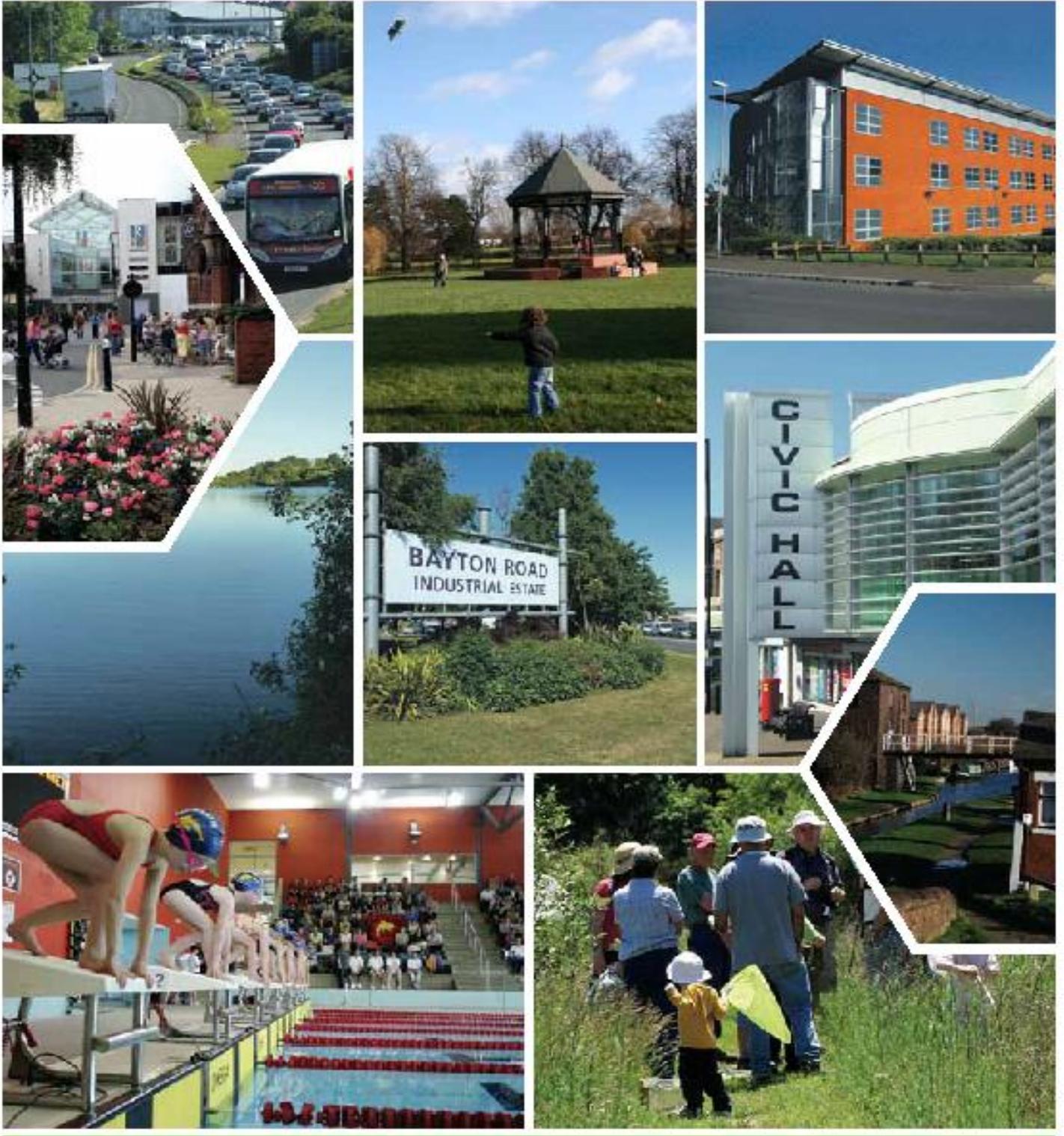


Borough Plan

1st April 2020 – 31st March 2021
Authority Monitoring Report



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1. INTRODUCTION

- 1.1 The Localism Act 2011 requires the Local Planning Authority to prepare an Authority Monitoring Report (AMR). This is the seventeenth AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
- 1.2 This AMR covers the period 1st April 2020 to 31st March 2021. The content of the report is broadly 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. However, as the Nuneaton and Bedworth Borough Plan was adopted on 11th June 2019, a key focus of this AMR is to ensure that:
- progress of the aspirations of the adopted Borough Plan are monitored and reported effectively; and
 - it examines the extent to which policies are being achieved using updated monitoring indicators.
- 1.3 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.

2. STRATEGIC PLANNING MATTERS

2.0 Local Development Scheme

2.1 There were two Local Development Schemes (LDS) in effect for 2020/21. The first was adopted on 4th September 2019¹ and the second on 5th October 2020². The LDS has two main functions:

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

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

2.1 Nuneaton and Bedworth Borough Plan

2.2 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy, and core policies for the borough. The plan includes monitoring indicators and these along with the monitoring results are provided in Appendix 1. The Plan covers the period 2011 – 2031 and review of this has begun. Table 1 below sets out the current timetable for the review of the Borough Plan and although the Issues and Options consultation is outside of the period covered by this AMR it is reported in the table below.

Table 1: Borough Plan Timetable (October 2020 LDS)

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement/ scoping	June 2019 – May 2021	No	Complete
Issues and Options Consultation	May 2021	Yes	Complete
Consultation on Publication version	Jan 2022	Yes	
Submit to Secretary of State	Jul 2022	No	
Examination	July 2022 - Dec 2022	Yes	
Receipt of Inspector's Report	Jan 2023	No	
Adoption	Feb 2023	No	

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

2.3 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. To help meet that provision, the Council is preparing a Gypsy

¹ <https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2002/cabinet>

² <https://www.nuneatonandbedworth.gov.uk/meetings/meeting/2163/council>

and Traveller Site Allocations DPD. The document will set out where the pitches will be located. Table 2 outlines the timetable in the LDS from October 2020 for the progression of this DPD. An issues and options version of the DPD was consulted upon between 11th June 2021 and 6th August 2021.

Table 2: Gypsy and Traveller Site Allocations Timetable (October 2020 LDS)

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	February 2014	No	Complete
Initial Consultation	October – December 2015	Yes	Complete
Consultation on Issues and Options	May 2021	Yes	Complete
Consultation on Publication version	Jan 2022	Yes	
Submit to Secretary of State	July 2022	No	
Examination	July 2022 – Dec 2022	Yes	
Receipt of Inspector's Report	Jan 2023	No	

2.3 Town Centres Area Action Plan

2.4 The purpose of the Town Centres Area Action Plan (AAP) 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 from 4th September 2019 is detailed in Table 3. However, the LDS from 2020 sets out a different timetable and adoption is scheduled for May 2022.

Table 3: Town Centres Area Action Plan (September 2019 LDS)

Stage	Timescale	Opportunity for Public Involvement	Status
Commencement	April 2019	No	Complete
Consultation on Issues and Options	January 2020	Yes	Complete
Consultation on Publication version	June 2020	Yes	Complete
Submit to Secretary of State	November 2020	No	
Examination	November 2020 – April 2021	Yes	
Inspector's Report	April 2021	No	
Adoption	May 2021	No	

Work on the Town Centres AAP is progressing with Publication consultation held in mid-2021. Progress will continue to be monitored and reported in future AMRs.

2.4 Community Infrastructure Levy (CIL)

- 2.5 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 and so a Preliminary Draft Charging Schedule was consulted on alongside the Borough Plan submission version between October and December 2015. A further CIL viability assessment was undertaken in summer 2020 and the Council consulted on its Draft Charging Schedule in October 2020.
- 2.6 The 2019 LDS timetable for production of the CIL is detailed in Table 4. The Council consulted on a Draft Charging Schedule in late 2020 and have reviewed the responses. At a Cabinet meeting on 26th May 2021, the council resolved not to submit the CIL Charging Schedule to the Secretary of State for independent examination, and to keep legislation and government policy under review to consider further whether a revised levy approach is required for the council to pursue.

Table 4: CIL Timetable (September 2019 LDS)

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	September 2019 – December 2019	No	Complete
Consultation on draft Charging Schedule	January 2020	Yes	Complete
Submit to Examiner	July 2020	No	
Examination	July 2020 – December 2020	Yes	
Inspector's Report	December 2020	No	
Adoption	January 2021	No	

2.5 Supplementary Planning Documents

- 2.7 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 LDS from 4th September 2019 identified the following SPDs for production, and the associated timescales. For those SPDs where the status is as 'Commenced' in the table below the LDS from 2020 proposed new dates with adoption of all SPDs before the end of 2021.

Table 5: SPD timetables (September 2019 LDS)

Supplementary Planning Document	Consultation on draft document	Adoption	Status
Strategic Site Concept Plan SPDs	September 2019	February 2020	Complete
Sustainable Design and Construction SPD	September 2019	February 2020	Complete
Affordable Housing SPD	September 2019	February 2020	Complete
Air Quality SPD	September 2019	February 2020	Complete
Planning for a Healthier Area – Hot Food Takeaways SPD	September 2019	February 2020	Complete
Transport Demand Management Matters SPD	January 2021	Oct 2021	Commenced
Heritage, Conservation Area Appraisals and Management Plans SPD	January 2021	Oct 2021	Commenced
Health Impact Assessment SPD	January 2021	June 2020	Complete
Green Infrastructure SPD	January 2021	June 2020	Complete

2.6 Neighbourhood plans

2.8 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.

2.7 Duty to Co-operate

2.9 The Council has produced a Duty to Cooperate Statement (document OTH/01) to demonstrate how it has complied with the Duty to Co-operate in preparing its Borough Plan 2011-2031³.

2.10 On 14th July 2021, the leading party brought a motion to full council to inform all Warwickshire district and borough councils of Nuneaton and Bedworth Borough Council's intention to step away from the current memorandum of understanding on housing provision under the duty to cooperate, with a view to negotiating a different arrangement between the partners.

2.11 During the monitoring year, the Council has continued to work with the wider sub-region on a number of strategic planning matters. 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

³ https://www.nuneatonandbedworth.gov.uk/downloads/21050/examination_documents

and Bosworth Borough Councils), Coventry and Warwickshire Joint Monitoring Group and the A5 Transport Group.

- 2.12 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.

3. EMPLOYMENT LAND

3.1 This chapter provides an overview of employment land development in the borough, and the progress being made towards delivering the Council’s corporate objectives for employment land. Based on evidence gathered to inform the Borough Plan, the borough is able to accommodate 107.8ha of employment land during the Plan period. Table 6 details the target for employment land that is identified in Policy DS6 of the adopted Borough Plan.

Table 6: 20 Year Plan Period and Employment Land Target

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

3.1 Employment land summary

3.2 Employment activity is reported in the AMR, where it falls within use classes⁴ B1, B2 or B8 (see [Appendix 2](#) for descriptions) and meets a threshold of 0.2 hectares in size. Gains, losses and change of use of employment land are all monitored. An employment site is monitored through the planning process from the point it is allocated, or once it has been granted outline planning permission.

3.2 Employment land completed during the Plan period 1st April 2011 to 31st March 2021

3.3 Figure 1 shows the net employment activity across the borough throughout the duration of the Plan period. [Appendix 3](#) provides more detail of the distribution of employment land available, completed, and losses throughout the borough as of 31st March 2021. Table 7 provides a summary of the status of employment land monitoring at 31st March 2021. There has been 3.3 ha gross of employment land completed during 2020/21 and there was an additional 0.6 ha of employment land under construction as of April 2021.

