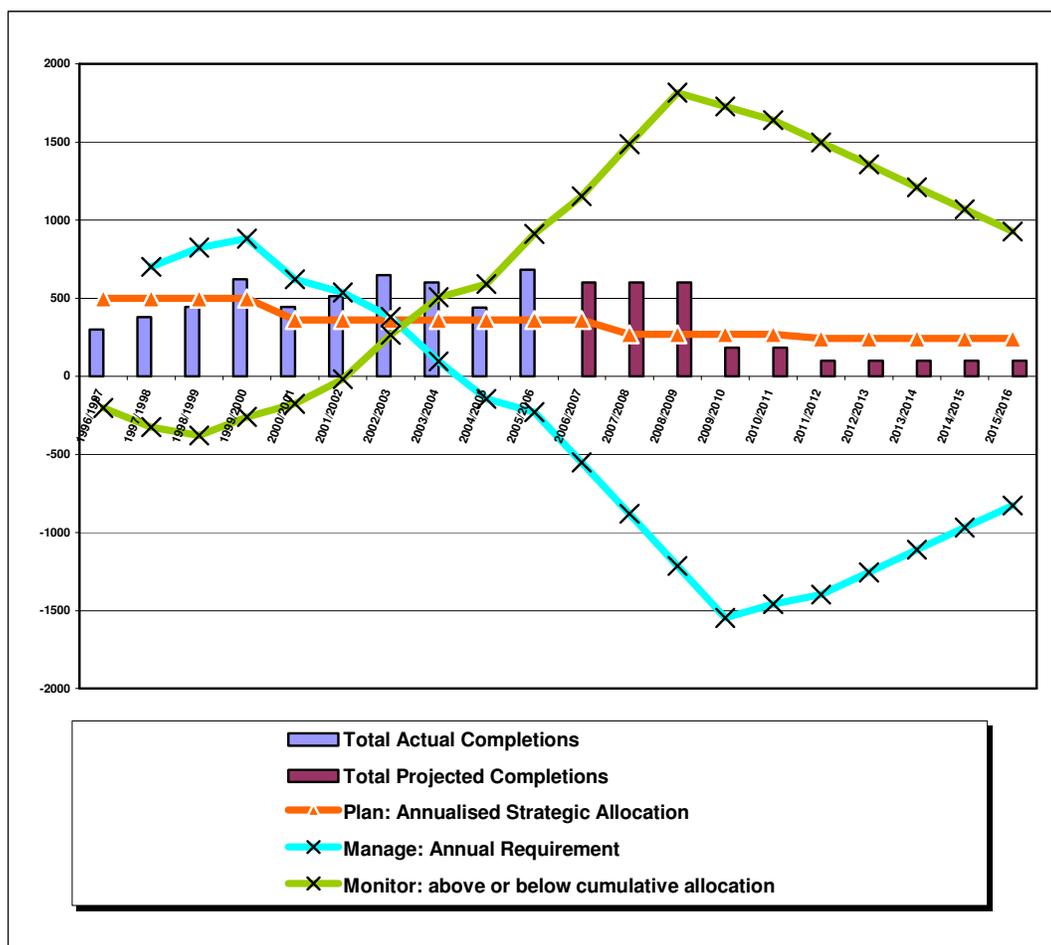


Fig 6: Housing Trajectory 1996-2016

Housing trajectory showing:

- (i) Net additional dwellings since 1996 = **4389**
- (ii) Net additional dwellings for the current year = **682**
- (iii) Projected additional dwellings up to the end of 2011 = **2170**
- (iv) The annual net additional dwelling requirement = **360, 270, 243**  
(reflecting step change of RSS)
- (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances = **106**

