

Nuneaton & Bedworth Borough Council

Borough Plan

1st April 2018 – 31st March 2019

Authority Monitoring Report



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1. INTRODUCTION

1. The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the fifteenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
2. This AMR covers the period 1st April 2018 to 31st March 2019. The content of the report is consistent with that from previous years to allow easy comparison and to ensure that monitoring remains relevant and in accordance with the requirements of the Localism Act and national planning guidance.
3. The 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.
4. The Nuneaton and Bedworth Borough Plan was adopted on 11th June 2019. Future AMRs will therefore take on a new structure to ensure that:
 - Progress of the aspirations of the adopted Borough Plan are monitored and reported effectively.
 - It informs the extent to which policies are being achieved
 - It identifies targets that are not being met and considers whether changes need to be made to help achieve the target in the future.

2. STRATEGIC PLANNING MATTERS

2.0 Local Development Scheme

5. The Local Development Scheme (LDS) in effect for 2018/19 AMR monitoring was adopted on 31st October 2018. The document is entitled 'Nuneaton and Bedworth Borough Council Local Development Scheme October 2018' and can be found on the Council's website. Although not relevant for this AMR monitoring period, an updated Local Development Scheme was adopted on 4th September 2019.
6. The LDS has two main functions:
 - i. To identify the current planning policy documents that are being applied in Nuneaton and Bedworth.
 - ii. To provide a three year project plan that outlines how and when the existing planning policy documents will be reviewed and replaced.

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

2.1 Nuneaton and Bedworth Borough Plan

- 7 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy and core policies for the borough. It establishes new objectives and introduce new policies.
8. The Plan covers the period 2011 – 2031. Table 2.1 shows the timetable for developing the document and the progress which has been made.
9. The Secretary of State appointed David Spencer (Planning Inspector) to undertake the independent examination into whether the Plan is sound and complies with all the legal requirements.
10. Following consultation on the Main Modifications recommended by the Planning Inspector, the plan was adopted on 11th June 2019. Information relating to the Borough Plan can be found on the Council's website.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	May 2006	No	Complete
Consultation on Issues and Options	July – August 2009	Yes	Complete
Consultation on Preferred Options	July – August 2013	Yes	Complete
Consultation on Submission	October – December 2015	Yes	Complete
Additional Consultation on Submission version (if required)	January 2017 - March 2017	Yes	Complete
Submit to Secretary of State	March 2017	No	Complete
Pre Examination meeting	June 2017	No	Complete
Examination 1 st hearings	September 2017	Yes	Complete
Examination 2 nd hearings	March 2018	Yes	Complete
Consultation on proposed Main Modifications to the Plan	September 2018	Yes	Complete
Receipt of Inspector's Report	Spring 2019	No	Complete
Adoption and Publication	Spring 2019	No	Complete

Table 2.1: Borough Plan Timetable

2.2 Gypsy and Traveller Site Allocations Development Plan Document (DPD)

11. The Borough Plan includes policy H3 – Gypsies and Travellers. The policy sets out an overall pitch requirement for at least 39 residential pitches and 5 transit pitches for the period up to 2031/32.
12. The Council is also preparing a Gypsy and Traveller Site Allocations DPD. This document will set out where the pitches will be located. The preferred options 'Gypsy, Traveller and Travelling Showpeople Site Allocations' document was consulted on in 2015 alongside the submission version of the Borough Plan. Now that the Borough Plan has been adopted, work on the Site Allocations DPD will continue.
13. The AMR reports on the progress of the Gypsy and Traveller Allocations DPD. Table 2.3 outlines the timetable in the LDS for the progression of the DPD.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2014	No	Complete
Initial Consultation	October – December 2015	Yes	Complete
Consultation on Publication version	June 2019	Yes	
Submit to Secretary of State	November 2019	No	
Examination	November 2019 – August 2020	Yes	
Receipt of Inspectors Report	August 2020	No	
Adoption	September 2020	No	

Table 2.3: Gypsy and Traveller Site Allocations Timetable

2.3 Town Centres Area Action Plan

14. The 2018 LDS document identifies that a Town Centres Area Action Plan (AAP) is due to be produced. The purpose of this policy document is to outline more detailed policies to assist the delivery of the strategic vision of the Town Centres contained within the Borough Plan. The estimated timetable for developing the document in the LDS is detailed in Table 2.2.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	November 2018	No	Progressing
Consultation on Issues and Options	June 2019	Yes	
Consultation on Preferred Options	December 2019	Yes	
Consultation on Publication version	June 2020	Yes	
Submit to Secretary of State	December 2020	No	
Examination	December 2020 – June 2021	Yes	
Inspector's Report	June 2021	No	
Adoption	July 2021	No	

Table 2.2: Town Centres Area Action Plan

15. Now that the Borough Plan has been adopted, work on the Town Centres AAP has commenced and progress will be monitored through the AMR.

2.4 Community Infrastructure Levy (CIL)

16. The Council commissioned Dixon Searle Partnership to undertake a full plan viability assessment in 2014. The assessment identified that it is viable for the Authority to progress with a CIL. As such a Preliminary Draft Charging Schedule was consulted on alongside the Borough Plan submission version between October and December 2015. Comments from the public consultation were taken forward alongside a Local Plan Viability Update¹ which was undertaken in 2016. The Council is currently in the process of developing a draft charging schedule, which will include a Regulation 123 list. Further public consultation on this is due to take place in early 2020.

¹

https://www.nuneatonandbedworth.gov.uk/downloads/download/98/community_infrastructure_levy_cil_and_viability

² https://www.nuneatonandbedworth.gov.uk/downloads/file/1854/oth01_-_nuneaton_and_bedworth_borough_council_borough_plan_2011_-_2031_duty_to_cooperate_statement_jun_2017_-_nbbc

17. The estimated timetable for developing the CIL in the LDS is detailed in Table 2.3.

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2013	No	Complete
Consultation on Preliminary Draft Charging Schedule	October – December 2015	Yes	Complete
Preparation of draft Charging Schedule	March 2019 – May 2019	No	Progressing
Consultation on draft Charging Schedule	June 2019	Yes	
Submit to Examiner	October 2019	No	
Examination	October 2019 – March 2020	Yes	
Inspector's Report	March 2020	No	
Adoption	July 2021	No	

Table 2.3 CIL Timetable

2.5 Supplementary Planning Documents

18. The Council is also preparing a number of SPDs that provide more detailed advice and guidance in relation to the implementation and interpretation of planning policies set out in the Borough Plan/DPDs. SPDs are not subject to examination, but are subject to public consultation. The following SPDs are due to be produced.

Supplementary Planning Document	Consultation on draft document	Adoption	Status
Strategic Site Concept Plan SPDs	April 2019	September 2019	Commenced
Sustainable Design and Construction SPD	April 2019	September 2019	Commenced
Affordable Housing SPD	April 2019	September 2019	Commenced
Air Quality SPD	April 2019	September 2019	Commenced
Transport Demand Management Matters SPD	November 2019	March 2020	Not started
Heritage, Conservation Area Appraisals and Management Plans SPD	November 2019	March 2020	Not Started
Health Impact Assessment SPD	November 2019	March 2020	Not Started

Supplementary Planning Document	Consultation on draft document	Adoption	Status
Planning for a Healthier Area SPD	November 2019	March 2020	Not Started
Green Infrastructure SPD	March 2020	July 2020	Not started

Table 2.4 SPD timetables

2.2 Neighbourhood Plans

19. There are currently no adopted Neighbourhood Plans in place in the borough. A number of 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.

2.4 Duty to Co-operate

20. The Council has produced a Duty to Cooperate Statement to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031².
21. During the monitoring year, the Council has continued to work with the wider sub-region on identifying and planning to meet the housing and employment needs of the Housing Market Area.
22. The Council is continuing to work with other local authorities through the Coventry and Warwickshire Planning Officers Group, Coventry & Warwickshire Joint Committee for Economic Growth and Prosperity, Cross Border Delivery Partnership (with North Warwickshire and Hinckley and Bosworth Borough Councils), Coventry and Warwickshire Joint Monitoring Group and the A5 Transport Group.
23. 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. A list of the providers the Council works with can be seen in Appendix C of the IDP³.

3

https://www.nuneatonandbedworth.gov.uk/info/21014/planning_policy/146/borough_plan_information/2

3. EMPLOYMENT LAND

24. 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.
25. Following consultation on the Submission version of the Borough Plan in 2015, the Council completed an update of the Employment Land review⁴, which indicated the total employment land need for the period 2011 -2031 is 87.4ha.
26. As noted in paragraph 6.32 of the adopted Borough Plan, the Coventry and Warwickshire and Hinckley & Bosworth Joint Committee, considered and agreed an Employment Land Memorandum of Understanding (ELMOU) on 21st July 2016. The purpose of the ELMOU is to ensure that the employment land needs of Coventry and Warwickshire can be met in full, in line with national policy and the Duty to Cooperate. As a result, NBBC are required to allocate an additional 26ha of employment land.
27. The 26ha in addition to the 87ha of employment land to meet the borough's own needs, gives a total of 113ha over the plan period. Based on evidence gathered to inform the Borough Plan, the borough is able to accommodate 107.8ha of employment land during the Plan period. Table 3.1 details the target for employment land that is identified in Policy DS6 of the adopted Borough Plan.

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

Table 3.1: 20 Year Plan Period and Employment Land Target

3.1 Employment Land Summary

28. Employment activity is reported in the AMR, where it falls within use classes B1, B2 or B8 (see [Appendix 1](#) for descriptions) and meets a threshold of 0.2 hectares in size. Gains, losses and change of use of employment land are all monitored.
29. An employment site is monitored through the planning process from the point it is allocated, or once it has been granted outline planning permission.

⁴ [Employment Land Study: Nuneaton and Bedworth Borough Council – GL Hearn \(2016\)](#)

3.2 Employment Land Completed during the Plan Period 1st April 2011 to 31st March 2019

30. Figure 3.1 shows the net employment activity across the borough throughout the duration of the Plan period. Appendix 2 provides more detail of the distribution of employment land available, completed, and losses throughout the borough as of 31st March 2019. Table 3.2, provides a summary of the status of employment land monitoring at the 31st March 2019.
31. There has been a notable increase in employment land under construction. There was 5.6ha of employment land under construction as of April 2019 compared to 1.1ha in April 2018.

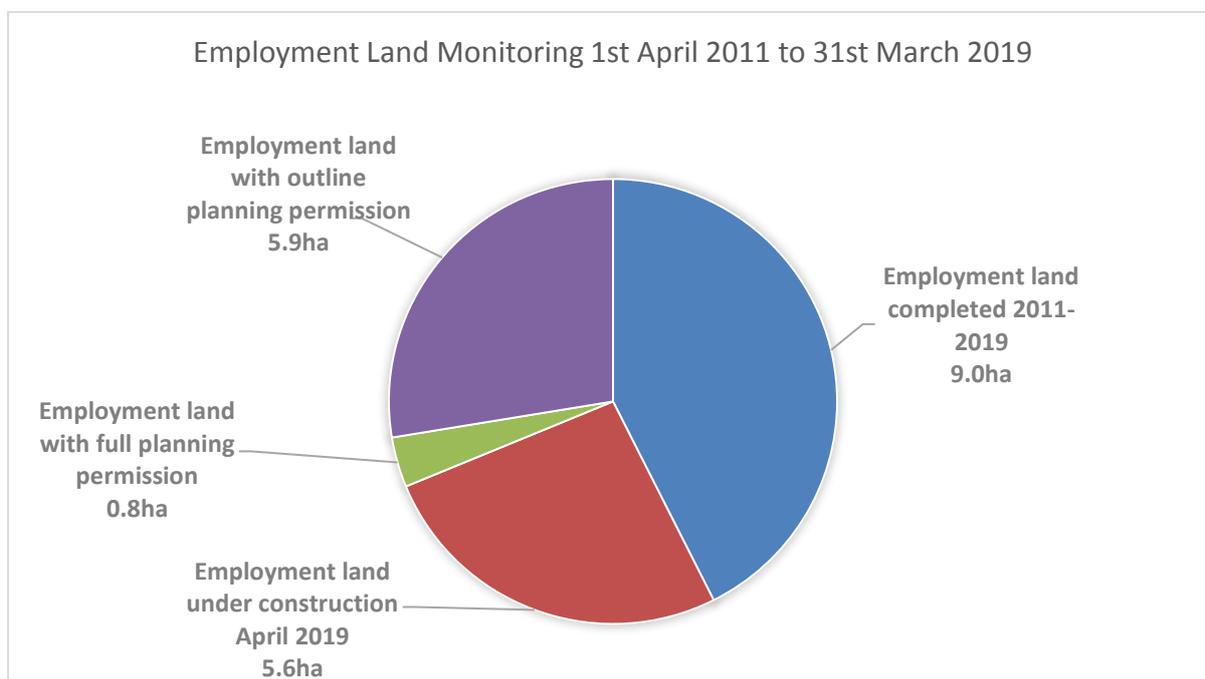


Figure 3.1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2019

Status	Area
Net total of employment land developed over the eight years since 1 st April 2011	9 ha
Employment Land Under Construction	5.6 ha
Area of land with Planning Permission	6.6ha (of which 0.8ha had full permission and 5.9ha had outline permission)

Table 3.2: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2019

3.3 Floor space Losses and Gains

32. During the eight years to which this report relates, there has been 55,855m² of extra floor space which falls within the use classes B1, B2 or B8, compared to a loss of 20,370m², giving a net gain over the monitoring period of 35,485m². Figure 3.2 highlights the floor space gains and losses by Use Class.