⁴ Use classes specified were in effect during the monitoring year, but please note that changes to use classes came into effect from 1st September 2020 – e.g. A1, A2, A3 and B1 use classes becoming a new class E (commercial, business and service). Further information is available at https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

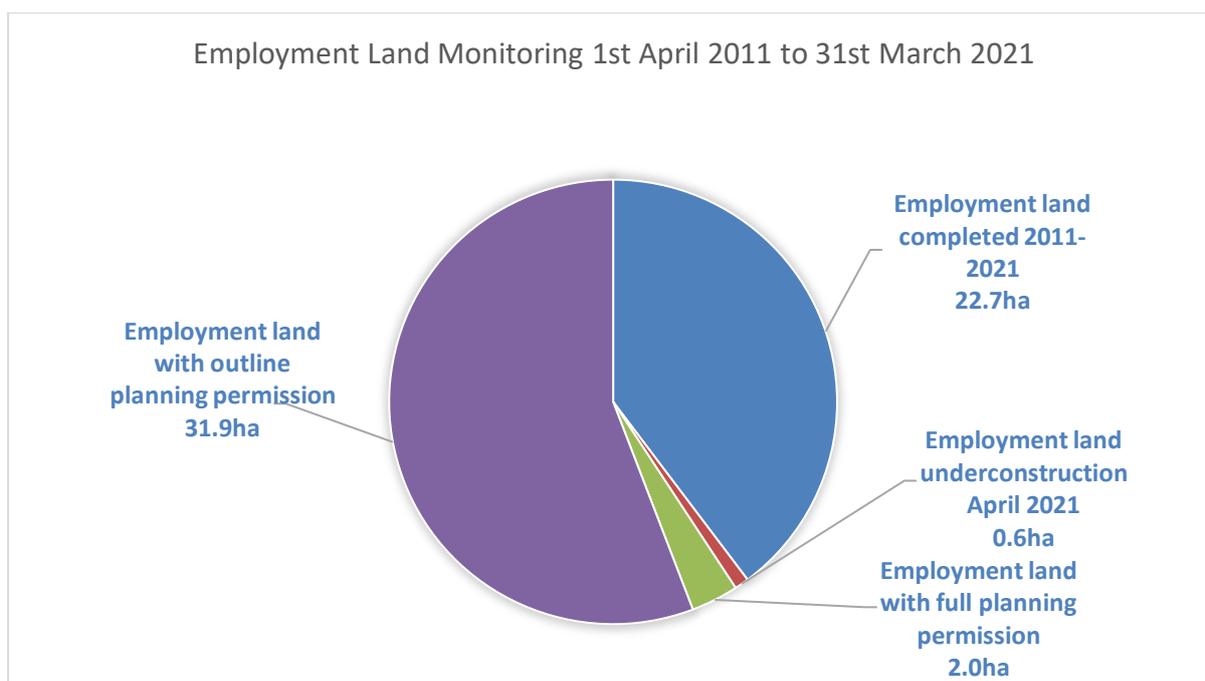


Figure 1: Employment Land Monitoring in Hectares, 1st April 2011 to 31st March 2021

Table 7: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2021

Status	Area
Net total of employment land developed since 1 st April 2011	22.7 ha
Employment Land Under Construction	0.6 ha
Area of land with Planning Permission	33.9 ha

3.3 Floor space losses and gains

3.4 During the ten years, there has been 95,401m² of extra floor space which falls within the use classes B1, B2 or B8, compared to a loss of 20,848m², giving a net gain over the monitoring period of 74,553m². Figure 2 highlights the floor space gains and losses by Use Class.

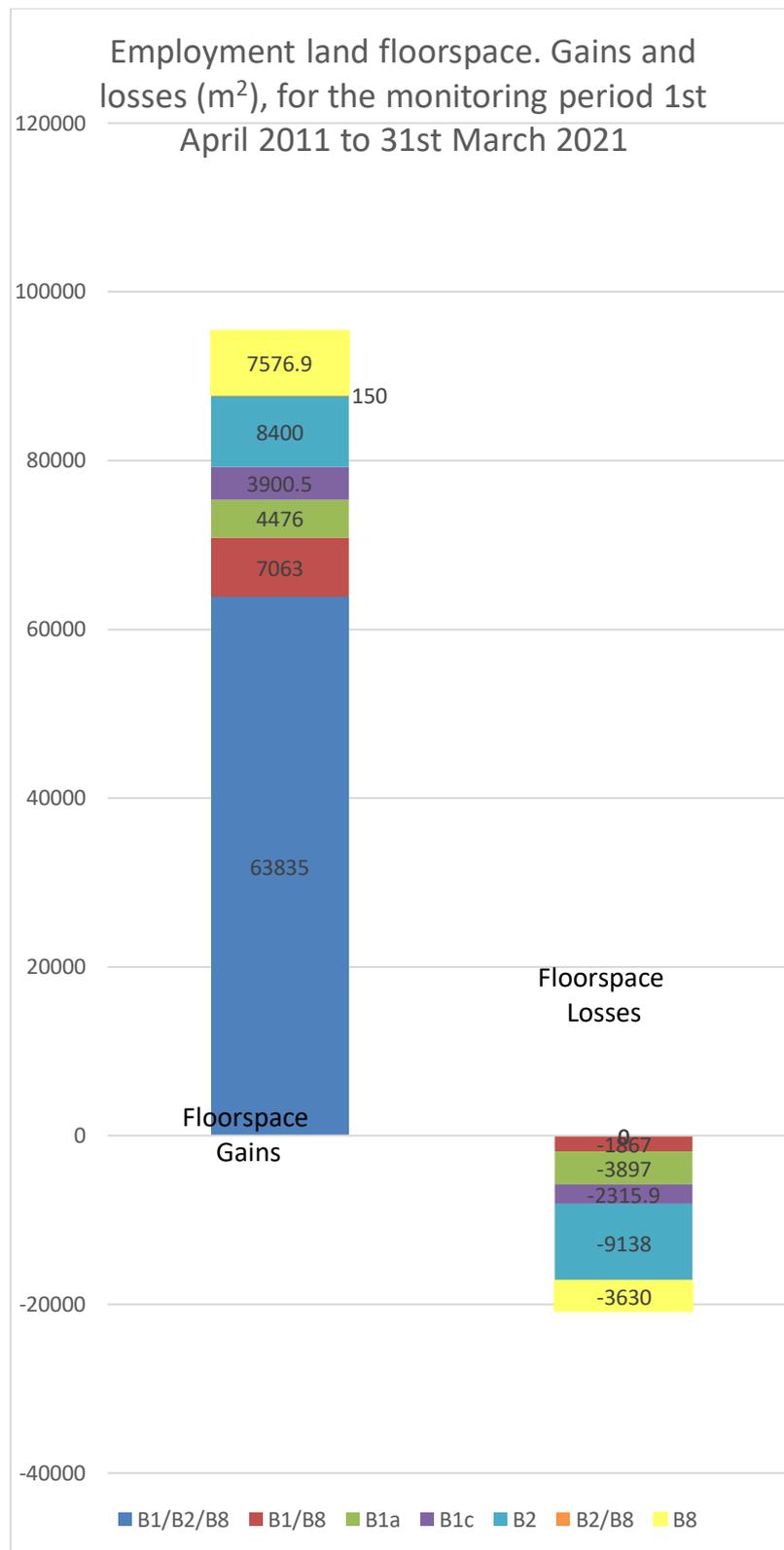


Figure 2: Employment floor space gains and losses in m² for the monitoring period 1st April 2011 to 31st March 2021

3.5 Permitted Development rights (as detailed in Section 4.2 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. The initial influx of applications and the proceeding completions has declined, with only 100.4m² loss of B1a to C3 in 2018/19, none in 2019/20 and 478m² in 2020/21.

- 3.6 The AMR only reports employment land where it is greater than 0.2ha. However, with the introduction of permitted development from B1a to C3 use, there was a noticeable increase in applications for Change of Use (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.
- 3.7 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 2020 to 31st March 2021

- 3.8 During the monitoring period 1st April 2020 to 31st March 2021, a net figure of 3.15 ha of employment land and 9,060m² of floor space was recorded as complete. See [Appendix 4](#) for more detail. Figure 3 shows the net completions in hectares for each monitoring year of the plan period.

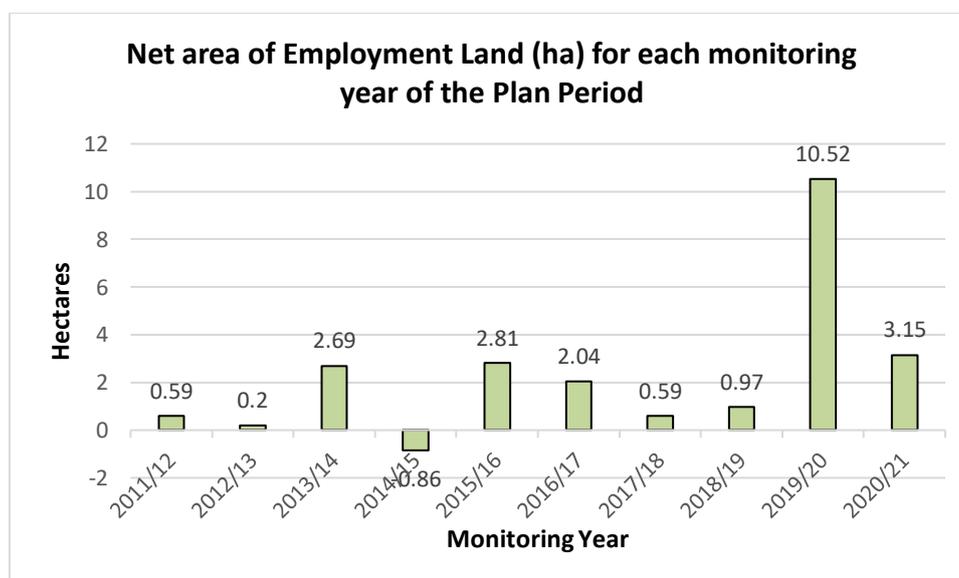


Figure 3: Net area (ha) of employment land completed for each monitoring year of the plan period

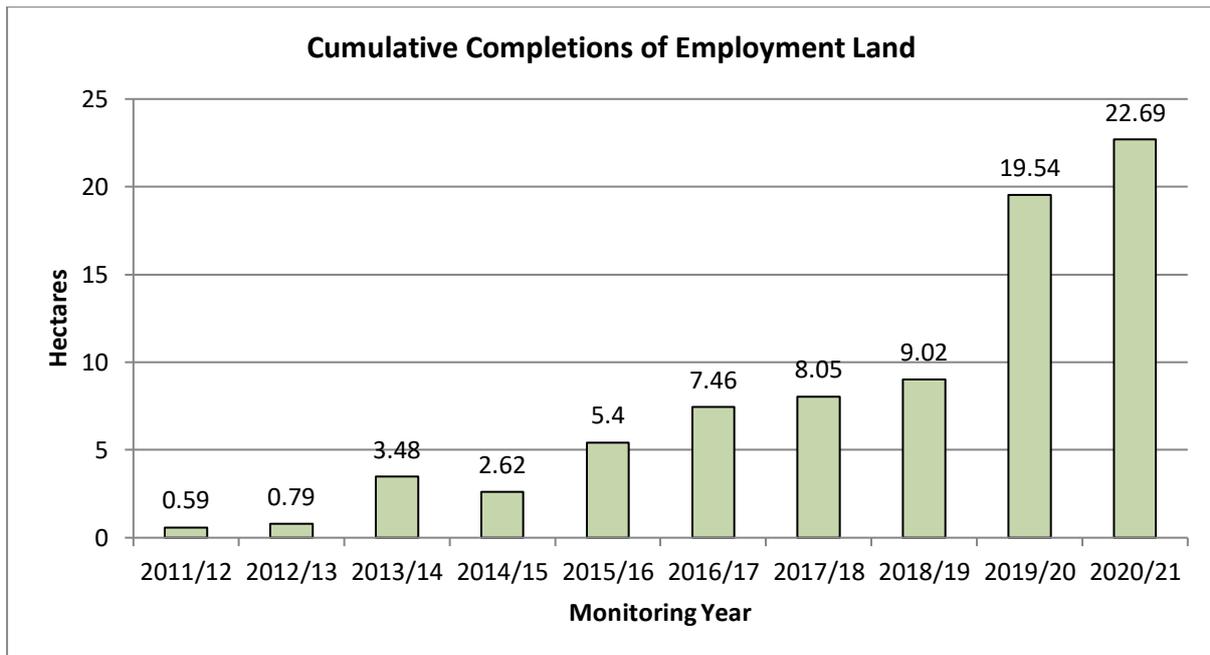


Figure 4: Cumulative completions between 2011/12 and 2020/21

3.5 Employment land available with planning permission

- 3.9 There was 33.8 ha of land (sites of over 0.2 hectares) which had planning permission for employment use at the end of the monitoring period. This is land that has been granted either outline or full planning permission, but development is yet to start. Figure 5, shows the split of these permissions by Use Class, further detail on how the permissions are distributed across the borough can be seen in [Appendix 5](#).