Year	Total Actual Net Completions	Total Projected Completions	Cumulative Completion from 1996	Plan: Annualised Strategic Allocation	Cumulative Requirement from 1996	Manage: Annual Requirement	Monitor: Above or below Cumulative Allocation
1996/97	297		297	500	500		-203
1997/98	378		675	500	1000	703	-325
1998/99	444		1119	500	1500	825	-381
1999/00	620		1739	500	2000	881	-261
2000/01	446		2185	360	2360	621	-175
2001/02	515		2700	360	2720	535	-20
2002/03	646		3346	360	3080	380	266
2003/04	601		3947	360	3440	94	507
2004/05	442		4389	360	3800	-147	589
2005/06	682		5071	360	4160	-229	911
2006/07		602	5673	360	4520	-551	1153
2007/08		602	6275	270	4790	-883	1485
2008/09		602	6877	270	5060	-1215	1817
2009/10		182	7059	270	5330	-1547	1729
2010/11		182	7241	270	5600	-1459	1641
2011/12		100	7341	243	5843	-1398	1498
2012/13		100	7441	243	6086	-1255	1355
2013/14		100	7541	243	6329	-1112	1212
2014/15		100	7641	243	6572	-969	1069
2015/16		100	7741	243	6815	-826	926

*Table 9: Figures upon which Housing Trajectory is Based*

- 5.8 Figure 6 is Core Indicator 2a, the housing trajectory for Nuneaton and Bedworth 1996-2016. The trajectory charts the total net completions in the Borough 1996-2016, the projected annual completions 2006-2016, and the annualised strategic allocation in accordance with the current RSS. Also identified is a monitor line identifying the extent to which annual provision varies from the cumulative requirement and a manage line which identifies the annual housing requirement needed to correct the monitoring line.
- 5.9 Reflecting the fact that the number of cumulative completions in Nuneaton and Bedworth has continued to exceed the cumulative requirement since 2002/03, the monitor line from 2004/05 onwards is inevitably made up of minus figures to correct the over provision.
- 5.10 Annual housing completions will continue to be monitored closely. The current position will also be reassessed in light of emerging revised housing requirements which will be published in the review of the West Midlands RSS, the Issues and Options for which are expected in January 2007.

## 6.0 Transport

		Core Indicator	
		3a	
		Development Complying with Car Parking Standards in Local Plan	
		Number of Sites Completed	Sites Complying with Parking Standards
Use Class	A	3	3
	B	1	1
	D	0	-
Total		4	4 (100%) ▲

Table 10: Number of Developments Complying with Local Plan Parking Standards

- 6.1 Core Indicator 3a identifies the amount of development completed within the Borough during 2005/06 that complies with Car Parking Standards in the Local Plan. As illustrated in the table, all 4 of the sites completed in 2005/06 had parking provision that was in accordance with the parking standards in the Local Plan.

Core Indicator 3b	Output
Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment, and a major shopping centre	99.4% ▲

Table 11: Accessibility of New Residential Development to Community Facilities

### Hospital Access (30 Mins Public Transport Travelling Time)

2005/2006 Housing Completions within 30 mins Travelling Time of a NHS Hospital	2005/2006 Gross Housing Completions	%
706	706	100

Time frame used 09:00 to 10:00

### GP Access (30 Mins Public Transport Travelling Time)

2005/2006 Housing Completions within 30 mins Travelling Time of a GP Surgery	2005/2006 Gross Housing Completions	%
702	706	99.4

Time frame used 09:00 to 10:00

### Areas of Employment\* Access (30 Mins Public Transport Travelling Time)

2005/2006 Housing Completions within 30 mins Travelling Time of Areas of Employment*	2005/2006 Gross Housing Completions	%
706	706	100

\* Defined as Super Output Areas with 500+ jobs within them  
 Time frame used 07:30 to 09:00

**Primary School Access (30 Mins Public Transport Travelling Time)**

2005/2006 Housing Completions within 30 mins Travelling Time of a Primary School	2005/2006 Gross Housing Completions	%
706	706	100

Time Frame used 08:00 to 9:00

**Secondary School Access (30 Mins Public Transport Travelling Time)**

2005/2006 Housing Completions within 30 mins Travelling Time of a Secondary School	2005/2006 Total Housing Completions	%
691	706	97.9

Time frame used 07:30 to 09:00

**Major Retail Centre Access (30 Mins Public Transport Travelling Time)**

2005/2006 Housing Completions within 30 minutes Travelling Time of a Major Retail Centre in Nuneaton or Bedworth	2005/2006 Total Housing Completions	%
700	706	99.2