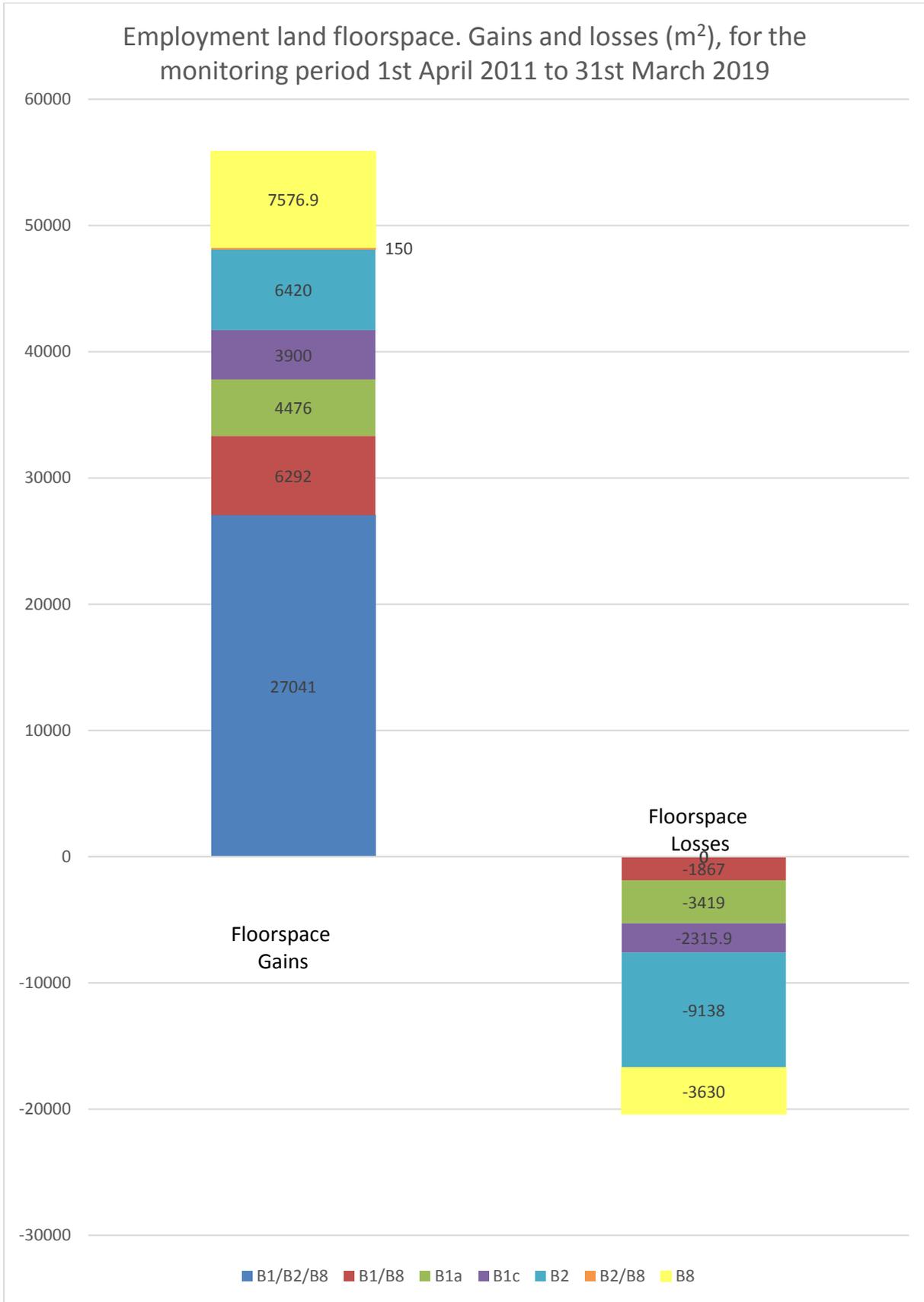


Figure 3.2: Employment floor space gains and losses in m² for the monitoring period 1st April 2011 to 31st March 2019

33. Permitted Development rights (as detailed in Section 5.2 of this report) which allow office floor space (Use Class B1a) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space. The 2014/15 AMR reported no losses in B1a, compared to a loss of 1074m² in 2015/16, 925m² in 2016/17 and 1420m² in 2017/18.
34. The initial influx of applications and the proceeding completions has declined, with only 100.4m² loss of B1a to C3 in 2018/19.
35. 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 COU from B1a to C3, many of which are below the threshold of 0.2ha. Although the number of applications and completions have declined, this COU will continue to be monitored and will be reported in future AMRs.
36. 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.

3.4 Employment Land Completed during Monitoring Period 1st April 2018 to 31st March 2019

37. During the monitoring period 1st April 2018 to 31st March 2019, a net figure of - 0.97ha of employment land and 1973.5m² of floor space was recorded as complete. See [Appendix 3](#) for more detail. Figure 3.3 shows the net completions in hectares for each monitoring year of the plan period.

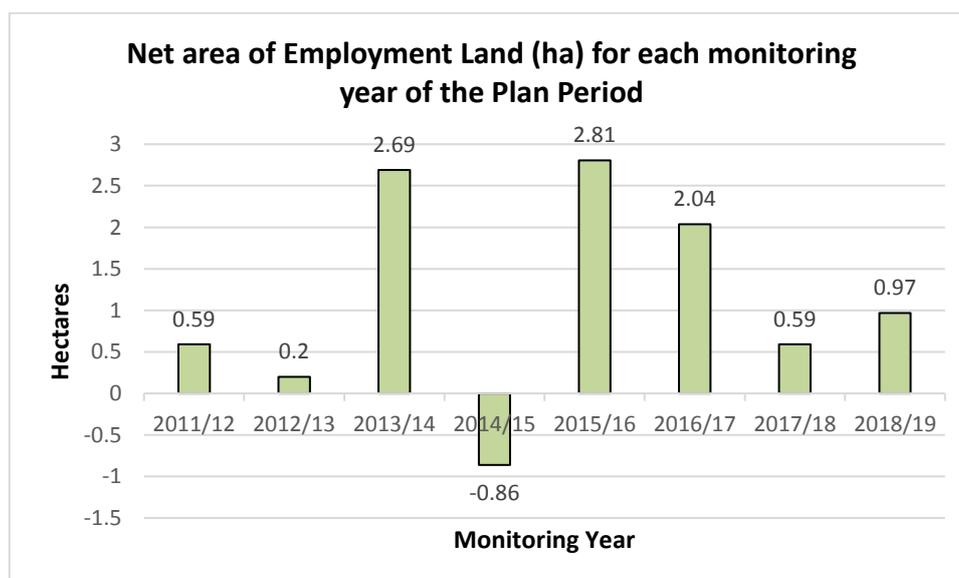


Figure 3.3: Net area (ha) of employment land completed for each monitoring year of the plan period.

- 38. It is anticipated that completions will increase, as there was 5.6ha of employment land under construction at the end of the monitoring year, and 6.6ha of land in the pipeline.
- 39. Figure 3.4, illustrates the cumulative completions over the eight year monitoring period.

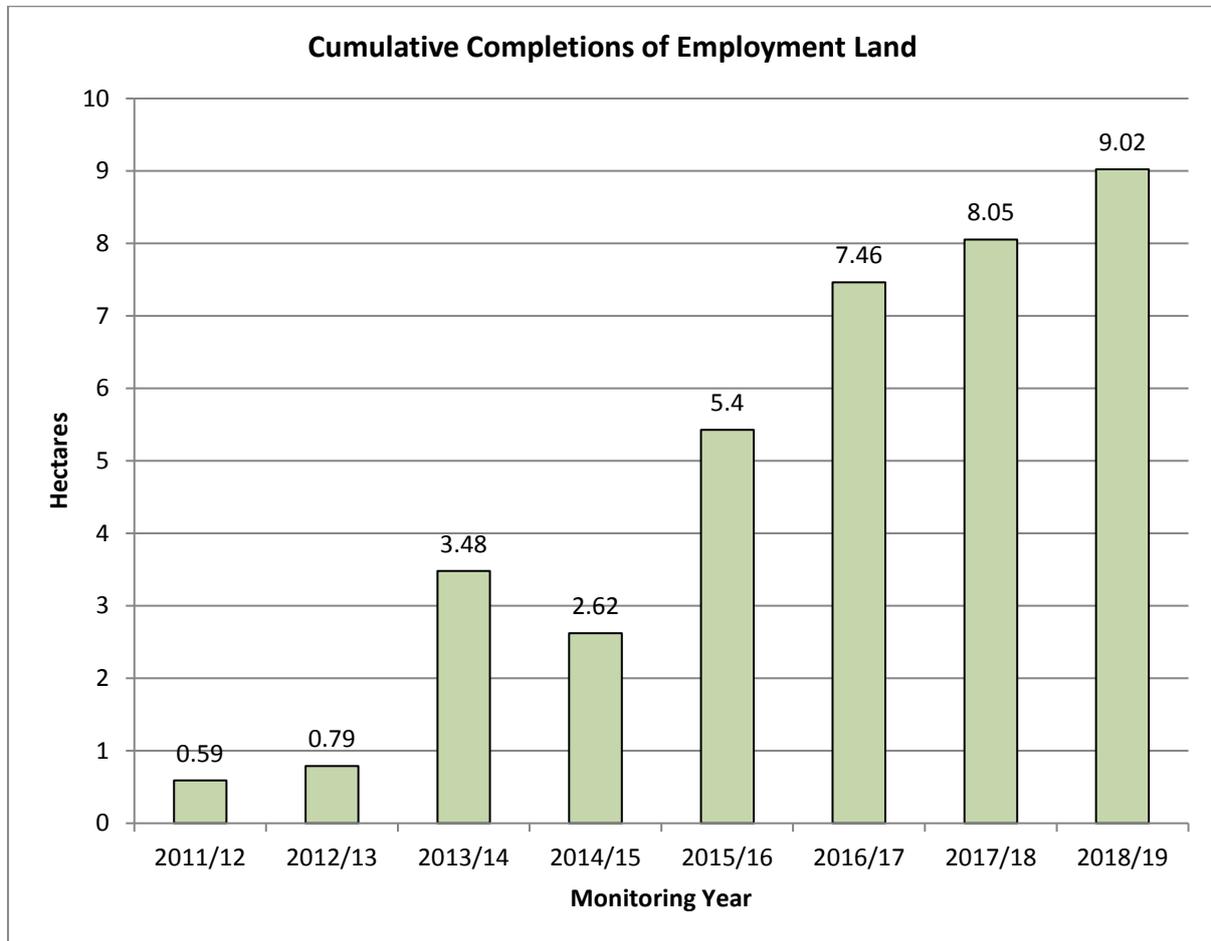


Figure 3.4: Cumulative employment land completions over the eight year monitoring period

3.5 Employment land available with planning permission

- 40. There was 6.6ha of land 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 3.5, 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 4](#).