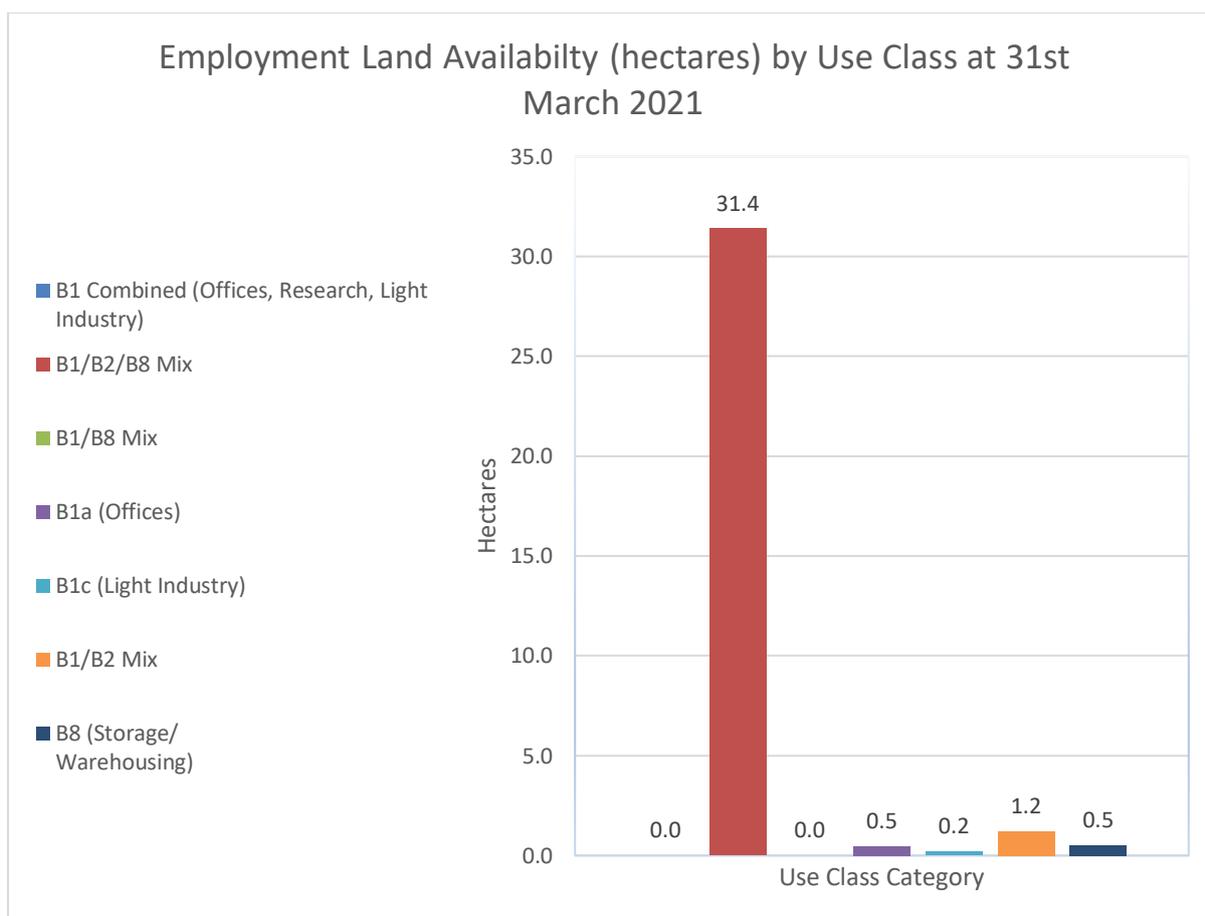


Figure 5: Employment land availability in hectares by Use Class as of 31st March 2021

Uses classes are split between the permissioned sites, with 31.4ha allocated for B1/B2/B8, 0.5ha for B1a, 0.2ha for B1c, 1.2ha for B1/B2, and 0.5ha for B8.

3.6 Employment land targets

3.10 Table 8 provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8 ha target by 2031.

Table 8: Employment land targets and requirements

Target and completions	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 2020	22.7 hectares
Employment land still needed to deliver the hectares of employment land	85.1 hectares
Average annual employment land completions needed for the rest of the plan period (10 years), to achieve the 107.8 ha target by 2031	8.51 hectares

3.7 Employment trajectory

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

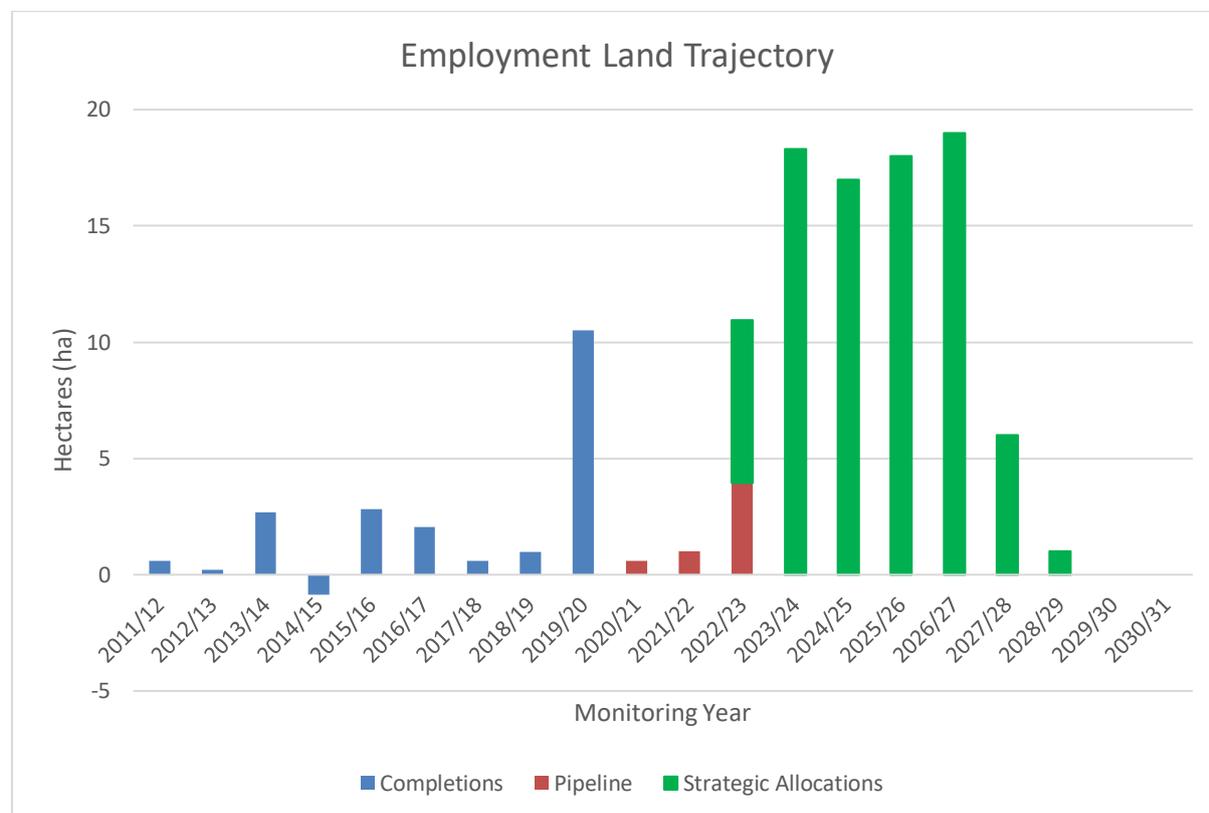


Figure 6: Employment Land Trajectory, updated for 2020/21

3.12 Policy DS4 of the adopted Borough Plan states that at least 107.8ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031. The updated employment land trajectory indicates that around 114ha of employment land is available between 2011 and 2031. Table 9 details how the 107.53ha has been updated.

Table 9: Updated Employment Land supply for the plan period

Supply	Area Ha
Actual completions between 2011/12 and 2020/21	22.70
Pipeline	5.55
Strategic Allocations	86.30
Total Supply	114.55

4. HOUSING

- 4.1 This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Council’s strategic housing target. As noted in paragraphs 6.17 to 6.25 of the Borough Plan, Coventry City Council were unable to meet the objectively assessed need for housing within their boundaries. In line with the Duty to Co-operate, each council in the Housing Market Area (HMA) was therefore required to co-operate to establish a revised distribution of housing to meet the identified need.
- 4.2 A Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and committed NBBC to plan for the delivery of 14,060 dwellings to align with the Plan period. The target of 14,060 dwellings is equivalent to a build rate of 703 completions a year over the 20-year plan period 2011 to 2031. The stepped trajectory for housing delivery over the plan period is provided in Section 4.11.

Table 10: Plan period and housing target

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

4.1 Completions

- 4.3 Between 1st April 2011 and 31st March 2021, 4,243 dwellings (net) have been completed. A further 9,817 dwellings need to be built in the borough over the next 10 years for the housing target of 14,060 to be achieved.
- 4.4 The net number of dwellings completed in the borough during 2020/21 was 601. This represents a drop from the previous year and is below the 812 dwellings set out in the housing trajectory. However, completions are likely to have been impacted by the Covid-19 pandemic with approximately 122 days of lockdown affecting potential delivery. [Appendix 6](#) provides detail on all the completions for the monitoring year 2020/21. It is anticipated that with further planning applications being approved for the strategic sites, there could be an increase in completions during 2021/22 and beyond.

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

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

- 4.6 Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. In some circumstances, permitted development rights allow changes of use from offices, light industry, storage uses or agricultural buildings to residential use. To date, the most prevalent changes of use to residential uses under a prior notification/prior approval process have been from office uses, followed by agricultural conversion.
- 4.7 The AMR will monitor the contribution that permitted development rights have on the provision of new housing throughout the borough. Table 11 outlines the current position regarding permitted developments.

Table 11: The number of dwellings granted permitted development rights for each monitoring year

Monitoring Year	Number of dwellings granted prior approval
2014/15	30
2015/16	34
2016/17	25
2017/18	18*
2018/19	6
2019/20	5
2020/21	21

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

- 4.8 At the time of onsite monitoring, there were 7 dwellings in the pipeline with prior approval.

4.3 Summary of the housing completions per year April 2011 to March 2021

- 4.9 Table 12 shows the gross and net additional dwellings that have been completed within the borough since 1st April 2011. The net completions are also set out in Figure 7. The losses are made up of dwellings lost through demolitions, changes of use and conversions.