Time frame used 09:00 to 11:00

6.2 With regards to Indicator 3b, Accession Software (an accessibility mapping and modelling tool) was used to identify the amount of new residential development completed in 2005/06 which is within 30 minutes travelling time of a range of services/ facilities. As highlighted in the tables above 100% of development is within 30 minutes travelling time (by public transport) of a hospital, employment and a primary school. 99.4% is within 30 minutes travelling time of a GP surgery, 97.9% within 30 minutes travelling time of a secondary school and 99.2% within 30 minutes travelling time of a retail centre. Cumulatively this means that 99.4% of all new residential development is within easy reach of a range of services and facilities. This reflects the compact nature of the Borough and positively demonstrates that development is being focused within the Borough's urban area.

## 7.0 Local Services

		Core Indicator	
		4a Total Floorspace Completed (sq m)	4b Amount of Floorspace in 4a Completed in Town Centres (sq m)
Use Class	A1 Retail	17600	17600
	A1 Retail / A3	1187	1187
	A2 Offices	0	0
	B1 (a) Offices	0	0
	D2 Leisure	0	0
Total		<b>18787</b>	<b>18787 (100%) ▲</b>

Table 12: Local Services Completed 2005/06

7.1 Table 12 summarises the amount of additional local services completed in the Borough during 2005/06. As illustrated in the table there were no A2, B1(a) or D2 completions within the year (developments are monitored where they exceed a threshold of 1000sq metres for Use Classes A1 and D2 and 500sq metres for A2 uses).

7.2 There were 18787sq metres of A1/ A3 uses completed during 2005/06, all of which were located in the town centre – Rope Walk Shopping Centre and Pets at Home, Newtown Road in Nuneaton and Bede Arcade, Leicester Road in Bedworth. This positively reflects the intentions of policy S1 in the Local Plan.

Core Indicator 4c	Output
Amount of Eligible Open Spaces Managed to Green Flag Award Standard	0% ▼

Table 13: Open Spaces Managed to Green Flag Award Standard

7.3 Currently the Council does not participate in the Green Flag Award Scheme and it is therefore unlikely that the open spaces within the Borough are managed to this standard. However it is expected that the Council will have prepared a Green Space Strategy by the end of 2007. Each space within the Strategy will have a maintenance plan and it is expected that Green Flag criteria will be used as the accepted performance measure. It is also intended that the process of accreditation of individual flagship sites such as Miners Welfare Park and Riversley Park will be sought in 2008.

## 8.0 Minerals and Waste

8.1 Indicators 5 and 6 on Minerals and Waste are addressed in the Warwickshire County Council *Minerals and Waste Development*

*Framework Annual Monitoring Report (2005/06)*. This reflects the role of the County Council as the Minerals and Waste Authority for the area. A copy of the report can be accessed at [www.warwickshire.gov.uk](http://www.warwickshire.gov.uk).

## 9.0 Flood Protection and Water Quality

Core Indicator 7	Output
Number of Planning Permissions Granted Contrary to Advice of Environment Agency	0 ▲

Table 14: Flood Protection and Water Quality

9.1 During 2005/ 06 the Environment Agency objected to 5 planning applications in the Borough on water related grounds. Of the 5 applications 3 were subsequently withdrawn, 1 was refused and the fifth had not been determined by the end of the 2005/06 monitoring year.

## 10.0 Biodiversity

Core Indicator 8		Output
(i)	Change in priority habitats and species (by type)	Not Available
(ii)	Change in areas designated for their intrinsic environmental value	?

Table 15: Change to Biodiversity 2005/06

10.1 The Council at present is unable to effectively complete this indicator as it does not collect the necessary information. The extent to which this can be overcome in future AMRs is currently being investigated.

## 11.0 Renewable Energy

Core Indicator 9	Output
Renewable Energy Capacity Installed by Type	Not Available ●

Table 16: Renewable Energy Installations in 2005/06

11.1 The Council currently does not specifically record through its monitoring processes the information required to complete Core Indicator 9. Anecdotal evidence however suggests that no planning permission has been sought for renewable energy installations within the Borough during 2005/06. Work will be undertaken to develop the Council's monitoring processes to better enable the completion of this indicator in future AMRs.