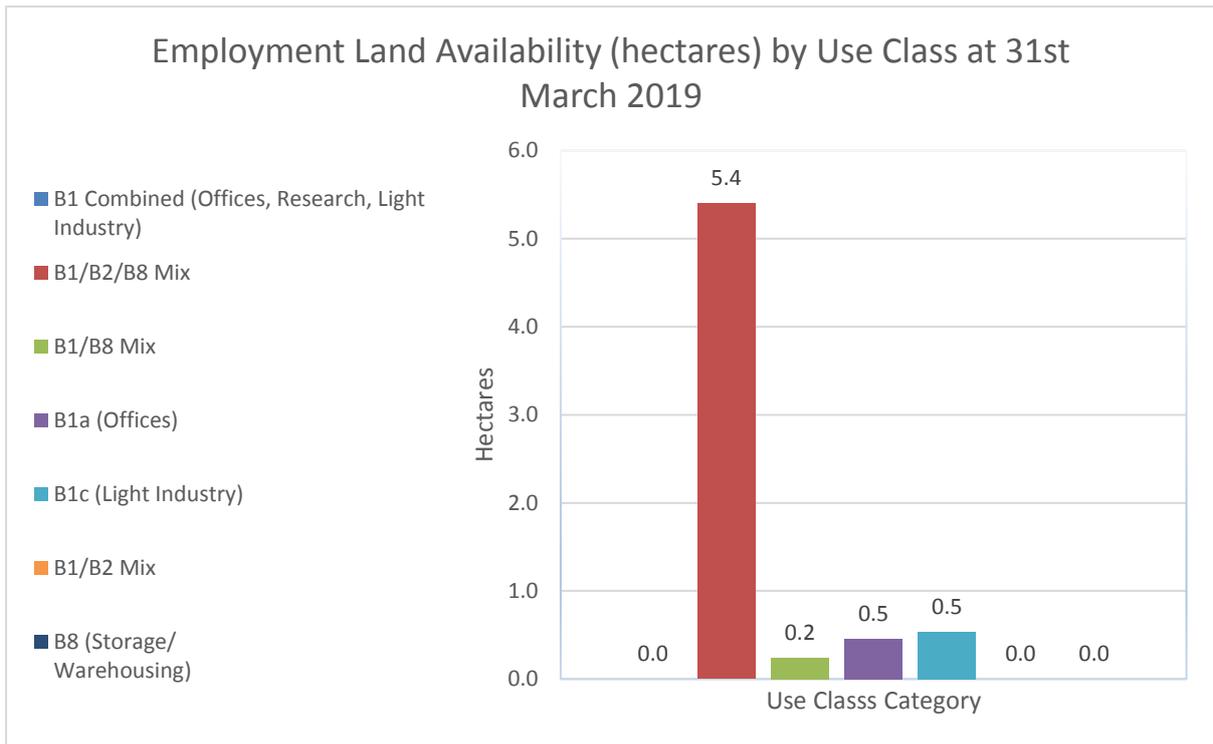


Figure 3.5: Employment land availability in hectares by Use Class as of 31st March 2019.

41. Sites with mixes of B1/B2/B8 dominate, with 5.4ha (81.5%) available with planning permission.

3.6 Employment land targets

42. Table 3.3 provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8 hectare target by 2031.

	Area
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	107.8 hectares
Net employment land completed by 31 st March 2019	9.02 hectares
Employment land still needed to deliver the hectares of employment land	98.78 hectares
Average annual employment land completions needed for the rest of the plan period (12 years), to achieve the 107.8 ha target by 2031	8.23 hectares

Table 3.3: Employment land targets and requirements.

3.7 Employment Trajectory

43. The trajectory shows the timeline for the delivery of employment across the plan period.

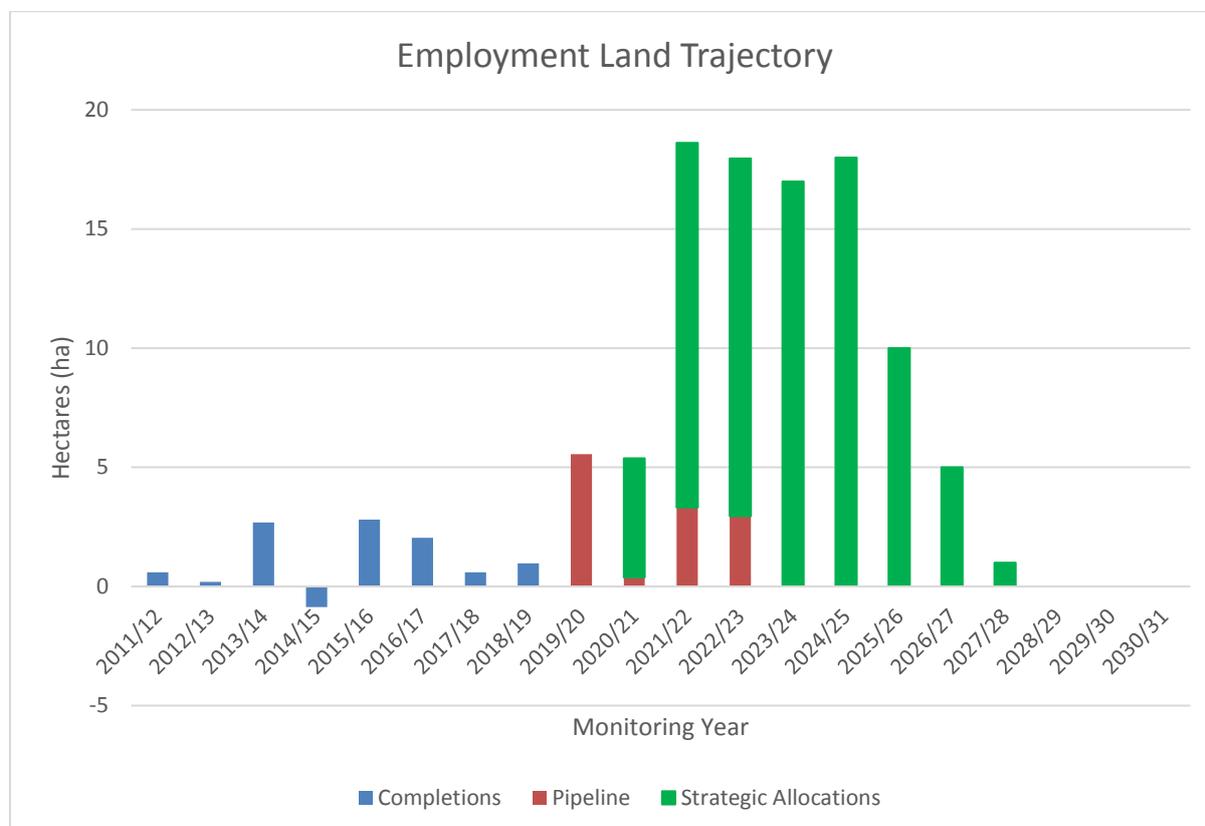


Figure *** Employment Land Trajectory, updated for 2018/19

44. Policy DS4 of the adopted Borough Plan states that at least 107.8 ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031.

45. The updated employment land trajectory indicates that 107.53 ha of employment land is available between 2011 and 2031. Table 3.4 details how the 107.53ha has been updated.

Supply	Area Ha
Actual completions between 2011/12 and 2018/19	9.03
Pipeline	12.20
Strategic Allocations	86.3
Total Supply	107.53

Table 3.4 Updated Employment Land supply for the plan period

4. RETAIL, LEISURE AND TOWN CENTRE DEVELOPMENTS

46. During the monitoring period 1st April 2018 to 31st March 2019, town centre activity has been low. The tables in Appendix 5, detail the amount of retail

development and leisure facilities completed within town centre locations, and throughout the borough over the monitoring period.

47. To summarise, there was 187m² (gross) of A1 retail space completed within the year, 146m² of which was located within a designated town centre.
48. There has been a total loss of 16,720m² of A1 retail space within the year. The bulk of the loss (14,961m²) is attributable to closure of Leekes, which was an out of town furniture store, and the Change of Use of the unit to car sales which is Sui Generis use class. Even though this is a loss of A1 retail space, it is positive change as the unit remains occupied by 'The Trade Centre UK' which is an established car sales company.
49. There has been a loss of 1570m² of retail space within town centre locations to other use classes including, cafes, drinking establishments, offices and residential units, indicating that the town centres are starting to change and diversify.

5. HOUSING

50. 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.
51. As noted in paragraphs 6.17 to 6.25 of the *Borough Plan*, Coventry City Council are 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) is therefore required to co-operate to establish a revised distribution of housing to meet the identified need. Following an update to the Council's Strategic Housing Land Availability Assessment (SHLAA) in December 2016, it was concluded that the borough could accommodate additional housing from Coventry.
52. On 6th September 2017, Cabinet approved a housing target of 14,060 dwellings for the plan period 2011 to 2031, as detailed in Table 5.1.
53. The Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and commits NBBC to plan for the delivery of 14,060 dwellings to align with the Plan period.

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

Table 5.1: Plan period and housing target

54. 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. Details on the Stepped

Trajectory for housing delivery over the plan period are provided in Section 5.11.

5.1 Completions

55. Between 1st April 2011 and 31st March 2019, 3,023 dwellings (net) have been completed. A further 11,037 dwellings need to be built in the borough over the next 12 years for the housing target of 14,060 to be achieved.
56. The net number of dwellings completed in the borough during 2018/19 was 641. This continues the positive trend in completions noted in recent years, as construction on several of the larger sites progresses. [Appendix 6](#) provides detail on all the completions for the monitoring year 2018/19. It is anticipated that the increase in completions will continue in 2019/20 and beyond.

5.2 Permitted development, change of use from office to residential

57. In 2013, the government introduced increased permitted development rights. 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 planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect the local amenity.
58. Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.
59. In some circumstances, permitted development rights allow office floor space (Class Use B1a) to be converted to residential use (Class Use C3).
60. The AMR will monitor the contribution permitted development rights have on the provision of new housing throughout the borough. Table 5.2 outlines the current position regarding permitted developments.

Monitoring Year	Number of dwellings granted permitted development permission
2014/15	30
2015/16	34
2016/17	25
2017/18	18*
2018/19	6

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)
Table 5.2: The number of dwellings granted permitted development rights for each monitoring year

- 61. At the time of onsite monitoring, there were 6 dwellings in the pipeline, with permitted development rights, 1 of which was under construction.
- 62. As noted in table 5.3, 2 dwellings were completed which benefited from permitted development rights between 1st April 2018 and 31st March 2019.

5.3 Summary of the Housing Completions per year April 2011 to March 2019

- 63. Table 5.3 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 5.1.
- 64. The losses are made up of dwellings lost through demolitions, changes of use and conversions.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Gross Completions	278	291	171	411	404	394	440	645
Permitted Development Completions	0	0	0	0	22	16	63	2
Losses	39	12	18	9	14	10	6	6
Net Completions	239	279	153	402	412	400	497	641

Table 5.3: Gross and net completions per year 2011 – 2019 (includes permitted development)

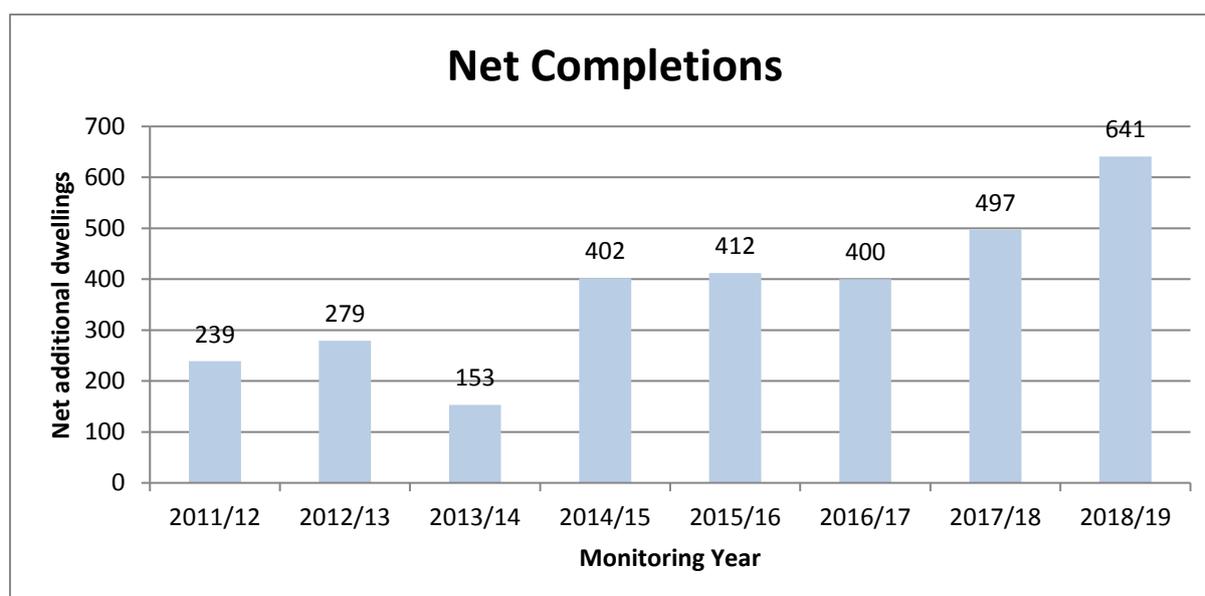


Figure 5.1: Net additional annual dwelling completions per year 2011 – 2019 (includes permitted development)

5.4 Completions by Ward and Settlement

65. The following graphs provide an indication of how the 641 net completions and the 2 Permitted Developments are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2018/19 monitoring year.
66. Figure 5.2 shows completions by ward. Weddington Ward had the most completions at 249 dwellings, which is 39% of all the net completions throughout the borough. This is because the Davidsons, Taylor Wimpey and Barratts developments are now progressing and continuing to deliver completions. St Nicolas Ward, also in the north of the borough, has seen a rise in completions with 206 dwellings (32%) of the total completions. Again this is because several housing developers, including Bellway, Barratts, David Wilson and Davidsons, are all now well established housing developments, delivering significant completions.
67. The contribution of Permitted Development to the overall completions has dropped significantly with only 2 completions being delivered (in the Attleborough Ward) during the 18/19 monitoring period.