Table 12: Gross and net completions per year 2011 – 2021 (includes prior approvals)

Year	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
Gross Completions	278	291	171	411	404	394	440	645	624	601
Permitted Development Completions	0	0	0	0	22	16	63	2	1	13
Losses	39	12	18	9	14	10	6	6	6	13
Net Completions	239	279	153	402	412	400	497	641	619	601

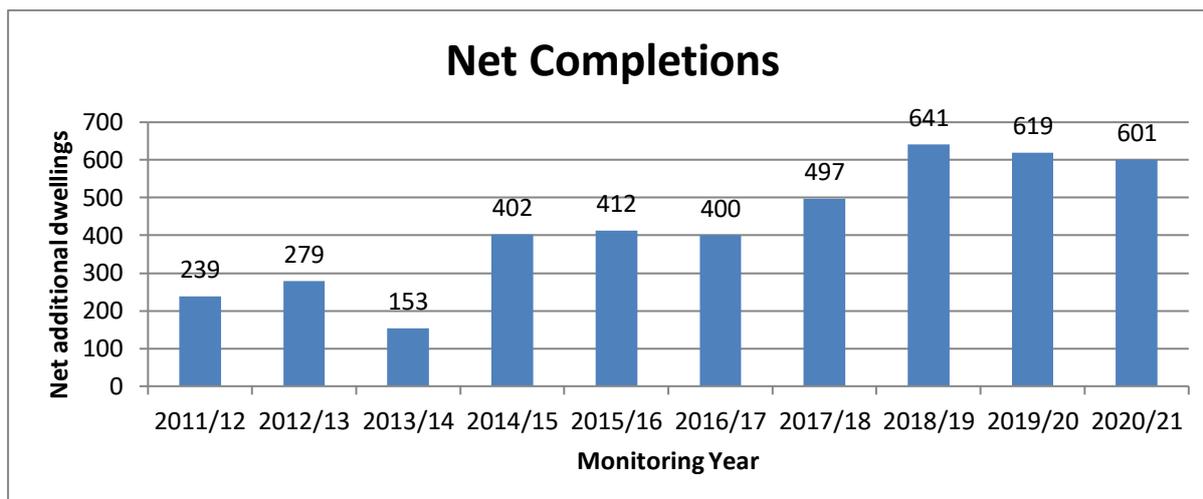


Figure: 7: Net additional annual dwelling completions per year 2011 – 2021 (includes prior approvals)

4.4 Completions by ward and settlement

4.10 The following graphs provide an indication of how the 601 net completions are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2020/21 monitoring year. Figure 8 shows completions by ward. St Nicholas Ward had the most completions at 149 dwellings, which is 25% of all the net completions throughout the borough. This is because the Bellway, Davidsons and Barratts developments are progressing and continuing to deliver completions. Weddington Ward, also in the north of the borough, has seen a rise in completions and had 125 completions, 21% of the total. Again, this is because several housing developers, including Redrow, Persimmon and Barratts, are progressing sites and delivering significant completions. The contribution of permitted development to the overall completions has increased from 1 during 2019/20 to 13 during 2020/21 and all 13 were delivered in the Abbey ward.

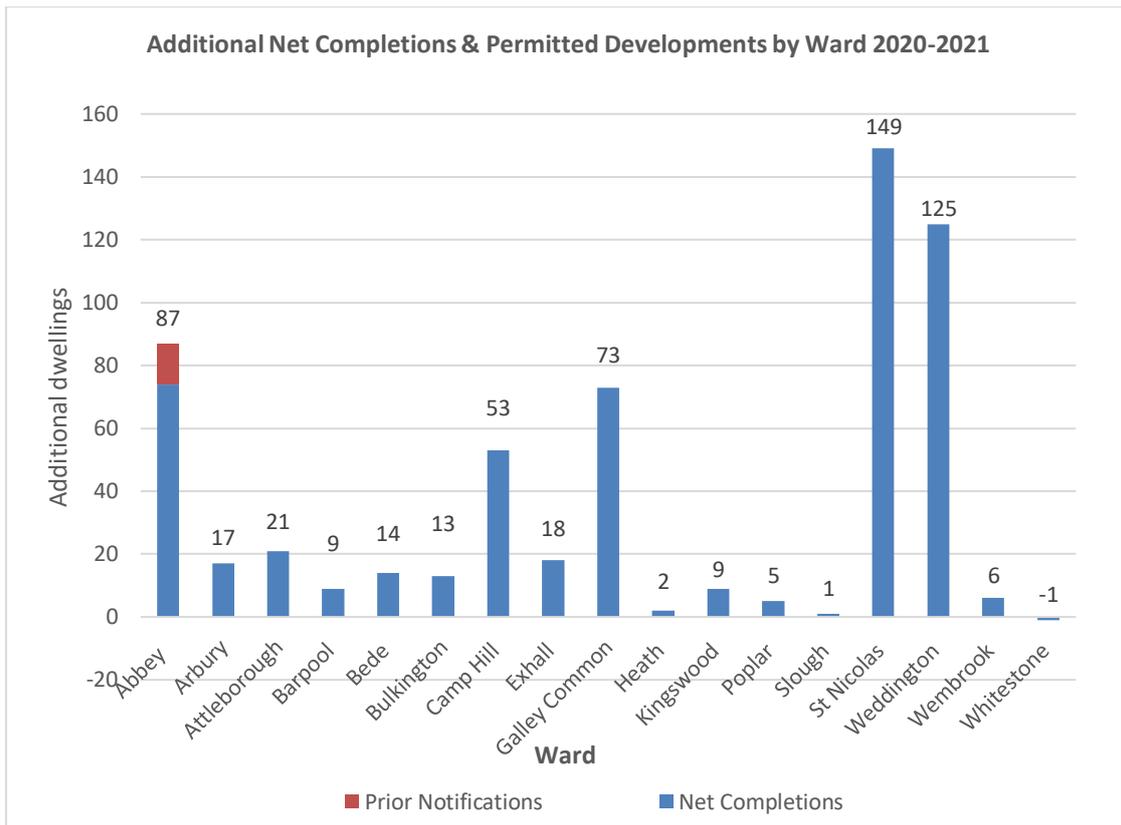


Figure 8: Net completions by ward from 1st April 2020 to 31st March 2021

4.11 Figure 9 shows the net completions and permitted development completions by settlement. Most of the completions have been in Nuneaton, with a total of 535 net completions (91%) and 13 permitted development completion being counted.

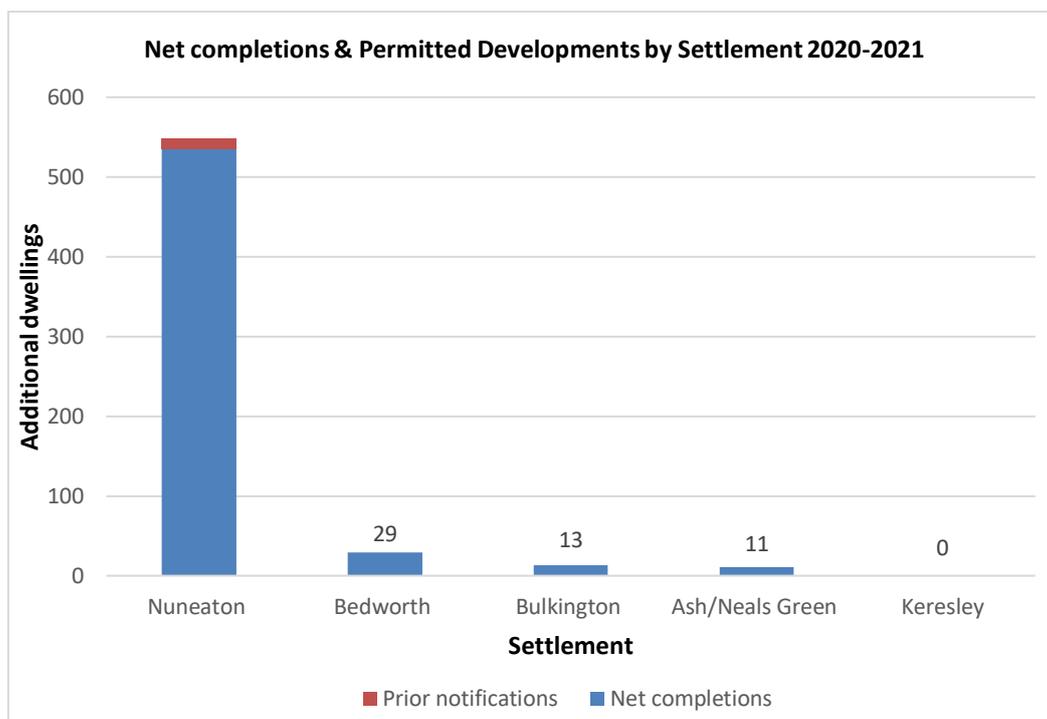


Figure 9: Net completions by settlement from 1st April 2020 to 31st March 2021

4.5 Housing mix

- 4.12 Table 13 sets out the completions across the borough by dwelling type and bedroom size (it does not include permitted developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses (37.6%), 2 bed houses (24.1%), followed by 4 bed houses (22.5%).

Table 13: Gross completions by dwelling type & bedroom size from 1st April 2020 to 31st March 2021

Dwelling Type	Number of bedrooms											
	1		2		3		4		5		6	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
House	4	0.7	145	24.1	226	37.6	135	22.5	13	2.2	0	
Bungalow	0	0	3	0.5	1	0.2	0	0	0	0	0	
Flats	60	10.0	9	1.5	5	0.8	0	0	0	0	0	

- 4.13 The dwelling type and bedroom size of the permitted development completions are detailed in Table 14. It can be seen that the majority delivered 1 bedroom flats.

Table 14: Permitted development completions by dwelling type and bedroom size from 1st April 2020 to 31st March 2021

Dwelling Type	Number of bedrooms				
	1	2	3	4	5
House	0	0	0	0	0
Bungalow	0	0	0	0	0
Flats	12	1	0	0	0

4.6 Land supply

- 4.14 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. Tables 15 and Table 16 show how these planning permissions are spread across the borough.

Table 15: Gross number of dwellings in the pipeline by settlement, as of 31st March 2021

Extant Planning Permission	Settlement					Totals
	Nuneaton	Bedworth	Bulkington	Ash/Neals Green	Keresley	
Full	2488	199	260	14	6	2967
Outline	1999	426	41	85	0	2551
Prior notification	0	5	4	0	0	9
TOTAL	4487	630	305	99	6	5527

Table 16: Gross number of dwellings in the pipeline by ward, as of 31st March 2021

Extant Planning Permission	Ward																Totals	
	Abbey	Arbury	Attleborough	Barpool	Bede	Bulkington	Camp Hill	Exhall	Galley Common	Heath	Kingswood	Poplar	Slough	St Nicolas	Weddington	Wembrook		Whitestone
Full	216	30	18	33	32	260	146	125	425	19	7	38	5	359	1188	59	7	2967
Outline	2	1	575	0	0	40	2	240	14	0	0	82	189	195	850	0	361	2551
Prior notification	0	0	0	0	1	4	0	2	0	0	0	2	0	0	0	0	0	9
TOTAL	218	31	593	33	33	304	148	367	439	19	7	122	194	554	2038	59	368	5527

- 4.15 Across the borough, 2,967 dwellings have full planning permission (this includes sites which are already under construction), and it is anticipated that the majority of the 2,551 dwellings with outline planning permission will progress to the reserved matters stage in the coming monitoring years.

4.7 Affordable housing

- 4.16 As part of measures to create mixed, balanced communities, the NPPF requires the Council to secure affordable housing on new developments. Policy H2 of the adopted Borough Plan seeks 25% affordable housing where residential development proposals consist of 15 dwellings or more, or for two units where residential development proposals consist of 11 to 14 dwellings, irrespective of any demolitions.
- 4.17 Table 17 details the sites which have been wholly completed for this monitoring period which have an affordable housing component. Four sites have completed which have an affordable housing component. Two sites delivered 100% affordable housing, one site achieved the target of 25% and one site delivered 24.8% affordable housing.

Table 17: Sites which have been 100% completed during 2020/21 and have a percentage of affordable housing

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 2021	Affh Rented Comps this year	Total capacity shared ownership/ low cost for the site	Total shared ownership/ low cost to 31 st March 2021	Affh Shared ownership/low cost comps this year	Total no. of affordable dwellings on completed sites	% Affordable housing
033184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm) Taylor Wimpey	193	32	32	2	16	16	4	48	24.8%
034334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (David Wilson Homes)	108	20	20	0	7	7	0	27	25%
036304	Site 74A001, Abbotsford Road, Nuneaton (NBBC)	2	2	2	2	0	0	0	0	100%
036305	Garage Site, Pinetree Road, Bedworth (NBBC)	10	10	10	10	0	0	0	0	100%

4.18 Table 18 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 6](#) for further detail. The completions have been divided by tenure type (affordable or market housing), total completions (gross), and as a percentage. During the monitoring year 2020/21, 20.5% (124 dwellings) of all the housing completions were affordable housing, i.e., ‘affordable rented’ plus ‘affordable shared ownership / low cost’ housing. This represents a drop from the 24% seen for 2019/20. However, over the last five year there has generally been an increasing trend in delivery of affordable houses. This is attributed to the larger housing sites continuing to deliver significant completions and the Borough Plan requirement that 25% of the housing is affordable.

Table 18: Gross number of dwellings delivered by tenure type 2020/21

Tenure Type	Number of completions	% of Total
Affordable Rented	57	9.4%
Affordable Shared Ownership/Low Cost	67	11.1%
Market Housing	477	79.4%
TOTAL	601	100

4.19 Figure 10 shows the gross affordable housing completions as a percentage of the total completions for each year.

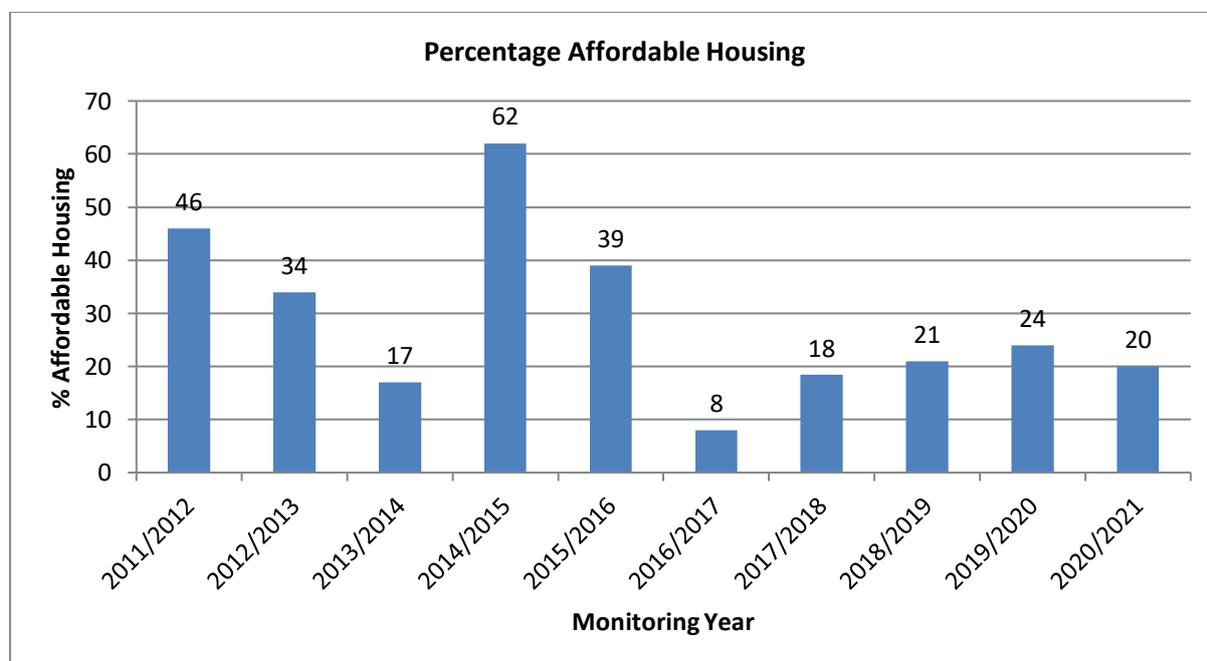


Figure 10: Affordable housing completions since 2011, as a percentage of the total number of completions

- 4.20 There are a further 1,365 affordable housing units in the pipeline, with either full or outline planning permission. Of these, 934 are anticipated to be affordable rent and 431 as shared ownership/low cost.

4.8 Density of housing development

- 4.21 There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the housing density which is being achieved by housing developments throughout the borough, net housing densities will continue to be monitored. Table 19 and Figure 11 show the density of dwellings on sites that are 100% complete.
- 4.22 Dwellings built on sites which wholly completed in 2020/21 were built at slightly higher densities than in 2019/20, but at lower densities than preceding years. A number of completions of family housing on greenfield edge of settlement sites have delivered some lower densities, but a significant number of completions on brownfield sites in urban areas, and more flat developments, have delivered an increase in higher densities. It is anticipated that the further build-out of the strategic allocations in future years should deliver lower densities in future but continued redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

Table 19: Density of housing development on completed sites over the plan period

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2011-2012	1%	30%	69%
2012-2013	7%	23%	70%
2013-2014	13%	28%	59%
2014-2015	11%	7%	82%
2015-2016	41%	12%	47%
2016-2017	3%	82%	15%
2017-2018	37%	3%	60%
2018-2019	23%	3%	74%
2019-2020	40%	48%	12%
2020-2021	24%	36%	40%

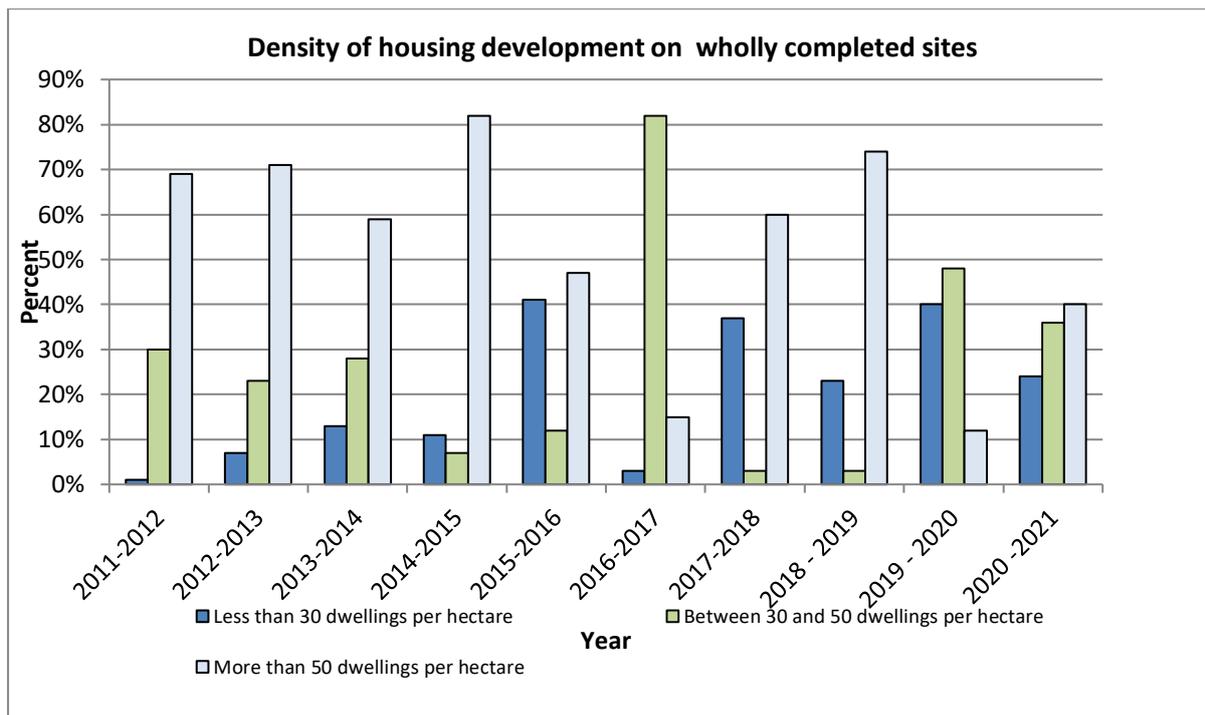


Figure 11: The percentage of dwellings (completed sites) in each density band over the plan period

4.9 Housing development on previously developed land

4.23 Of the 601 housing completions during the 2020/21 monitoring period, 179 dwellings (29.8%) were built on Previously Developed Land (PDL), and 422 dwellings (70.2%) were built on Greenfield sites. Figure 12 graphically represents the amount of new housing development built on PDL over the duration of the plan period. Due to build out of key strategic housing allocations, there has been a significant amount of delivery on greenfield sites, albeit with higher brownfield development during 2020/21 than the previous year.

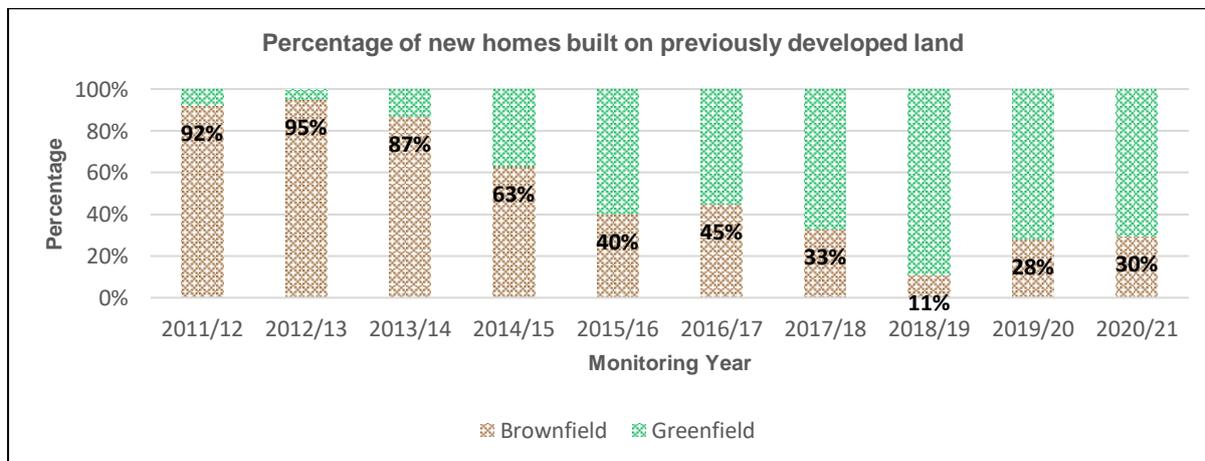


Figure 12: Percentage of new homes built on PDL over the Plan period 2011 to 2021

4.10 Self-build and custom house build register

4.24 From 1st April 2016 local authorities were required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016. The Council has met this obligation and publicised the register via its [website](#). 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. Over the 20/21 monitoring period:

- NBBC received 8 applications to be placed on the register.
- All the applicants have registered as individuals (none on behalf of associations)

4.11 Housing trajectory 2011 to 2031

4.25 Figure 13 shows the projected build rate (at Plan adoption) for the 20-year Plan period, 2011 to 2031. It considers sites with full and outline permission, sites with a resolution to grant planning permission, the urban strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the adopted Borough Plan 2011 – 2031 and windfall sites. It also takes account of the non-implementation of small sites through the Plan period.

4.26 Following the Stage 2 hearings of the Borough Plan Examination, it was concluded that a stepped trajectory would be appropriate for NBBC. The stepped housing trajectory accounts for the release of developable land to facilitate a step change in housing delivery. For example, the housing trajectory accounts for the strategic housing sites that were deallocated from the Green Belt as their development could not commence until the Plan had been adopted and Green Belt constraints removed.

4.27 As part of the proposed housing trajectory, the requirement is to be stepped in the following way:

a) 2011/12 – 2017/18: 502 dwellings per annum ($7 \times 502 = 3,514$)

b) 2018/19 – 2030/31: 812 dwellings per annum ($13 \times 812 = 10,556$)