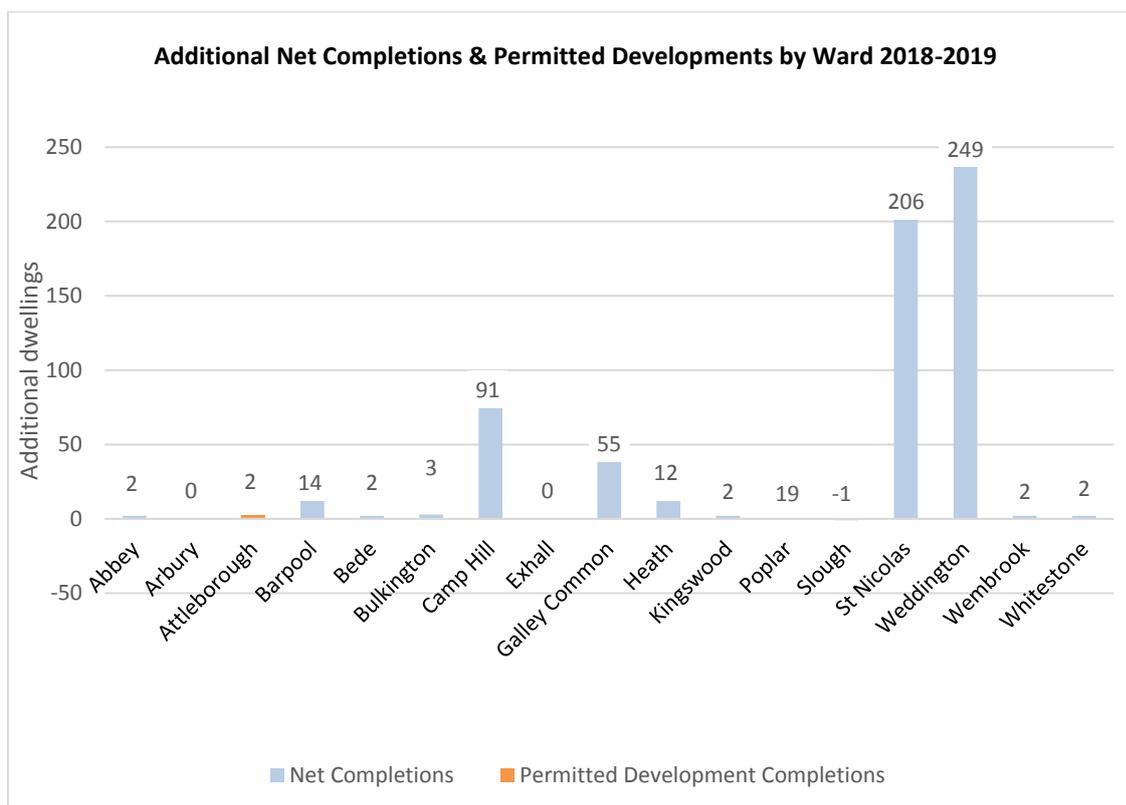


Figure 5.2: Net completions and Permitted Development Completions by Ward from 1st April 2018 to 31st March 2019

68. Figure 5.3 shows the net completions and permitted development completions by settlement. The majority of the completions have been in Nuneaton, with a

total of 623 net completions (97%) and 2 permitted development completions (100%) being counted.

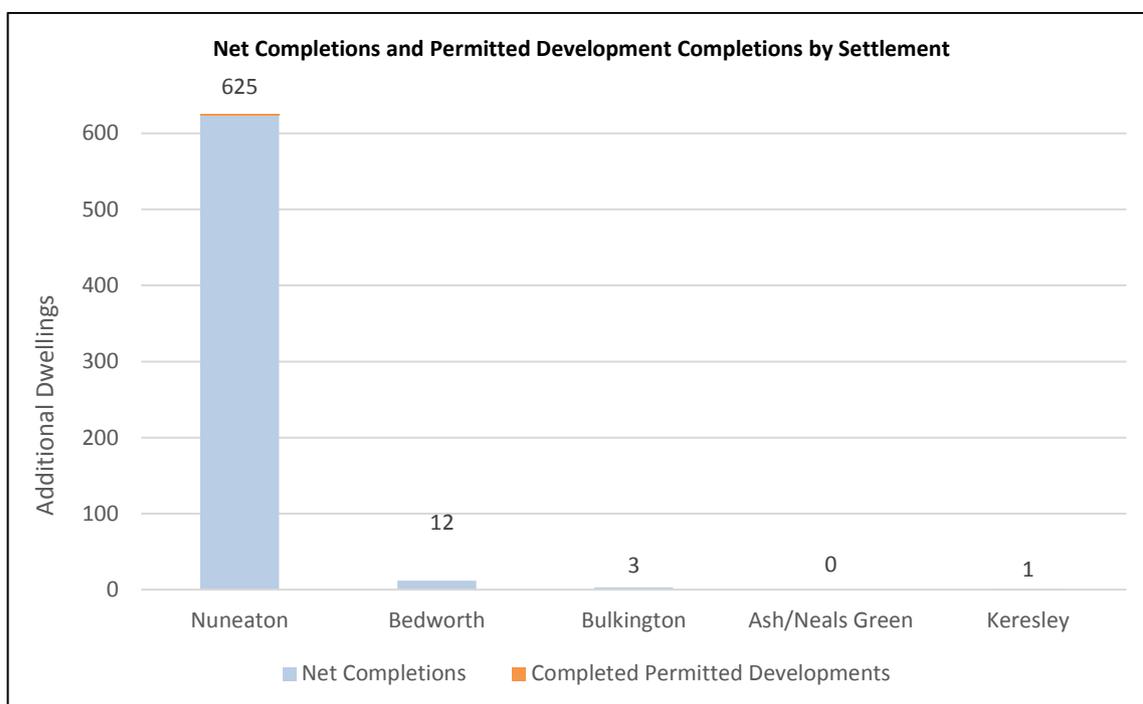


Figure 5.3: Net completions by Settlement from 1st April 2018 to 31st March 2019

5.5 Housing Mix

69. Table 5.5 sets out the completions across the borough by dwelling type and bedroom size (this doesn't include Permitted Developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 4 bed houses at 31.9%, 3 bed houses at 31.6%, followed by 2 bed houses at 18.8%.

Dwelling Type	Number of bedrooms									
	1		2		3		4		5	
	Total	%	Total	%	Total	%	Total	%	Total	%
House	17	2.6	121	18.8	204	31.6	206	31.9	33	5.1
Bungalow	2	0.3	12	1.9	1	0.2	0	0.0	0	0.0
Flats	14	2.2	35	5.4	0	0.0	0	0.0	0	0.0

Table 5.5: Gross completions by dwelling type & bedroom size from 1st April 2018 to 31st March 2019

70. The dwelling type and bedroom size of the Permitted Development completions are detailed in Table 5.6. The highest number of completions were for 1 bed flats.

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

Table 5.6: Permitted Development completions by dwelling type & bedroom size from 1st April 2018 to 31st March 2019

5.6 Land Supply

71. Available housing in the pipeline can be determined by the number of sites which have full planning permission (including sites which are under construction), outline planning permission or permitted development rights. Table 5.7 and Table 5.8 show how these planning permissions are spread across the borough.

Extant Planning Permission	Settlement					Totals
	Nuneaton	Bedworth	Bulkington	Ash/Neals Green	Keresley	
Full	2256	92	82	24	7	2461
Outline	1040	273	20	0	0	1333
Permitted development	6	0	0	0	0	6
TOTAL	3302	365	102	24	7	3800

Table 5.7 Gross number of dwellings in the pipeline by Settlement, as at 31st March 2019

Extant Planning Permission	Ward																Totals	
	Abbey	Arbury	Attleborough	Bar Pool	Bede	Bulkington	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar	Slough	St Nicolas	Weddington	Wembrook		Whitestone
Full	321	60	14	43	29	82	146	35	248	33	16	22	4	627	734	41	6	2461
Outline	0	9	0	0	0	20	157	93	314	0	0	0	180	0	200	0	360	1333
Prior notification	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
TOTAL	327	69	14	43	29	102	303	128	562	33	16	22	184	627	934	41	366	3800

Table 5.8: Gross number of dwellings in the pipeline by Ward, as at 31st March 2019

72. Across the borough, 2461 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that a proportion of the 1333 dwellings with outline planning permission will be granted full planning permission in the coming monitoring years.

5.7 Affordable Housing

73. As part of measures to create mixed balanced communities, the NPPF requires the Council to make provision to meet the needs for affordable housing within the borough.
74. Policy H3 of the Local Plan 2006 and policy H2 of the newly adopted Borough Plan both have a target for affordable homes. Policy H3 from the Local Plan 2006 is the relevant policy for the period covered by this report. The Council will negotiate a proportion of all new dwellings on sites of 15 or more, or if the site is 0.5 hectares irrespective of the number of dwellings, to be affordable. The target for such sites is that 25% of new housing should be affordable.
75. Table 5.8 details the sites which have wholly completed this monitoring period and have an affordable housing component. The target of 25% has been achieved on both sites. The sites have been built by Nuneaton and Bedworth Borough Council to increase the council's housing stock.

Planning Application	Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to 31 st March 2019	Affh Rented Comps this year	Total capacity shared ownership/ low cost for the site	Total shared ownership/ low cost to 31 st March 2019	Affh Shared ownership/ low cost comps this year	Total no. of affordable dwellings on completed sites	% Affordable housing
035280	Site 103C011-land bet 8-10, Ashington Road, Bedworth	2	2	2	2	0	0	0	2	100%
035292	Site 103C010-between 24-26, Ashington Road, Bedworth	2	2	2	2	0	0	0	2	100%
		4	4	4	4	0	0	0	4	

Table 5.8: Sites which have been 100% completed during 2018/19 and have a percentage of affordable housing.

76. Table 5.9 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. It is evident that during the monitoring year 2018/19, 21.1% (136 dwellings) of all the housing completions were affordable housing i.e. 'affordable rented' *plus* 'affordable shared ownership/low cost' housing. During 2016/17 and 2017/18 there were 32 and 81 affordable housing completions, respectively. The increasing trend in the number of affordable houses is due to the larger housing sites now delivering significant completions and the requirement that 25% of the housing is affordable.