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

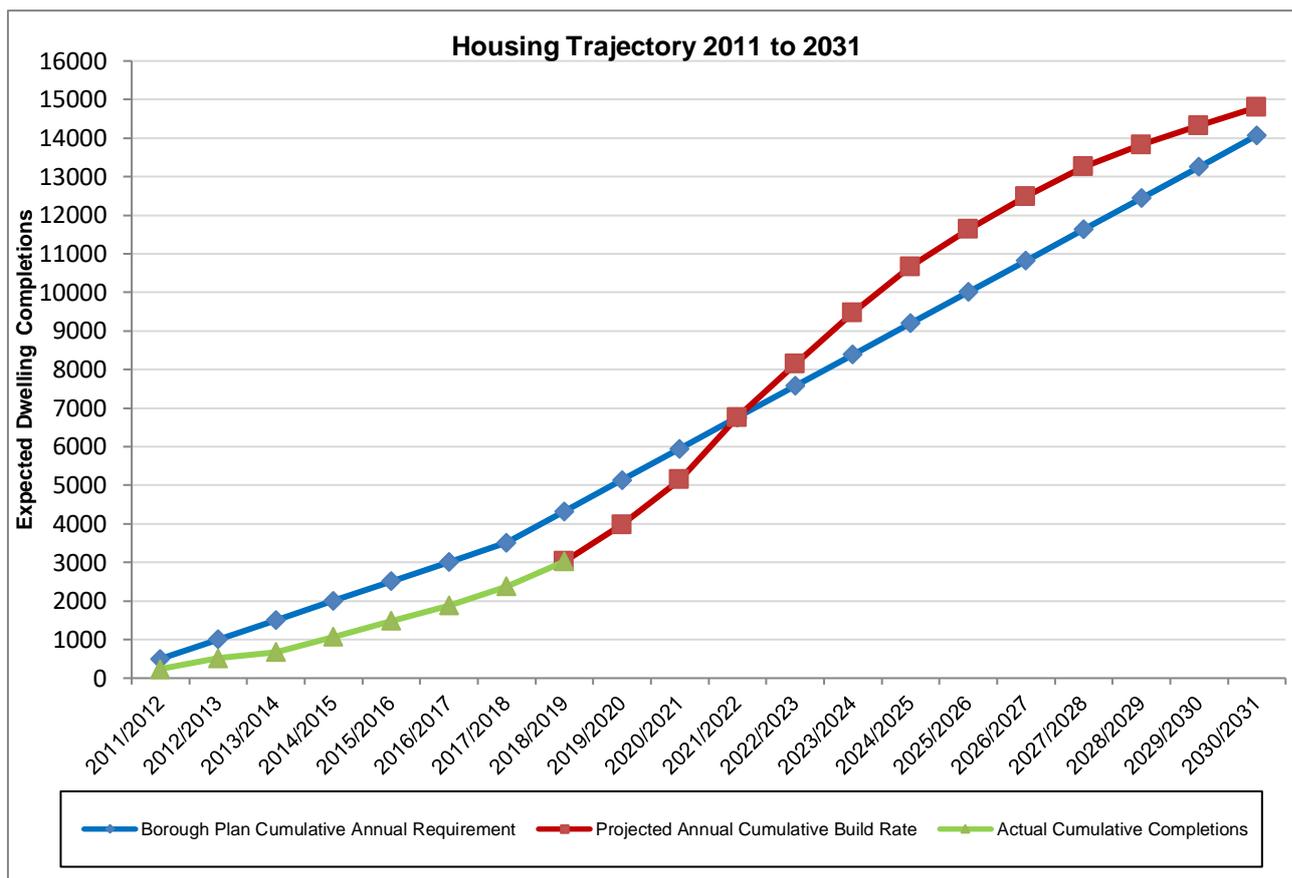


Figure 13: Housing Trajectory 2011 to 2031

- 4.28 The latest available ‘stepped’ housing trajectory information indicates a maximum potential supply of 15,903 dwellings, with potentially 15,024 delivered during 2011-2031. This is an excess of 964 dwellings above the 14,060 dwelling target and provides a buffer for non-delivery.
- 4.29 The future supply of housing is considered in terms of the first five-year period, 2021 to 2026, and post-2026 provision. Further information on the five-year land supply (5YLS) position statement is available on the Council’s webpages⁵.
- 4.30 The latest 5YLS information has been calculated using the ‘Liverpool’ method, i.e., dealing with the shortfall over the remainder of the Plan period. The 2021 5YLS position statement, indicates that there are 5.419 years of housing land supply.

4.12 C2 housing

- 4.31 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 considered when reporting housing completions. However, National Planning Policy Guidance states that Local Planning Authorities should count housing provided for older people, including residential

5

https://www.nuneatonandbedworth.gov.uk/downloads/file/4530/housing_trajectory_for_five_year_housing_land_supply_2021

institutions in Use Class C2, against their housing requirement. For the purpose of housing monitoring, C2 developments have been classed as: supported living apartments or residential institutions (care beds). Supported living apartments are effectively a self-contained flat within a complex and are counted as individual dwellings. Residential institutions are where a number of people live in a complex of single rooms and have access to shared facilities.

- 4.32 Table 20 sets out data relating to C2 developments which have been completed during the Plan period. Whilst there were no completions during 2020/21, there are several extant/pipeline sites which may deliver completions in future years. These include sites such as the former Red Ruby and Ratcliff buildings, Tuttle Hill (035363 – a 78 bedroom care home), 72 Coventry Rd, Exhall (application reference 035974 – 6 assisted living units), Waggstaff Drive, Nuneaton (035522 – 4 residential care units) and 54 Hayes Lane, Exhall (035774 – care home with 10 care beds).

Table 20: Monitored C2 completions for the Plan period

Year	Supported living units	Total care beds
2014 - 2015	6	0
2015 - 2016	17	0
2016 - 2017	0	39
2017 - 2018	0	0
2018 - 2019	18	20
2019 - 2020	0	0
2020 - 2021	0	0
Total	41	59

4.13 Gypsy and Traveller pitches

- 4.33 Local Planning Authorities are required to have regard and make provision for the accommodation needs of Gypsies, Travellers and Travelling Showpeople. Table 21 shows the number of pitches permitted during the monitoring period.

Table 21: Summary of Gypsy and Traveller pitches permitted during the monitoring period 1st April 2020 and 31st March 2021

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

- 4.34 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.

5. RETAIL, LEISURE AND TOWN CENTRE DEVELOPMENTS

- 5.1 During the monitoring period 1st April 2020 to 31st March 2021, town centre activity has been generally low. Planning application submissions/approvals have been very low compared to previous years, and this may well be due to the impact of the Covid19 pandemic. The most notable applications approved within the town centres include:
- reserved matters for a new three-storey office building by AR Cartwright on Vicarage St, Nuneaton (036833)
 - retention and change of use of class A1 to class A1 and dental surgery (D1) at 19 Congreve Walk, Bedworth (036938)
 - full application for the demolition of existing 'Exclusive Beds' building and erection of a 3 storey building with retail use on ground floor and residential on first and second floors on Corporation St, Nuneaton (037199)
 - change of use from a bakery to a hot food takeaway at 6 Harefield Rd, Nuneaton (037220)
- 5.2 Based on previous monitoring, there is a general trend within the town centres of changes of use from A1 (shops) and A2 (professional services) uses towards A3 (café) and activity (D2/sui generis) uses. As many of the units were vacant, these changes have made a positive contribution to the vibrancy and vitality of the town centres and may indicate that the town centres are starting to change and diversify from a traditional retail focus. This is likely to be accelerated by the Covid19 pandemic given the uptake in online retail. Permitted development rights may also deliver more residential development within the town centres as traditional retail units are converted to residential units.
- 5.3 The tables in [Appendix 7](#) details the amount of retail development and leisure facilities approved throughout the borough over the monitoring period. It should be noted that due to resource constraints, monitoring of retail completions and losses has not been possible for the year 2020/21. However, comprehensive monitoring of the town, district and local centre uses will take place in early 2022 to inform the Borough Plan Review.
- 5.4 In terms of leisure developments, activity has been low and again, this is attributed to the Covid19 pandemic. However, it is anticipated that there will continue to be some changes of use from retail, office and industrial to more leisure uses which will help to prevent vacant units and improve vibrancy and vitality going forward.

6. PLANNING APPEALS SUMMARY

6.1 During the period from the 1st April 2020 to 31st March 2021 there was one Planning Appeal which was of relevance to the Annual Monitoring. This is detailed below in Table 22.

Table 22: Summary of planning appeals decided between 1st April 2020 and 31st March 2021

Planning Permission Number	Description	Location	Appeal Decision	Date
036860	Prior notification for the change of use of part of the ground floor from financial and professional services (Class A2) to dwelling house (Class C3)	2 All Saints Square	Prior approval required	9 th February 2021

APPENDIX 1: MONITORING INDICATORS

The monitoring indicators set out in the adopted Borough Plan are provided in the tables below, along with the monitoring target, monitoring data and monitoring outcome. The analysis is based on the applications determined during the 2020/21 monitoring year. The monitoring outcomes are indicated as follows:

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

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS5a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed.	601 housing completions in total HSG1 – mostly permitted, part under construction HSG2 – no permission HSG3 – outline permission HSG4 – no permission HSG5 – no permission HSG6 – part permitted HSG7 – no permission HSG8 – part full permission under construction HSG9 – permitted HSG10 – permitted HSG11 – application to be determined HSG12- part permitted EMP2- application to be determined	
DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	107.8 ha of land is developed for employment uses.	EMP1 – reserved matters application to be determined EMP2 – application to be determined EMP3 – application to be determined EMP4 – no permission	

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			EMP6 – permitted EMP7 – no permission	

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

Built Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE4d	Review of conservation areas.	Complete review.	Review undertaken as part of emerging Conservation Area Appraisal and Management Plan SPDs. SPDs awaiting adoption.	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2a	Employment land.	Scale of development in settlements proportional to position in settlement hierarchy.	In Nuneaton 790m ² of new B8 (ref. 36911), 212m ² of new B2 (ref. 36935), 92,904m ² of new B2/B8 (ref. 34901), 947m ² of new B2 (ref. 36945), 162m ² of new B8 (ref. 37428), loss of 141m ² of B1 (ref. 36991), loss of 477m ² of B2 (ref. 37164), and loss of 776m ² of B8 (ref. 37447). In Bulkington 94m ² of new B1.	
DS4b	Development of Employment Land.	107.8 hectares of land is developed for employment uses.	3.15ha completed during 2020/21. 22.7ha completed since 2011.	
E1a	The number of applications granted in line with the Economic Development Strategy.	Zero applications being in conflict with the Economic Development Strategy.	All approved applications in compliance.	
E1b	The number of applications granted for non-economic development uses on strategic employment sites.	Zero.	One application approved for non-economic development use on strategic employment site. Application granted on Whitacre Road Industrial Estate for D2 use (ref. 037164).	
E1c	Job growth within the Borough by:	Jobs growth over the plan period to	Information from nomisweb.co.uk	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	<p>Use of national statistics to track the numbers employed. However, it should be noted that the data is out of date by around 2 years, and can be inconsistent as Government has recently changed the data source and is only published once a year.</p> <p>Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies.</p> <p>Commissioning work to get more regular and up to date data, benchmarked against other areas.</p>	be in line with Policy DS4 – Overall Development Needs.	<p>indicates that as of March 2021, unemployment was around 4.6%, lower than the West Midlands and Great Britain averages (5.5% and 4.9% respectively).</p> <p>Economically active people in employment rose to 80.3% in March 2021, up from 75.9% in March 2019. However, the proportion of part time workers was higher than the West Midlands and national averages, and lower earnings were recorded for the Borough overall.</p> <p>Strategic employment allocations are yet to be permitted/built out and so those developments are likely to have a tangible impact in future.</p>	
E2a	<p>Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing:</p> <p>Amount of appropriate economic development on estates (this would be in conformity with policy); Development approved which results in non-conformity with policy.</p>	<p>Qualitative monitoring will be undertaken through the AMR. Consequently the analysis of this monitoring within the AMR will determine the impact and effectiveness of the policy.</p>	<p>See Appendix 7. Some vacant buildings brought back into use. Some conversions from A1/2 and B class uses to leisure (D1/2) type uses.</p>	
E2b	<p>Monitoring of any new Employment Estates which should be protected from alternative uses –</p>	<p>There is no specific threshold determining what a new estate should</p>	<p>In Nuneaton 92,904m² of new B2 and B8 – EMP1 (ref. 034901).</p>	

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	this will be reported through the AMR.	be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.		
E2c	Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.	All sites should be developed in line with Economic Development Strategy recommendations.	No applications recorded on such employment sites.	
E2d	Monitor the supply and delivery of employment uses and report annually through the AMR.	107.8 ha of employment land over plan period.	See section 3.5.	