Tenure Type	Number of completions	% of Total
Affordable Rented	103	16
Affordable Shared Ownership/Low Cost	33	5
Market Housing	509	79
TOTAL	645	100

Table 5.9: Gross number of dwellings delivered by type tenure type 2018 -19

77. Figure 5.4 shows the gross affordable housing completions as a percentage of the total completions for each year.

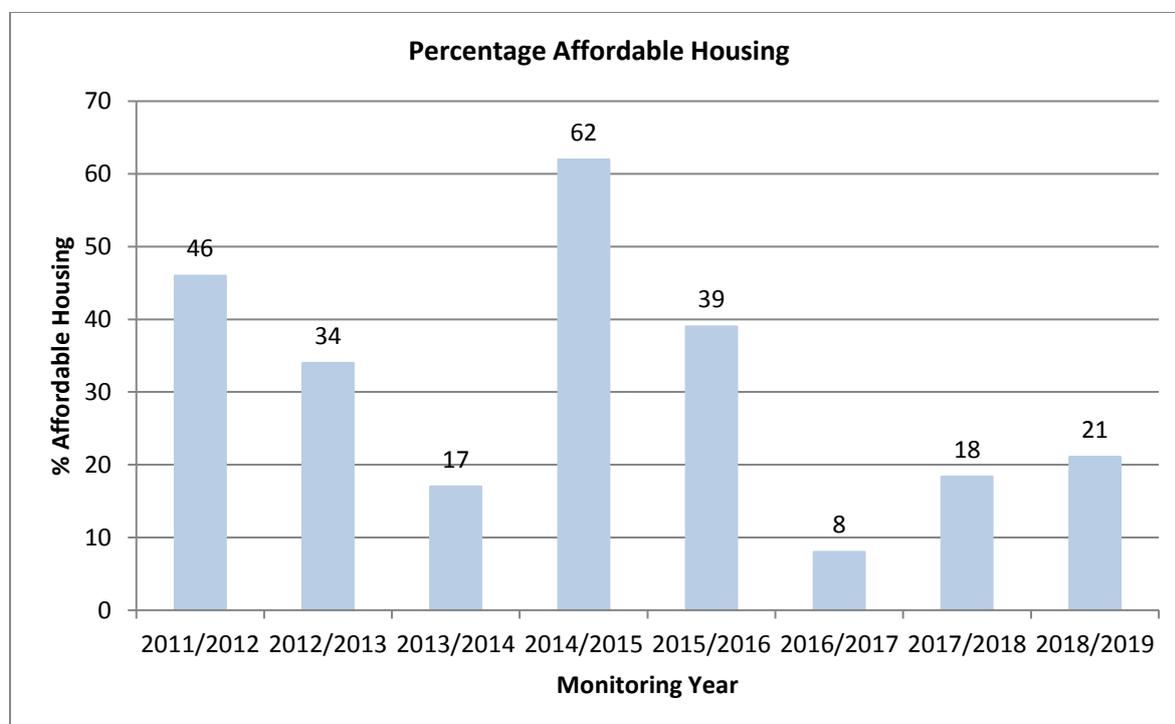


Figure 5.4: Affordable housing completions across the monitoring period, as a percentage of the total number of completions

78. There are a further 869 affordable housing units in the pipeline, with either full or outline planning permission. Of these, 632 are anticipated to be affordable rent and 237 shared ownership.

5.8 Density of housing development

79. 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.
80. Table 5.10 and Figure 5.5 show the density of dwellings on sites that are 100% complete.
81. Dwellings built on sites which wholly completed in 2018/19 continued to be built at a higher density than in recent years. This is because a site within the Camp Hill Regeneration project on 'previously developed land' has completed.
82. It is anticipated that completions at this higher density will not continue, as the larger development sites that are progressing are on Greenfield land, where the density is characteristically lower.

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%

Table 5.10: Density of housing development on completed sites over the plan period.

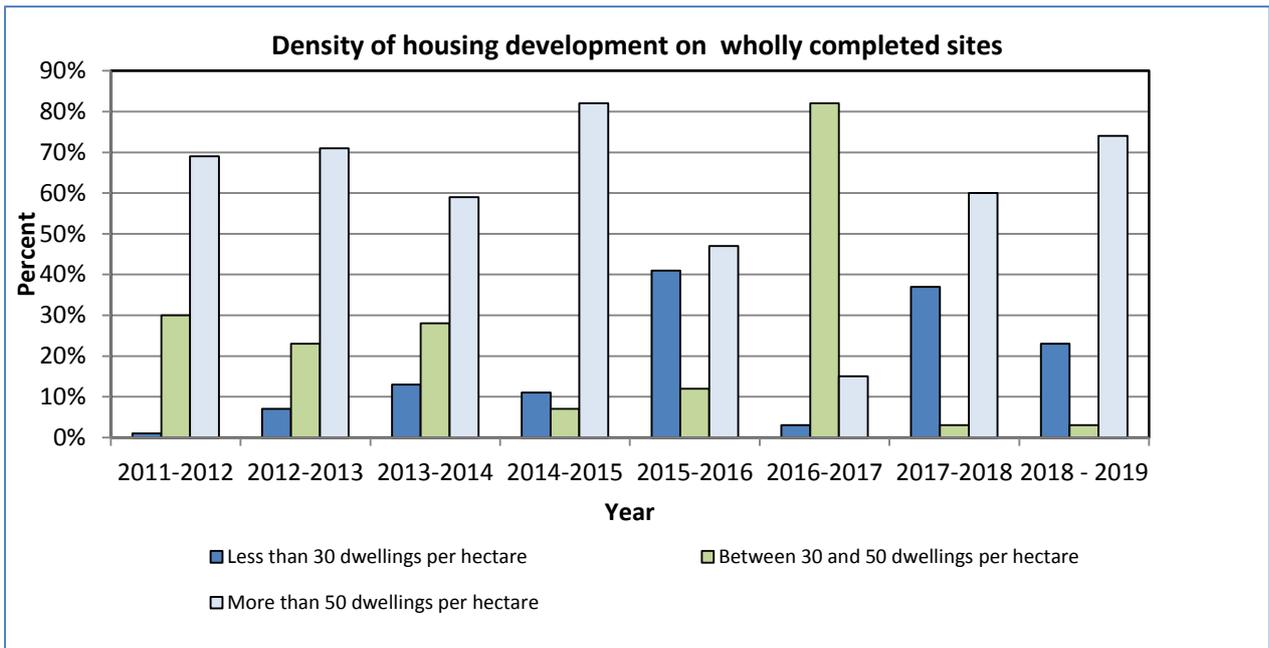


Figure 5.5: The percentage of dwellings (completed sites) in each density band over the plan period.

5.9 Housing Development on Previously Developed Land

83. Of the 645 gross housing completions during the 2018/19 monitoring period, 71 dwellings (11%) were built on Previously Developed Land (PDL), and 574 dwellings (89%) were built on Greenfield sites.
84. Figure 5.6 graphically represents the amount of new housing development built on PDL over the duration of the plan period.
85. As expected there has again been a larger percentage of new housing being built on Greenfield sites. This trend is expected to continue over the duration of the plan period, if the council is to achieve its target for the completion of 14,060 new homes by 2031.

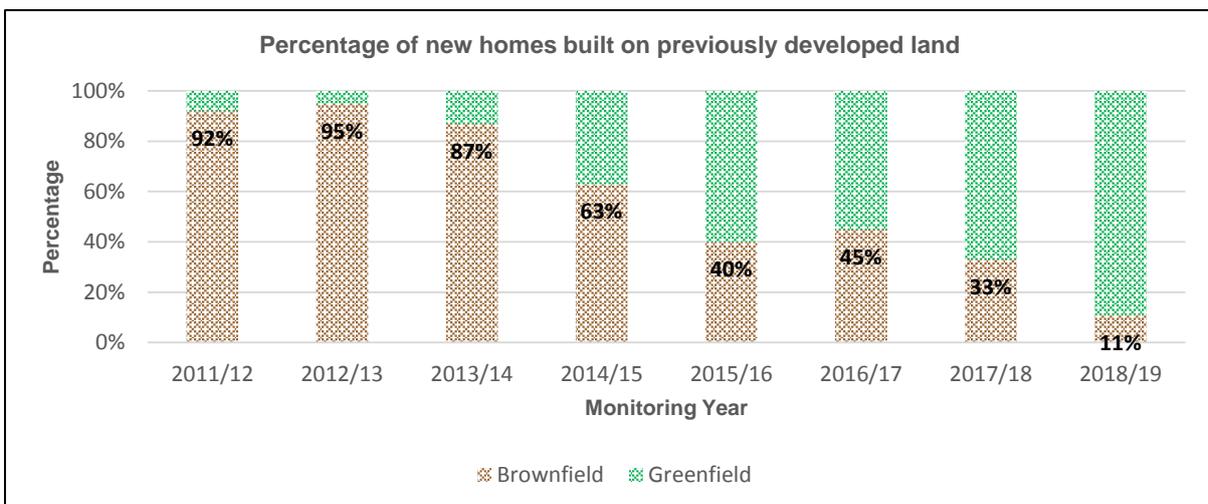


Figure 5.6: Percentage of new homes built on PDL over the Plan period 2011 to 2019

5.10 Self-build and custom house build register

86. From 1st April 2016 Local Authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016.
87. The Council has met this obligation and publicised the register via its website.
88. The AMR will monitor the demand for self-build and custom build within the borough, and form a key part of our evidence base on demand for this type of housing.
89. Over the 18/19 monitoring period:
 - NBBC received 4 applications to be placed on the register.
 - All of the applicants have registered as individuals (none on behalf of associations)
 - One applicant indicated a preference for plot location in the Nuneaton or Hartshill area (which is not within the borough), and the other three applicants had no preference on the location.
 - Two applicants have indicated a preference for a plot to build a two/three bedroom detached dwelling. One applicant wishes to build a three/four bedroom detached dwelling and the remaining applicant wishes to build a detached dwelling with more than four bedrooms.

5.11 Housing Trajectory 2011 to 2031

90. Figure 5.7 shows the projected build rate for the 20 year Plan period, 2011 to 2031. It takes into account sites with full and outline permission, sites with a resolution to grant planning permission, the urban strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the Borough Plan 2011 – 2031 Publication 2017 and Windfall sites. It also takes account of the non-implementation of small sites through the plan period.
91. Following the Stage 2 hearings of the Borough Plan Examination, it was concluded that a ‘stepped’ trajectory would be appropriate for NBBC. A ‘stepped’ housing trajectory takes into account the Plan’s intended release of developable land to facilitate a step change in housing delivery. For example, the housing trajectory includes strategic housing sites which are located in the Green Belt, development of which cannot commence until the Plan has been adopted and Green Belt constraints removed.
92. As part of the proposed housing trajectory this requirement is to be stepped in the following way:
 - a) 2011/12 – 2017/18: 502 homes per annum (7 x 502 = 3,514)
 - b) 2018/19 – 2030/31: 13 years 812 per annum (13 x 812 = 10,556)

Total over plan period = 3,514 + 10,556 = 14,070 dwellings

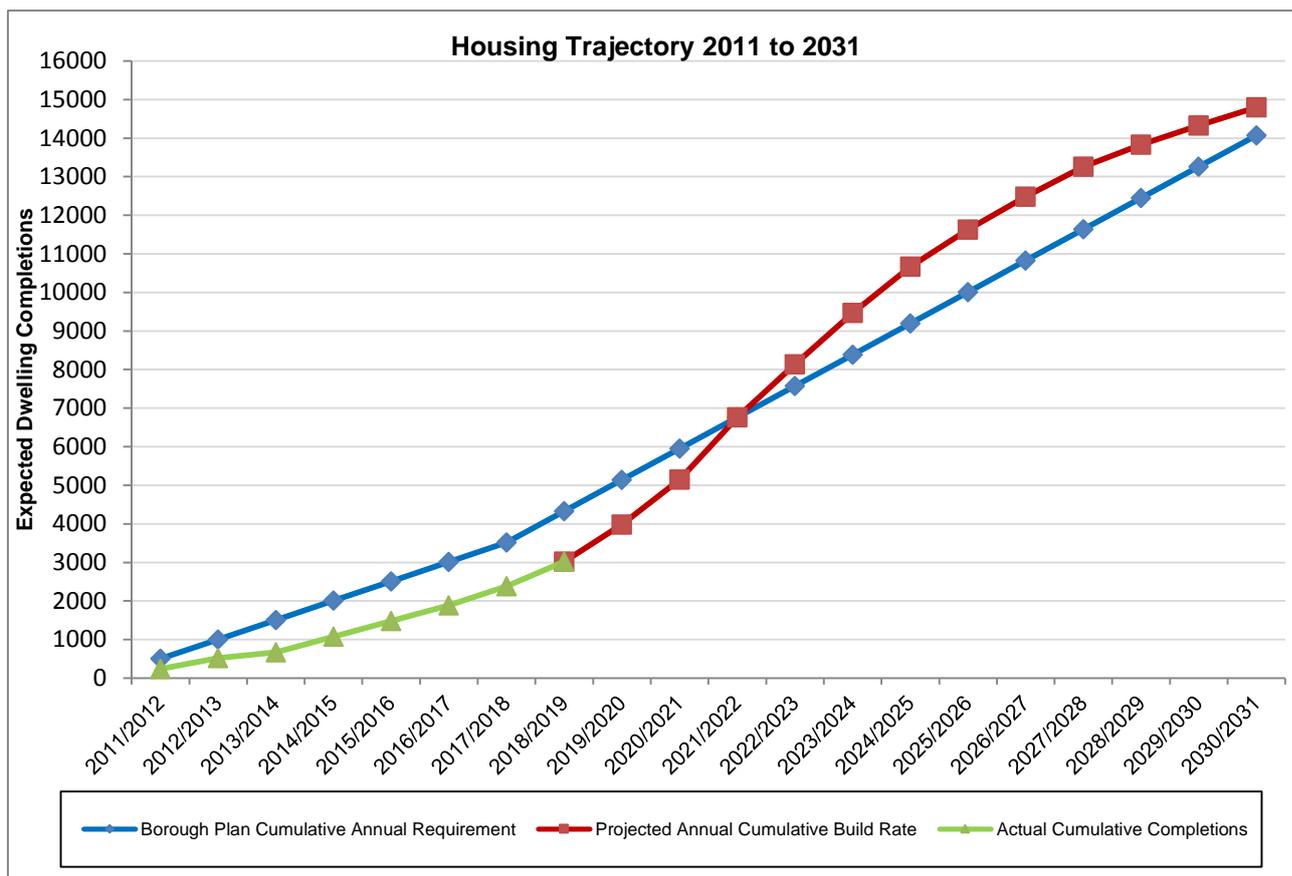


Figure 5.7: Housing Trajectory 2011 to 2031

93. The latest available 'stepped' housing trajectory information indicates a maximum potential supply of 15,014 dwellings. Taking account of the projected 10% non-implementation on smaller sites, it is estimated that 14,798 dwellings will be developed over the plan period. This is an excess of 738 dwellings above the 14,060 dwelling target and provides a buffer for non-delivery.
94. The future supply of housing is considered in terms of the first five year period, 2019 to 2024, and post 2024 provision.
95. Further information on the five year land supply (5YLS) position statement is available on the Council's webpages⁵.
96. The latest 5YLS information has been calculated using the 'Liverpool' method i.e. dealing with the shortfall over the remainder of the plan period. This approach is considered preferable to other methods of calculation (e.g. 'Sedgefield' or a hybrid 'Sedgepool' option) as a number of sizeable urban extensions to Nuneaton are proposed, as well as a number of sites to be released from Green Belt, which will take time to come forward.

5

https://www.nuneatonandbedworth.gov.uk/info/21014/planning_policy/146/borough_plan_information/4

97. The 5YLS position statement, indicates that there are 5.8 years of housing land supply.

5.12 C2 Housing

98. Policy H1 of the adopted 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 taken into account 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.
99. 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.
100. There is an indication that a factor of two thirds could be applied to the net total of Care Bed completions as it is assumed that occupancy of two thirds of bedrooms within the institution will release a house on the market. This is based on the assumption that in some cases a partner will be left in the main home. Thus, for a care home of 100 bedrooms, only 67 would be counted towards the housing target.
101. Further evidence base needs to be established to determine whether the factor of two thirds is appropriate for NBBC and to determine if the inclusion of C2 Care beds towards the housing completions totals is appropriate.
102. Table 5.11 sets out data relating to C2 developments which have been completed during the plan period.

Year	Completions		
	Supported Living	Care beds	
		Total Care beds	2/3rd Factor applied to Care bed completions
2014 - 2015	6	0	0
2015 - 2016	17	0	0
2016 - 2017	0	39	26
2017 - 2018	0	0	0
2018 - 2019	18	20	13
Total	41	59	39

Table 5.11 Monitored C2 Completions for the Plan period

103. If the C2 'Supported Living' and 'Care beds' (with the two thirds factor applied) completions were added to the overall housing completions, an additional 80 dwellings could be added to the net completions, giving a total of 3103 dwellings.

6. GYPSY & TRAVELLER PITCHES

104. Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsies, Travellers and Travelling Showpeople. Table 6.1 shows the number of pitches permitted during the monitoring period.

	Net additional gypsy & traveller pitches	
Number of pitches delivered	Permanent	7
	Transit	0

Table 6.1: Summary of Gypsy and Traveller Pitches completed during the monitoring period 1st April 2018 and 31st March 2019.

105. As noted in Section 2.2 the Council is currently in the process of developing a policy document to allocate sites to meet the Gypsy, Traveller and Travelling Showpeople needs from 2012 – 2031.

7. PLANNING APPEALS SUMMARY

106. During the period from the 1st April 2018 to 31st March 2019 there were 5 Planning Appeals which were of relevance to the Annual Monitoring. These are detailed below in Table 7.1.

Planning Permission Number	Description	Location	Appeal Decision	Date
034424	Residential development of 29 affordable dwellings with associated	Shepperton Business Park, "Site 62C004", Triton Road, Nuneaton	Allowed	30 th May 2018
034430	Demolition of public house and erection of one retail unit (Class use A1 eg shop)	"Cross Keys Inn", Goodyers End Lane, Bedworth	Allowed	21 st June 2018
034843	Continued use of land for residential purposes for 1 No. gypsy pitch comprising a dayroom and the siting of caravans, together with the retention of ancillary hardstanding and boundary fences.	Site 119A002-Land adj 159 Coventry Road, Bulkington, Bedworth,	Allowed	23 rd May 2018
035304	Change of use from nil use to a self-contained flat C3	Site 105B014 rear of 46 and 48, Newtown Road, Bedworth,	Allowed	23 rd July 2018
035864	Erection of two-storey dwelling with associated car parking	Land adj No. 28, Site 123b004 - The Crescent, Keresley End,	Allowed	27/02/2019

Table 7.1: Summary of Planning Appeals between 1st April 2018 and 31st March 2019.

8. APPENDIX 1: 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.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General Industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:
 - (a) a single person or by people to be regarded as forming a single household,
 - (b) not more than six residents living together as a single household where care is provided for residents
 - (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

9. APPENDIX: 2: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31ST MARCH 2019

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2019	Employment Land Under Construction (Ha) April 2019	Available Employment Land with Planning Permission		
			Employment Land (Ha) With Full Planning Permission	Employment Land (Ha) with Outline Planning Permission	Employment Land in the Pipe Line
Attleborough Industrial Estate	0.75				0.0
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Bayton Road Industrial Estate	2.14		0.3232	5.4	5.7
Camp Hill Urban Village - Midland Quarry	0.33	0.32			0.0
Centrovell Ind Est	0.00				0.0
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Eliot Park	1.15				0.0
Griff Clara (Extension to Bermuda Park)		4.080			0.0
Hemdale Business Park	1.01				0.0
Leicester Road	-0.19				0.0
Manor Court Road		-0.15			0.0
Marston Hall Lodge	0.77				0.0
Marston Jabbett	0.75				0.0
Newtown Road (Loss of B1a to C3)	-0.26				0.0
Prologis Park	4.16	1.3			0.0
School Lane	-1.09				0.0
The Moorings Business Park			0.21		0.2
Vicarage Street				0.4525	0.5
Wheat Street	-0.18				0.0
Whitacre Industrial Estate	0.00		0.00		0.0
Caldwell Road Industrial Estate			0.24		0.2
Grand Total	9.0	5.6	0.77	5.85	6.63

10. APPENDIX 3: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2018 AND 31ST MARCH 2019

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/Brownfield	Gain/Loss/Allocation	Loss/Change to	Gross Site Area (Ha)	Gross Floor space Area (m)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8
034564	Block D ref outline 30463 Approval of Reserved Matters.(Loades Plc - between Bayton Road & Blackhorse Road	Loades PLC , Bayton Road Industriak Estate	B	Gain	n/a	0.4							1347
035182	Development of 12 light industrial and office units B1	Marston Jabbett	B	Gain	n/a	0.57		736.5					
035162	Change of use from B8 storage/distribution to B2 general industry to include ancillary offices,	Whitacre Industrial Estate	B	Gain	n/a	0.85				1778			
					Total Completions	1.82	0	736.5		1778	0		1347

Employment Land and Floor space Completed 2018/2019

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/Brownfield	Gain/Loss/Allocation	Loss/Change to	Gross Site Area (Ha)	Gross floor space Area (m)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8
035162	Change of use from B8 storage/distribution to B2 general industry to include ancillary offices,	Whitacre Industrial Estate	B	Loss	B2	-0.85					-1888		
					Total Losses	-0.85	0.00	0.00	0.00	0.00	-1888.00	0.00	0.00

Employment Land and Floor space Lost 2018/2019

Summary:

	Total Completed	Total Lost	Net overall completions
Hectares	1.82	0.85	0.97
Total Floor space (m2)	3861.5	1888	1973.5

11. APPENDIX 4: EMPLOYMENT LAND COMMITMENTS BY USE CLASS IN HECTARES AS OF 31ST MARCH 2019

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		5.4			0.32			5.72
The Moorings Business Park					0.21			0.21
Vicarage Street				0.45				0.45
Caldwell Road Industrial Estate			0.24					0.24
Total Land with Planning Permission (Hectares) for each Use Class.	0.0	5.4	0.2	0.45	0.53	0	0	6.6
Percentage of land with Planning Permission for each Use Class	0.0	81.5	3.6	6.8	8.1	0	0	

12. APPENDIX 5: COMMERCIAL FLOOR SPACE TABLES

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²			
						A1	B1a	A2	D2
B	Nat West Bank plc, 12-18 King Street, Bedworth	Installation of new shop front and change of use from A2 (Financial and Professional Services) to A1 (shops)	Retail	035499	Yes	40			
B	Asda Superstore, Newtown Road, Nuneaton (Timpsons)	Erection of single-storey retail (A1) unit	Retail	035666	Yes	18			
B	41a Newdegate Street, Nuneaton (Love Hair & Beauty)	Change of use from office B1 to hair and beauty salon A1	Retail	036010	Yes	88			
B	Co-op Store adj Wells Close, "Site 46b005 - Land off", Chesterton Drive	Change of use from A1 retail to D2 assembly and leisure for a dance/fitness studio	D2	035227	No				73
B	"The Courtyard, Unit C", 17 Bond Street, Nuneaton	Retention of a dance fitness studio (Class Use D2)	D2	035940	Yes				96
B	2 Short Street, Nuneaton	Erection of three storey building with sandwich bar (A1 use) to ground floor and offices (B1 use) to first and second floor	Retail/ B1a	032886	No	42			
B	"1a-4a Bond Gate Chambers", Bond Gate, Nuneaton	Change of use from existing D1 use to financial and professional services A2 use class	A2	035527	Yes			142	
B	Battlefield Cycles, 98 Abbey Street, Nuneaton	Change of use from retail (Use Class A1) to a mixed use for training centre (Use Class D1) and ancillary offices (Use Class B1)(ground floor)	B1a	035910	Yes		390		
				Total Completions		187	390	142	169

Appendix 5 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2018- 2019

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2
B	55 Leicester Road, Bedworth, (Café 55)	Retention of A3 cafe use	Loss of Retail	035752	No	55			
B	Battlefield Cycles, 98 Abbey Street, Nuneaton	Change of use from retail (Use Class A1) to a mixed use for training centre (Use Class D1)and ancillary offices (Use Class B1)(ground floor)	Loss of Retail	035910	Yes	390			
B	Gorgeous Touch, (Leather Lounge) Bond Gate, Nuneaton	Change of use from retail (Class Use A1) to mixed use of retail (Class Use) A1 and drinking establishment (Class Use A4). (Building formerly known as Leather Lounge and Gorgeous Touch)	Loss of Retail	035932	Yes	297			
B	"The Courtyard, Unit C", 17 Bond Street, Nuneaton	Retention of a dance fitness studio (Class Use D2)	Loss of Retail	035940	Yes	96			
B	The Market Café, 1 Harefield Road	Retention of a change of use from A1 (retail) to A3 (cafes and restaurants)	Loss of Retail	036073	Yes	60.5			
B	119 Bulkington Road, Bedworth,	Prior Approval for a Change of Use from shop, retail (Class Use A1) to restaurant or cafe (Class Use A3)	Loss of Retail	035212	No	61			
B	Co-op Store adj Wells Close, "Site 46b005 - Land off", Chesterton Drive	Change of use from A1 retail to D2 assembly and leisure for a dance/fitness studio	Loss of Retail	035227	No	73			
B	4 Market Place, Nuneaton,	Change of use from A1 to A3 and A5	Loss of Retail	035251	Yes	194			