Green Belt				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	Zero.	Zero, no such permissions granted.	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with	New Primary School (Lower Farm Academy) delivered (ref. 032336/033184).	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		appropriate service delivery partners.	IDP infrastructure on track.	
HS1b	Applications granted in line with advice of infrastructure service delivery partners.	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is considered positive.	All applications granted in line with advice received.	
HS1c	Monitoring of planning obligations/agreements that are: <ul style="list-style-type: none"> • Agreed • Implemented • Amended. 	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.	Six planning agreements agreed and signed.	
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice; and monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.	No applications granted contrary to advice without mitigation.	
HS2b	Monitor number of applications granted which result in a negative outcome when assessed	Qualitative assessment of this indicator will take place in the AMR. It	No applications granted with a negative outcome.	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	against the criteria set out in the policy.	is expected that the policy will be conformed with, however analysis of individual circumstances on each application will be required to understand why criteria(s) were not conformed with.		
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.	SPD not yet adopted but draft has been consulted upon.	
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where this does not occur, detailed analysis will need to be undertaken to ascertain whether the policy is effective.	One new telecommunications development permitted in conformity with policy (ref. 037240).	
HS4a	Loss of community facilities.	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the	Zero, no such applications granted.	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		effectiveness of the policy.		
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.	Zero, no applications contrary to recommendations.	
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Four planning obligations agreed and signed that require healthcare contributions. One lot of money received for healthcare contributions totalling £16,418.00.	
HS6a	Monitor number of planning obligations received associated with sport and exercise matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Four planning obligations agreed and signed that require sport and exercise contributions. Six lots of monies received for sport and exercise contributions totalling £117,447.24.	
HS6b	Loss and gain of playing pitches.	To be identified within the Playing Pitch Strategy.	No new strategy produced but no loss or gain of pitches.	
HS6c	Loss of open space.	No net loss of open spaces – destination parks, community parks, playing pitches, parks or allotments – to development.	No net loss.	
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different forms of open space	Planning permission 035037 (land adjacent to Gipsy Lane/Marston	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		provision and improvements in the quality of the open spaces.	Lane) provides for 8.74 ha of new open space and planning permission 036491 (Bedworth Road) provides for 1.47 ha of new open space including new play area.	
HS6e	Monitor the amounts of s106 contributions secured, and the on-site provision of relevant facilities.	Increase the resources secured for, and the provision, of relevant facilities.	Six planning agreements agreed and signed. £355,644.70 received from planning obligations.	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2d	Housing completions by settlement.	Scale of development in settlements proportional to position in settlement hierarchy.	Most completions have been delivered in Nuneaton reflecting the settlement hierarchy.	
DS4a	Housing completions.	14,060 dwelling completions.	See section 4.1. 601 completions delivered during 2020/21.	
DS4c and H3a	Gypsy and Traveller accommodation.	39 residential pitches provided and 5 transit pitches provided.	No new pitches provided in period of this AMR.	
DS4d	Housing land supply.	Continuous five year land supply of housing.	5.42 as of April 2021.	
H1a	Property size completions (by numbers of bedrooms).	Completions in line with %s set out in the most recent SHMA.	Property types delivered conform to the latest SHMA recommendations.	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
H1b	Extra care housing completions.	112 extra care housing completions per year.	There were 0 completions during 2020/21 although some developments are in the pipeline.	
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%.	See section 4.7. Four sites have been completed which have an affordable housing component. Two sites delivered 100% affordable housing, one site achieved the target of 25% and one site delivered 24.8% affordable housing.	
H2b	Intermediate affordable housing completions.	Percentage of intermediate dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	
H2c	Social or affordable rented housing completions.	Percentage of social or affordable rented dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 26% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			meeting this requirement.	
H3b	Unauthorised pitches.	None.	Unauthorised pitches at land to the rear of 69 Coventry Road, Bulkington.	
H3c	Unauthorised encampments.	None.	Unauthorised encampment at land to the rear of 69 Coventry Road, Bulkington.	

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Planning permissions 035037 and 036491 provide for 8.74 ha and 1.47 ha of green infrastructure, respectively.	
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	Planning permissions 034901 and 035037 contain provision for contributions to the creation of a footpath/cycleway across Coventry Canal using Turnover Bridge.	
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Ensor's Pool assessed as Unfavourable – Declining on 29 th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague – will eventually lead to formal de-designation of site as SSSI / SAC).	

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Griff Hill Quarry assessed as Favourable on 18 th March 2009.	
NE3b	Development causing habitat net losses.	Zero	<p>Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting).</p> <p>Planning permission 034901 included provision for biodiversity net gain through the provision of 2.2 ha of grassland outside of the development site.</p> <p>Enforcement case relating to Weddington Road Local Wildlife Site ongoing - biodiversity offsetting requested.</p>	
NE3c	Development causing a loss of LBAP habitats and species.	Zero.	<p>Some developments (particularly large-scale developments on farmland – e.g., 036690, 035503, 036261 etc) have impacted upon some LBAP habitats and species (where impacts cannot be avoided or mitigated).</p> <p>In these circumstances, the biodiversity offsetting calculation/mechanism is used to deliver no net loss of biodiversity value.</p>	
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.	<p>No permissions granted on designated sites.</p> <p>Biodiversity distinctiveness is assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.</p>	
NE3e	Local wildlife sites in positive management.	All local sites.	<p>Of NBBC's sites 22 of 23 are in positive management.</p> <p>Management status of privately managed LWS sites is unknown.</p>	

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc. Quantified increases or decreases will be ascertained in future following HBA update.	
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	
NE4b	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to water quality.	0%.	0%, no applications granted contrary to advice.	
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice.	
NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	

Settlement Hierarchy and Role				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries.	Zero, all new developments considered acceptable – small scale new residential uses, and agricultural related uses.	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2b	Retail.	Scale of development proportional to retail hierarchy.	See Appendix 7. Most new retail development has been within Nuneaton	
DS2c	Leisure floor space.	Scale of development in settlements proportional to position in settlement hierarchy.	See Appendix 7. Most new leisure development has been within Nuneaton.	
TC1a	Additional floor space for town centre uses.	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres.	No new additional floorspace with loss of 20m ² of A1 in Nuneaton – see Appendix 7.	
Tc1b	Additional floor space for town centre offices.	15,000sq m of office floor space Nuneaton = 13,000 sq m - 14,000 sq m Bedworth = 1,000 sq m - 2,000 sq m.	No new additional floorspace - see Appendix 7.	
TC1c	Additional floor space for comparison retail.	13,470 sq m - 16,460 sq m of comparison floor space	No new additional comparison retail floorspace with some loss of A1 in Nuneaton Town	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		Nuneaton = 11,420 sq m - 13,950 sq m Bedworth = 1,570 sq m - 1,925 sq m.	Centre – see Appendix 7.	
TC1d	Additional floor space for convenience retail.	1,750sq m - 3,580 sq m of convenience floor space Nuneaton = 910 sq m – 2500 sq m Bedworth = 460 sq m – 540 sq m.	No new additional convenience retail floorspace.	
TC1e	Additional floor space café, restaurant and bars.	2,666 sq m - 3,065 sq m of café, restaurant and bar floor space Nuneaton = 2,324 sq m - 2,672 sq m Bedworth = 324 sq m – 393 sq m.	See Appendix 7 – changes of use have added additional floor space for A3-A5 uses.	
TC2a	Relevant planning permissions inside and outside of identified centres.	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres.	132.3m ² of new A1 in Bedworth town centre (ref. 036608). 89m ² of new C3 in Bedworth town centre (ref. 037106).	
TC2b	The net gain and losses of commercial floor space.	Minimise the loss of retail units to non-retail uses within the defined centre boundaries.	See appendix 7. In Bedworth town centre change of 72m ² from A1 to D1 (ref. 036938) and 132.3m ² of new A1 (ref. 036608). In Nuneaton town centre change of 78m ² from A3 to C3 (ref. 037154), change of 65m ² from A3 to A5 and <i>sui</i>	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			<i>generis</i> (ref. 037172), and change of 93m ² from A3 to A5 (ref. 037220).	
TC2c	The diversity of uses (e.g. retail, leisure and services offer).	Maintain a good mixture of uses in the town centre.	See Appendix 7. Changes of use away from A1 retail which are prevalent in the town centres.	
TC2d	Retailer representation and demand.	Increase the amount of national retailers present in the town centres.	One application for new A1 retail in Bedworth town centre but some new vacant units recorded.	
TC2e	Commercial property indicators (such as Prime Zone A rents).	Increase the number of prime zone A rents.	Information not currently available.	
TC2f	Changes in vacancy levels.	Maintain a low rate of vacant retail premises in all centres.	Based on 2019 site monitoring undertaken in Sept 2019, the vacancy rate for Nuneaton Town Centre was 15%, and Bedworth Town Centre was 6.5%. The town centre national average 10.3% ⁶ . The District centre average was 4.5% and the local centre average was 2.7%. Updated centres monitoring will be completed in early 2022.	
TC2g	Accessibility and parking provision.	Maintain availability of parking provision and improve provision for sustainable transport.	No relevant planning applications during 2020/21.	
TC2h	The quality of the town centres environment.	Maintain the current standards of the	Some proposals have brought vacant shop units back into	

⁶ <https://brc.org.uk/news/2019/2019-aug-12-footfall-monitor-july>

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		town centres and seek to improve where necessary.	use and added to the vibrancy and vitality of the town centres. Transforming Nuneaton and Bedworth proposals are likely to deliver further improvements in future.	
TC2i	Town centre footfall.	Increase town centre footfall in both centres.	Footfall figure (visits): Nuneaton Town Centre – 2020-21= 3,001,081 (2019-20= 5,820,905) Bedworth Town Centre – 2020/21= 765,314 (2019-20= 1,513,140) As expected, footfall figures have been significantly impact by the Covid19 pandemic.	
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: Health check of centres (this includes district and local centres) Site assessment of any new district or local centres.	District and local centres remain healthy in terms of their function, viability and vitality.	As above, vacancy rates in the district and local centres are not known. Centres monitoring will be completed in early 2022 to inform the Borough Plan Review.	
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.	No new district or local centres approved during 2020/21.	

APPENDIX 2: PLANNING USE CLASS DEFINITIONS

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

- **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.

APPENDIX 3: EMPLOYMENT LAND COMPLETED AND AVAILABLE IN NUNEATON AND BEDWORTH AS OF 31ST MARCH 2021 (SITES >0.2 HECTARES WHEN ROUNDED)

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2021	Employment Land Under Construction (Ha) April 2021	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	0.28			0.0
Attleborough Industrial Estate			0.24		0.2
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Bayton Road Industrial Estate	2.14	0.31		5.4	5.4
Bermuda Park	4.14				0.0
Caldwell Road Industrial Estate	0.24				0.0
Camp Hill Urban Village - Midland Quarry	1.16				0.0
Centrovell Ind Est	0.00				0.0
Centrovell Ind Est			0.32		0.3
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Eliot Park	1.15				0.0
Fautlands				26	26.0
Griff Clara (Extension to Bermuda Park)	4.08				0.0
Hemdale Business Park	1.01				0.0
Holman Way			0.28		0.3
Leicester Road	-0.19				0.0
Manor Court Road	-0.148				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	6.46				0.0
School Lane	0.81				0.0
The Moorings Business Park			0.21		0.2
Vicarage Street				0.4525	0.5
Wheat Street	-0.18				0.0

Site/ Industrial Estate	Employment Land Completed (Ha) 2011 - 2021	Employment Land Under Construction (Ha) April 2021	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
Whitacre Industrial Estate	0.00				0.0
Whitacre Road Industrial Estate			0.9		0.9
Grand Total	22.7	0.6	2.0	31.9	33.8

Light green shading indicates a site permitted in 2020/21.

APPENDIX 4: EMPLOYMENT LAND AND FLOOR SPACE COMPLETED AND LOST BETWEEN 1ST APRIL 2020 AND 31ST MARCH 2021
Employment Land and Floor space Completed 2020/2021

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (Ha)	Gross Floorspace Area (m ²)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8	B2/B8	B1/B2/B8
34827	Proposed development of 2 No. industrial buildings for use class B1 and B8 and associated external works	Caldwell Road Industrial Estate		Gain	n/a	0.24			771				
10714	11 industrial units	Camp Hill Urban Village - Midland Quarry		Gain	n/a	1.16							6144
36276	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	School Lane, Coventry		Gain	n/a	1.9							2623
Completions						3.30	0	0	771	0	0	0	8767
Total Completions						9,538							

Employment Land and Floor space *Lost* 2020/2021

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/Brownfield	Gain/Loss/Allocation	Loss/Change to	Gross Site Area (Ha)	Gross Floorspace Area (m)							
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8	
34894	Change of use from office (B1) to 6 self contained flats (C3)	Manor Court Road, Nuneaton		Loss		-0.15	-478							
Total Losses						-0.15	-478.00	0.00	0.00	0.00	0.00	0.00	0.00	

APPENDIX 5: EMPLOYMENT LAND COMMITMENTS

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2021 (sites >0.2 hectares)

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B1/B2 Mix	B8 (Storage/Warehousing)	Total Land with Planning Permission at each site
Attleborough Industrial Estate							0.24	0.24
Bayton Road Industrial Estate		5.4						5.4
Centrovell Ind Est						0.32		0.32
Faultlands, Gipsy Lane		26						26
Holman Way							0.28	0.28
The Moorings Business Park					0.21			0.21
Vicarage Street				0.4525				0.4525
Whitacre Road Industrial Estate						0.9		0.9
Total Land with Planning Permission (Hectares) for each Use Class.	0.0	31.4	0.0	0.5	0.2	1.2	0.5	33.8
Percentage of land with Planning Permission for each Use Class	0.0	92.9	0.0	1.3	0.6	3.6	1.5	

Light green shading indicates a site permitted in 2020/21.