B	Poundland, 7-9 Abbey Street, Nuneaton	Change of use from A1 shops to A3 restaurants and cafes	Loss of Retail	035344	Yes	246				
B	Leekes of Coventry, Silverstone Drive,	Change of use from retail use A1 to car sales Sui Generis	Loss of Retail	035383	No	14961				
B	Site 51A070 - site Church St Mill St Vicarage St", Church Street, Nuneaton	Erection of 50 no. retirement living apartments	Loss of Retail	035246	Yes	221				
B	41a Newdegate Street, Nuneaton (Love Hair & Beauty)	Change of use from office B1 to hair and beauty salon A1	Retail	036010	Yes		88			
B	17 Congreve Walk, Bedworth,	Change of use from A1 retail to Council Offices	Retail	035743	Yes	66				
B	112 Abbey Street, Nuneaton	Change of use of ground floor from gymnasium D2 to a training and substance misuse service D1	D2	035964	Yes				197	
B	Nat West Bank plc, 12-18 King Street, Bedworth	Installation of new shop front and change of use from A2 (Financial and Professional Services) to A1 (shops)	A2	035499	Yes				40	
B	NBBC Bedworth Area Office, "Bedworth Area Office", High Street, Bedworth	Change of use from offices to a C2 (Hostel)	A2	035737	Yes				234	
				Total Losses			16720	88	274	197

Table 2 (Appendix 5): Losses of commercial floor space (Retail, Hotel and Leisure) in the borough during 2018-2019.

						Floor Space Under Construction m ²			
						A1	A2	B1a	D2
Greenfield/Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre				
B	Arden Wines, 44 Arden Road, Bulkington	Change of use of garage to additional retail area to include bricking up of roller shutter door	Retail	032527	N	25			
B	Cherry Tree, Haunchwood Road, Nuneaton	Single storey extension to side to create additional retail unit (A1)	Retail	033300	No	124			
B	RBS, 11-17 Queens Road, Nuneaton	Change of use of ground and first floor from A2 financial and professional services to A3 and or A4 restaurants and cafe and or drinking establishment	A2	034782	Yes		-316		
B	2 Newtown Chambers", Corporation Street, Nuneaton,	Prior notification for the change of use from office (B1(a) to one dwelling (C3)	B1a	035580	Yes			-50	
				Total Under Construction		149	-316	-50	0

Appendix 5 (Table 3): Total amount of commercial floor space (Retail, Hotel and Leisure) in the borough under construction during 2018-2019

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space with Planning Permission m ²				
						A1	B1a	A2	D2	C1
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	31064	No	457				
B	Holmfield Nursing Home, 291 Watling Street, Nuneaton	Change of use from care home (C2) to hotel (C1) including extension of car parking area to create 7 additional spaces	C1	34909	No					680
B	Cross Keys Inn, Goodyers End Lane, Bedworth,	Demolition of public house and erection of one retail unit (Class use A1 eg shop)	Retail	34430	No	371				
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	36008	No	-440				
B	Arden Wines, 44 Arden Road, Bulkington	Ground floor extension to side of retail unit for purposes of retail storage	Retail	35697	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	35150	N	-55				
B	Pharmacy Republic, "Marath House", 104 Edward Street,	Single storey side extension to pharmacy (for sole use relating to the pharmacy)	Retail	35447	N	16.9				
B	Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton	Change of use from B2 General Industrial to D2 Leisure	D2	35980	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	35027	Yes		2619			
				Total in the pipeline		375.9	2619	0	317	680

Appendix 5 (Table 4) Commercial floor space (Retail, Hotel and Leisure) in the pipeline across borough during 2018 -2019

13.APPENDIX 6: HOUSING COMPLETIONS FOR THE 2018/19 MONITORING PERIOD

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
215	011514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	Under Construction
812	036108	Chapel Street, Bed	Bede	19	0	0	0	0	0	0	Under Construction
829	012088	Ash Green Lane 15, Exhall	Exhall	14	0	0	0	0	0	0	Not Started
953	010399	Atholl Cres, land off, Nun	Arbury	11	0	0	0	0	0	0	Not Started
1087	010197	Queens Rd, 265, Nun	Abbey	14	0	0	0	0	0	0	Not Started
1187	030495	Coventry Rd, 85, Bed	Bede	1	1	0	1	0	0	0	SITE COMPLETE
1213	031200	Land off Ironbridge Way, Exhall	Poplar	8	0	0	0	0	0	0	Under Construction
1249	031882	Tunnel Rd, r/o 67-69, Nun	Galley Common	4	2	0	2	0	0	0	SITE COMPLETE
1258	033817	Edinburgh Rd, Nun (Saxon Heights)	Camp Hill	45	21	0	21	0	0	0	SITE COMPLETE
1284	032296	Bedworth Rd, Weston Lawns Farm, Bulko	Bulkington	1	0	0	0	0	0	0	Under Construction
1315	033535	40 Franklin Road, Nuneaton, Warwickshire	Wembrook	2	2	0	2	0	0	0	SITE COMPLETE

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1327	032927	153 Lutterworth Road, Nuneaton, Warwickshire	Whitestone	1	1	0	1	0	0	0	SITE COMPLETE
1329	033650	Site 25c003 - Rear of 81-105, Plough Hill Road, Nuneaton (Cartwrights; The Zu)	Galley Common	38	10	0	10	0	5	5	Under Construction
1331	035405	Site 32c001 - Adjacent 233, The Long Shoot, Nuneaton, Warwickshire	St Nicolas	1	0	0	0	0	0	0	Not Started
1334	033374	Land to rear of Joddrell St, Midland Road (Site 39b006) Reliant Buidling Contractors	Abbey	84	0	0	0	0	0	0	Not Started
1335	033614	Land off Alice Close, Bedworth (Site 104D003)	Heath	8	8	0	8	0	0	0	SITE COMPLETE
1364	033050	Adj Boot Wharf, Site 61B007 - Former allotments north of", The Bull Ring, Nuneaton	Barpool	53	14	0	14	0	2	2	Under Construction
1370	034906	145 Watling Street	Weddington	1	1	0	1	0	0	0	SITE COMPLETE

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1371	034749	9 Wolvey Road	Bulkington	1	1	0	1	0	0	0	SITE COMPLETE
1374	033386	292 Lutterworth Road, Nuneaton, Warwickshire	Whitestone	1	1	0	1	0	0	0	SITE COMPLETE
1376	035214	"Site 106a014" King Street, Bedworth,	Poplar	12	0	0	0	0	0	0	Not Started
1379	035183	Site 28b002 - Church Lane", & Weddington Road, Nuneaton; Davidsons Phase 2	Weddington	162	52	0	52	12	0	12	Under Construction
1395	033740	Jesvic, 1 Camp Hill Road, Camp Hill, Nuneaton	Camp Hill	2	2	0	2	0	0	0	SITE COMPLETE
1397	034662	225 Heath End Road, Nuneaton	Arbury	8	0	0	0	0	0	0	Under Construction
1402	035310	47 Grove Road, Nuneaton,	Kingswood	1	1	0	1	0	0	0	SITE COMPLETE
1403	034180	Land Rear of 49/51 "Site 106A012", King Street, Bedworth	Bede	4	0	0	0	0	0	0	Not Started
1404	033551	The Carousel "The Carousel", Dark Lane, Bedworth,	Heath	16	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1406	034235	51 Cross Street, Nuneaton	Kingswood	2	2	1	1	0	0	0	SITE COMPLETE
1410	034194	Edwards Radio Taxis Limited 100 Orchard Street, Bedworth	Bede	2	0	0	0	0	0	0	Not Started
1411	034197	Whitehouse Farm, Higham Lane, Nuneaton	Weddington	3	0	0	0	0	0	0	Under Construction
1413	034259	Land adjacent, 54 Lutterworth Road, Nuneaton	Attleborough	1	0	0	0	0	0	0	Not Started
1414	034287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	Galley Common	1	0	0	0	0	0	0	Not Started
1417	034203	117 Tomkinson Road, Nuneaton,	Barpool	1	0	0	0	0	0	0	Not Started
1418	034308	65 Hinckley Road, Nuneaton	St Nicolas	1	1	0	1	0	0	0	SITE COMPLETE
1419	034403	Site 52C043 (formerly offices 1A-1D The Lodge), School Walk,	Attleborough	6	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1420	034407	Masalaz 66 Queens Road, Nuneaton	Abbey	1	0	0	0	0	0	0	Not Started
1421	034324	34 Croft Pool, Bedworth	Bede	2	0	0	0	0	0	0	Under Construction
1422	034128	Camphill Phase 3 parts 4 and 6 Saxon Meadows (Barratt Homes)	Camp Hill	163	59	0	59	0	0	0	Under Construction
1423. 1	034334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (Barratt Homes)	St Nicolas	221	74	0	74	10	7	17	Under Construction
1423. 2	034334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (David Wilson Homes)	St Nicolas	108	48	0	48	12	1	13	Under Construction
1425	034520	Barclays Bank Plc, 7 Market Place, Nuneaton	Abbey	4	0	0	0	0	0	0	Not Started
1426	034522	Battlefield Cycles 98 Abbey Street, Nuneaton	Abbey	2	0	0	0	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1427	034193	"Site 51B028 - Land and garages", Regent Street, Nuneaton,	Abbey	6	0	0	0	0	0	0	Under Construction
1428	034538	Nuneaton Tool Box "George Eliot Building", 12-14 Coventry Street, Nuneaton	Abbey	8	0	0	0	0	0	0	Under Construction
1429	034691	Woodlands Surgery 301 Newtown Road, Bedworth,	Slough	-1	0	1	-1	0	0	0	Not Started
1430	033760	"Site 109D003-Land adj 5 Shilton Lane", Shilton Lane, Bulkington, Bedworth,	Bulkington	1	0	0	0	0	0	0	Not Started
1432	034655	Crowndove Service Centre 24 Princes Avenue, Nuneaton,	Wembrook	2	0	0	0	0	0	0	Under Construction
1433	033360	Site 26C006 - Land Rear of", 122 Green Lane, Nuneaton	Camp Hill	3	3	0	3	0	0	0	SITE COMPLETE
1435	034459	4 Mill Close, Nuneaton, (Garden)	Attleborough	1	0	0	0	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1436	034904	Land off School Lane, Galley Common, Nuneaton	Galley Common	2	1	0	1	0	0	0	Under Construction
1437	033300	"Cherry Tree", Haunchwood Road, Nuneaton	Barpool	2	0	0	0	0	0	0	Under Construction
1440	034545	"Site 48A025 - Land between 138 and 144", Church Road, Nuneaton	Kingswood	1	0	0	0	0	0	0	Not Started
1441	034647	26 Mill Lane, Bulkington, Bedworth,	Bulkington	1	1	0	1	0	0	0	SITE COMPLETE
1442	034649	166 Coventry Road, Exhall,	Exhall	1	0	0	0	0	0	0	Not Started
1444	034764	"Site 29a012 - Church Lane", Church Lane, Nuneaton, (site is to the rear of 32 and 34 Church Lane)	Weddington	1	0	0	0	0	0	0	Under Construction
1445	033505	"Site 108D009 - Land rear of 6-12", Coventry Road, Bulkington,	Bulkington	9	0	0	0	0	0	0	Not Started
1446	033615	6 Coventry Road, Bulkington, Bedworth,	Bulkington	2	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1447	034894	Stuart Fletcher and Barrett, 124-126 Manor Court Road, Nuneaton,	Abbey	6	0	0	0	0	0	0	Under Construction
1448	034349	Corner House Garage, Nuneaton Road, Bulkington,	Bulkington	11	0	0	0	0	0	0	Not Started
1449	034761	120 Lutterworth Road, Nuneaton	Whitestone	5	0	0	0	0	0	0	Not Started
1450	034842	2 Mitchell Road, Bedworth,	Poplar	2	0	0	0	0	0	0	Not Started
1451	034934	"Site 101d002 - Smorrall Lane (Betwn Breach Oak Cottage and Inglewood)", Smorrall Lane, Bedworth,	Heath	1	1	1	0	0	0	0	SITE COMPLETE
1452	035045	18c Coleshill Road, Chapel End,	Galley Common	2	0	0	0	0	0	0	Under Construction
1453	034919	Site 27c003: Former Reservoir", Mancetter Road, Nuneaton. WINDMILL HEIGHTS (OWL HOMES)	Camp Hill	40	1	0	1	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1454	034543	Site 36C002 . Land at Hill Farm, Plough Hill Road, Nuneaton Taylor Wimpey (Ribbon Fields)	Galley Common	262	42	0	42	8	3	11	Under Construction
1455	034552	Site 26b001 - Berrington Road, 82-92 Berrington Road, Nuneaton	Camp Hill	4	4	0	4	0	0	0	SITE COMPLETE
1456	034568	187 Heath End Road, Nuneaton	Arbury	10	0	0	0	0	0	0	Not Started
1457	035070	205 Greenmoor Road, Nuneaton	Barpool	1	0	0	0	0	0	0	Not Started
1458	035079	Nat West Bank plc, 12-18 King Street, Bedworth,	Bede	2	0	0	0	0	0	0	Under Construction
1459	035090	Site 51a036 - Burgage Walk, Burgage Walk	Abbey	2	0	0	0	0	0	0	Not Started
1460	035108	Adjacent to 33 Lime Grove, Nuneaton	Camp Hill	1	0	0	0	0	0	0	Not Started
1462	035175	Site 86A002 - Land adjacent to No 12, Avon Close, Bulkington,	Bulkington	1	0	0	0	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1463	034401	"Crossing Gates", 102 Oaston Road, Nuneaton	St Nicolas	11	0	0	0	0	0	0	Under Construction
1464	035096	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	Galley Common	14	0	0	0	0	0	0	Not Started
1465	035976	Site 108d004 - between 16 & 22, Coventry Road, Bulkington, Bedworth,	Bulkington	2	0	0	0	0	0	0	Under Construction
1466	035120	372 Higham Lane, Nuneaton	Weddington	1	1	0	1	0	0	0	SITE COMPLETE
1468	035192	39 Newtown Road, Bedworth	Slough	1	0	0	0	0	0	0	Under Construction
1469	034965	16 Anderton Road, Bedworth,	Heath	2	0	0	0	0	0	0	Not Started
1470	035206	108 Exhall Road, Keresley End,	Exhall	1	1	0	1	0	0	0	SITE COMPLETE
1471	035280	Site 103C011-land bet 8-10, Ashington Road, Bedworth	Heath	2	2	0	2	2	0	2	SITE COMPLETE
1472	035292	Site 103C010- between 24-26, Ashington Road, Bedworth	Heath	2	2	0	2	2	0	2	SITE COMPLETE

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1474	033762	Land between 37-39, "Site 103c008 - Whitburn Road", Whitburn Road, Bedworth,	Heath	14	0	0	0	0	0	0	Not Started
1475	034379	34 Leyland Road, Nuneaton	Attleborough	6	0	0	0	0	0	0	Not Started
1476	035009	223 Bucks Hill, Nuneaton	Galley Common	-1	0	0	0	0	0	0	Not Started
1477	035233	200 Hospital Lane, Bedworth	Heath	1	0	0	0	0	0	0	Under Construction
1478	035945	Site 51A070 - site Church St Mill St Vicarage St, Church Street, Nuneaton	Abbey	51	0	0	0	0	0	0	Under Construction
1479	035672	Land of Former Garden Centre, "Site 48a016 Kingswood Road", Kingswood Road, Nuneaton	Kingswood	9	0	0	0	0	0	0	Not Started
1480	035435	The Cutting Room, 118 Weddington Road, Nuneaton	Weddington	0	0	1	-1	0	0	0	Not Started
1482	035295	Land adj 9 "Site 61A003", Hare and Hounds Lane,	Arbury	4	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1483	035378	141 College Street, Nuneaton	Wembrook	4	0	0	0	0	0	0	Not Started
1484	034542	Site 50A016, Queens Road (209-231 & 66-72 Fife St)	Abbey	32	0	0	0	0	0	0	Not Started
1485	035243	2 New Street, Bulkington, Bedworth	Bulkington	1	0	0	0	0	0	0	Not Started
1486	035451	246 The Long Shoot, Nuneaton,	St Nicolas	1	0	1	-1	0	0	0	Under Construction
1487	035478	39 Willis Grove, Bedworth,	Bede	2	0	0	0	0	0	0	Not Started
1488	035512	"Swallow Meadows Farm", The Birches, Bulkington	Bulkington	2	0	0	0	0	0	0	Not Started
1489	035600	73 Barbridge Road, Bulkington,	Bulkington	1	0	0	0	0	0	0	Not Started
1490	035604	Ex Coal Yard, Site 50a006 - York Street, York Street, Nuneaton,	Abbey	3	0	0	0	0	0	0	Not Started
1491	035619	Coral Betting Office, 13 Riversley Road, Nuneaton	Wembrook	1	0	0	0	0	0	0	Under Construction
1492	035622	Marston Hall Farm, Marston Lane, Bedworth,	Bulkington	1	1	0	1	0	0	0	SITE COMPLETE

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1493	036180	205 Newtown Road, Bedworth	Slough	1	0	0	0	0	0	0	Under Construction
1494	035142	Site 72a004 - Bermuda Park", Feather Lane, Nuneaton,	Arbury	27	0	0	0	0	0	0	Under Construction
1495	035220	"Site 124A008 - Land and garages r/o 2-12", Scholfield Road, Keresley,	Exhall	5	0	0	0	0	0	0	Not Started
1497	035173	The Old Farmhouse, 22 New Road, Ash Green,	Exhall	10	0	0	0	0	0	0	Not Started
1498	035523	13 Riversley Road, Nuneaton	Wembrook	1	0	0	0	0	0	0	Under Construction
1499	035590	22 Trafford Drive, Nuneaton	Camp Hill	2	0	0	0	0	0	0	Not Started
1500	035735	Former Pet Vaccination Clinic, Site 48C015 - 44 and 44a, Church Road, Nuneaton,	Kingswood	6	0	0	0	0	0	0	Not Started
1501	035402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	95	0	0	0	0	0	0	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1502	035771	"Site 94b011 - Nuneaton Road Bedworth", Nuneaton Road, Bedworth	Bede	2	0	0	0	0	0	0	Not Started
1503	035841	"Site 26b001 - Berrington Road", Berrington Road, Nuneaton,	Camp Hill	1	1	0	1	0	0	0	SITE COMPLETE
1504	035858	Whitehouse Farm, Higham Lane, Nuneaton,	Weddington	1	0	0	0	0	0	0	Not Started
1505	035588	Site 62C007 - Land Rear of 92-98, Donnithorne Avenue, Nuneaton	Wembrook	4	0	0	0	0	0	0	Not Started
1506	035923	"The Cottage", 197 Nuneaton Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started
1507	035749	2 Pool Bank Street, Nuneaton	Abbey	1	1	0	1	0	0	0	SITE COMPLETE
1508	035814	90 Hayes Lane, Exhall, Coventry,	Exhall	4	0	1	-1	0	0	0	Under Construction
1509	035366	"Site 51a036 - Burgage Walk", Burgage Walk, Nuneaton,	Abbey	12	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1510	034424	Site 62C004, Shepperton Business Park, Triton Road, Nuneaton	Wembrook	29	0	0	0	0	0	0	Not Started
1511	035304	"Site 105B014 rear of 46 and 48", Newtown Road, Bedworth,	Bede	1	1	0	1	0	0	0	SITE COMPLETE
1512	035933	145 Watling Street, Nuneaton,	Weddington	1	0	0	0	0	0	0	Under Construction
1513	035952	1 Addenbrooke Road, Keresley End,	Exhall	1	0	0	0	0	0	0	Under Construction
1514	035825	"Site 35D013-land to rear of The Elms", School Lane, Nuneaton,	Galley Common	5	0	0	0	0	0	0	Not Started
1515	035882	Site 94C007" Rear of 25-29", Newtown Road,	Slough	2	0	0	0	0	0	0	Not Started
1516	035961	239 Lutterworth Road, Nuneaton	Whitestone	1	0	0	0	0	0	0	Under Construction
1517	036019	Site 136B008 - Land adj 14 the Ridings", Burbages Lane, Longford	Exhall	1	0	0	0	0	0	0	Not Started

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1518	036039	"1 Newtown Chambers", Corporation Street, Nuneaton,	Abbey	1	0	0	0	0	0	0	Under Construction
1519	036149	18 Ash Green Lane,	Exhall	-1	0	0	0	0	0	0	Not Started
1520	035864	Land adj No. 28 "Site 123b004 - The Crescent", The Crescent, Keresley End	Exhall	1	0	0	0	0	0	0	Not Started
1521	036135	255 The Long Shoot, Nuneaton	St Nicolas	3	0	0	0	0	0	0	Not Started
1522	036155	Site 119a001 - Coventry Road, Bulkington,	Bulkington	6	0	0	0	0	0	0	Not Started
1523	035709	First Floor, 1 Riverside, Bond Street, Nuneaton	Abbey	1	1	0	1	0	0	0	SITE COMPLETE
1524	035774	54 Hayes Lane, Exhall	Exhall	-1	0	0	0	0	0	0	Not Started
1525	035641	New Inn, Rugby Road, Bulkington, Bedworth	Bulkington	44	0	0	0	0	0	0	Not Started
		Full Planning Completions		1861	365	6	359	46	18	64	

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1281 HSG1	032399	The Long Shoot, land rear of 28-44 (Royal Park-Bellway Phase 1)	St Nicolas	125	0	0	0	0	0	0	Under Construction
1346 HSG1	033184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm) Taylor Wimpey	Weddington	193	60	0	60	0	4	4	Under Construction
1346 HSG1	033184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Cotton Grange at The Farm) Taylor Wimpey	Weddington	221	94	0	94	37	5	42	Under Construction
1385 HSG1	032992	Site 31B007 Land off", The Long Shoot (Bellway Phase 2)	St Nicolas	250	56	0	56	7	4	11	Under Construction
1399 HSG1	033758	"Site 29B002 - Land off", Weddington Road, Nuneaton (Barratt - St James' Gate)	Weddington	245	42	0	42	6	0	6	Under Construction

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
1438 HSG1	034360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	120	19	0	19	0	0	0	Under Construction
1439 HSG1	034361	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	35	9	0	9	7	2	9	Under Construction
1481 HSG1	034969	Cresswells Farm, The Long Shoot, Nuneaton, Warwickshire. (Phase 1 of development 'Callendar Farm') JELSON Ltd	St Nicolas	150	0	0	0	0	0	0	Not Started
1496 HSG1	034076	"Site 31A002 - Land off", Higham Lane, Nuneaton, (EATON PLACE; PERSIMMON Homes)	Weddington	453	0	0	0	0	0	0	Not Started
Total Completions in HSG1				1792	280	0	280	57	15	72	

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Gross Completions 2018/19	Losses 2018/19	Net Completions 2018/19	Affordable Rent completions 18/19	Affordable Shared Ownership completions 18/19	Total Affordable completions 2018/19	Site Status
4PN	032881	The Best Connection Group Ltd 21-25 Newdegate Street, Nuneaton, Warwickshire	Abbey	12	0	0	0	0	0	0	Under Construction
15PN	034964	64 Garrett Street, Nuneaton,	Attleborough	2	2	0	2	0	0	0	SITE COMPLETE
17PN	034658	Heartland Evening News, 11-15 Newtown Road, Nuneaton	Abbey	5	0	0	0	0	0	0	Not Started
18PN	035580	2 Newtown Chambers", Corporation Street, Nuneaton	Abbey	1	0	0	0	0	0	0	Under Construction
Total Completions Prior Notifications				20	2	0	2	0	0	0	
TOTALS 2018/19 MONITORING YEAR				3673	647	6	641	103	33	136	

14. GLOSSARY

Affordable Housing Is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Annual 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
- 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 Plan 2006 Old-style development plan prepared by the Council. Adopted in 2006, some policies of the Nuneaton and Bedworth Local Plan are saved until replaced by the Borough Plan.

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 has 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.

15. 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