Appendix 5 Table 2 – Employment land commitments by site as of 31st March 2021 (all sites)

Industrial Estate / Site	Under Construction at 31 March 2020 (ha)	With Full Planning Permission (ha)	With Outline Planning Permission (ha)
Attleborough Industrial Estate	0.31		
Acton Road Business Park		0.01	
Aston Road		-0.02	
Attleborough		-0.0317	
Attleborough Industrial Estate		0.24	
Bayton Road Industrial Estate	0.31	0.106	5.4
Black Horse Road	0.01	0.0314	
Centrovell Ind Est		0.32	
Chequer Street		0.01	
Faultlands, Gipsy Lane			26
Gilfil Road		0.1	
Hazell Way Industrial Estate		0.0056	
Holman Way		0.28	
Manor Court Road	-0.148		
Pool Road		0.007	
School Lane	1.9		
The Moorings Business Park		0.21	
Vicarage Street			0.4525
Weddington Road		0.004	
Whitacre Business Park		0.162	
Whitacre Industrial Estate	0.054	-0.171	
Whitacre Road Industrial Estate		0.9	
Whitacre Road Industrial Estate		-0.05	
Totals	2.4	2.1	31.9

Light green shading indicates a site permitted in 2020/21.

APPENDIX 6: HOUSING COMPLETIONS FOR THE 2020/21 MONITORING PERIOD

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
215	011514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	Extant
812	036108	Chapel Street, Bed	Bede	19	10	0	0	0	0	0	Extant
829	012088	Ash Green Lane 15, Exhall	Exhall	14	0	0	0	0	0	0	Extant
953	010399	Atholl Cres, land off, Nun	Arbury	11	0	0	0	0	0	0	Extant
1087	010197	Queens Rd, 265, Nun	Abbey	14	0	0	0	0	0	0	Extant
1213	031200	Land off Ironbridge Way, Exhall	Poplar	8	8	5	5	0	0		Complete
1281	032399	The Long Shoot, land rear of 28-44 (Royal Park-Bellway Phase 1)	St Nicolas	125	124	0	0	0	0	0	Extant
1284	032296	Bedworth Rd, Weston Lawns Farm, Bulk	Bulkington	1	1	1	1	0	0	0	Complete
1331	035405	Site 32c001 - Adjacent 233, The Long Shoot, Nuneaton, Warwickshire	St Nicolas	1	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1334	033374	Land to rear of Joddrell St, Midland Road (Site 39b006) Reliant Building Contractors	Abbey	84	0	0	0	0	0	0	Extant
1346	033184	Site 18C002: Land at Lower Farm, Weddington Road, Nuneaton (Milby Hall at the Farm) Taylor Wimpey	Weddington	193	193	7	7	2	4	6	Complete
1364	033050	Adj Boot Wharf, Site 61B007 - Former allotments north of", The Bull Ring, Nuneaton	Barpool	53	37	8	8	0	1	1	Under construction
1376	035826	"Site 106a014" King Street, Bedworth,	Poplar	13	0	0	0	0	0	0	Not started
1383	036288	Lingfield Farm, Stoney Road, Nuneaton	Weddington	1	0	0	0	0	0	0	Not started
1385	032992	Site 31B007 Land off", The Long Shoot	St Nicolas	250	200	48	48	11	7	18	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		(Bellway Phase 2), Nuneaton									
1397	033863	225 Heath End Road, Nuneaton	Arbury	8	8	8	8	0	0	0	Complete
1399	033758	"Site 29B002 - Land off", Weddington Road, Nuneaton, (South of Lower) (Barratt - St James' Gate)	Weddington	245	160	31	31	4	5	9	Under construction
1403	034180	Land Rear of 49/51 "Site 106A012", King Street, Bedworth	Bede	4	0	0	0	0	0	0	Under construction
1413	036279	Land adjacent, 54 Lutterworth Road, Nuneaton	Attleborough	1	1	1	1	0	0	0	Complete
1414	034287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton,	Galley Common	1	0	0	0	0	0	0	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1417	034203	117 Tomkinson Road, Nuneaton,	Barpool	1	1	1	1	0	0	0	Complete
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	163	52	52	0	0	0	Complete
1423.1	034334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (Barratt Homes)	St Nicolas	221	145	29	29	2	4	6	Under construction
1423.2	034334	Site 42C019 - Land Corner of, Eastboro Way, and The Long Shoot, Nuneaton (David Wilson Homes)	St Nicolas	108	108	9	9	0	0	0	Complete
1427	034193	"Site 51B028 - Land and garages", Regent	Abbey	6	6	6	6	0	0	0	Complete

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		Street, Nuneaton,									
1428	034538	Nuneaton Tool Box "George Eliot Building", 12-14 Coventry Street, Nuneaton	Abbey	8	8	8	8	0	0	0	Complete
1435	034459	4 Mill Close, Nuneaton, (Garden)	Attleborough	1	1	1	1	0	0	0	Complete
1438	034360	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	120	106	46	46	8	6	14	Under construction
1439	034361	Site 31B004 - Land rear of 194-262, The Long Shoot, Nuneaton. DAVIDSONS	St Nicolas	35	33	4	4	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

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1442	034649	166 Coventry Road, Exhall,	Exhall	1	0	0	0	0	0	0	Not started
1445	033505	"Site 108D009 - Land rear of 6-12", Coventry Road, Bulkington,	Bulkington	9	0	0	0	0	0	0	Not started
1447	034894	Stuart Fletcher and Barrett, 124-126 Manor Court Road, Nuneaton,	Abbey	6	6	6	6	0	0	0	Complete
1448	034349	Corner House Garage, Nuneaton Road, Bulkington,	Bulkington	11	0	0	0	0	0	0	Under construction
1450	034842	2 Mitchell Road, Bedworth,	Poplar	2	0	0	0	0	0	0	Not started
1454	034543	Site 36C002 . Land at Hill Farm, Plough Hill Road, Nuneaton	Galley Common	262	142	51	51	6	4	8	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		Taylor Wimpey (Ribbon Fields)									
1456	034568	187 Heath End Road, Nuneaton	Arbury	10	0	0	0	0	0	0	Not started
1457	037341	205 Greenmoor Road, Nuneaton	Barpool	1	0	0	0	0	0	0	Not started
1459	035090	Site 51a036 - Burgage Walk, Burgage Walk	Abbey	2	0	0	0	0	0	0	Under construction
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	1	1	1	0	0	0	Complete
1464	035096	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	Galley Common	14	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1465	035976	Site 108d004 - between 16 & 22, Coventry Road, Bulkington, Bedworth,	Bulkington	2	2	1	1	0	0	0	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	2	2	2	0	0	0	Complete
1474	033762	Land between 37-39, "Site 103c008 - Whitburn Road", Whitburn Road, Bedworth,	Heath	14	0	0	0	0	0	0	Under construction
1475	034379	34 Leyland Road, Nuneaton	Attleborough	6	6	6	5	0	0	0	Complete
1476	035009	223 Bucks Hill, Nuneaton	Galley Common	-1	-1	-1	-1	0	0	0	Complete

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1479	035330	Land of Former Garden Centre, "Site 48a016 Kingswood Road", Kingswood Road, Nuneaton	Kingswood	9	9	9	9	0	0	0	Complete
1481	034969	Cresswell Farm, The Longshoot - Jelson Homes	St Nicolas	150	13	13	13	0	0	0	Under construction
1482	035295	Land adj 9 "Site 61A003", Hare and Hounds Lane,	Arbury	4	0	0	0	0	0	0	Not started
1483	035378	141 College Street, Nuneaton	Wembrook	4	0	0	0	0	0	0	Under construction
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	1	1	1	0	0	0	Complete
1487	035478	39 Willis Grove, Bedworth,	Bede	2	0	0	0	0	0	0	Not started
1488	035512	"Swallow Meadows	Bulkington	2	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		Farm", The Birches, Bulkington									
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	Under construction
1493	035668	205 Newtown Road, Bedworth	Slough	1	1	1	1	0	0	0	Complete
1495	035220	"Site 124A008 - Land and garages r/o 2-12", Schofield Road, Keresley,	Exhall	5	0	0	0	0	0	0	Not started
1496	034076	"Site 31A002 - Land off", Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Eaton Place, Persimmon Homes)	Weddington	453	37	37	37	0	3	3	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1497	035173	The Old Farmhouse, 22 New Road, Ash Green,	Exhall	10	10	10	10	0	0	0	Complete
1499	035590	22 Trafford Drive, Nuneaton	Camp Hill	2	0	0	0	0	0	0	Not started
1500	036876	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	42	42	9	33	42	Under construction
1502	036824	"Site 94b011 - Nuneaton Road Bedworth", Nuneaton Road, Bedworth	Bede	2	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1504	035858	Whitehouse Farm, Higham Lane, Nuneaton,	Weddington	1	0	0	0	0	0	0	Under construction
1505	035588	Site 62C007 - Land Rear of 92-98, Donnithorne Avenue, Nuneaton	Wembrook	4	4	4	4	0	0	0	Complete
1506	035923	"The Cottage", 197 Nuneaton Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Not started
1508	035814	90 Hayes Lane, Exhall, Coventry,	Exhall	4	4	4	3	0	0	0	Complete
1509	035366	"Site 51a036 - Burgage Walk", Burgage Walk, Nuneaton,	Abbey	12	0	0	0	0	0	0	Not started
1510	034424	Site 62C004, Shepperton Business Park, Triton Road, Nuneaton	Wembrook	29	0	0	0	0	0	0	Not started
1512	035933	145 Watling Street, Nuneaton,	Weddington	1	1	1	1	0	0	0	Complete
1514	035825	"Site 35D013-land to rear of The Elms", School Lane, Nuneaton,	Galley Common	5	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1515	035882	Site 94C007" Rear of 25-29", Newtown Road,	Slough	2	0	0	0	0	0	0	Under construction
1517	036019	Site 136B008 - Land adj 14 the Ridings", Burbages Lane, Longford	Exhall	1	1	1	1	0	0	0	Complete
1520	035864	Land adj No. 28 "Site 123b004 - The Crescent", The Crescent, Keresley End	Exhall	1	0	0	0	0	0	0	Under construction
1521	036135	255 The Long Shoot, Nuneaton	St Nicolas	3	2	2	2	0	0	0	Under construction
1522	036155 / 036703	Site 119a001 - Coventry Road, Bulkington,	Bulkington	5	3	3	3	0	0	0	Under construction
1524	035774	54 Hayes Lane, Exhall	Exhall	-1	0	0	0	0	0	0	Under construction
1525	035641	New Inn, Rugby Road, Bulkington, Bedworth	Bulkington	44	0	0	0	0	0	0	Extant

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1526	035471	Site 106a014 - King Street Bedworth, King Street, Bedworth,	Poplar	18	0	0	0	0	0	0	Not started
1528	036226	43 Bucks Hill, Nuneaton,	Galley Common	1	0	0	0	0	0	0	Not started
1529	036249	44 Princes Street, Nuneaton	Wembrook	2	0	0	0	0	0	0	Not started
1530	036251	"Site 109a018 - Church Street Bulkington", Church Street, Bulkington	Bulkington	1	0	0	0	0	0	0	Not started
1531	036256	"Site 61b002 - Bull Ring", Bull Ring, Nuneaton	Arbury	9	9	9	9	0	0	0	Complete
1533	036303	2 Riverside, Bond Street, Nuneaton	Abbey	1	1	1	1	0	0	0	Complete
1534	036304	Site 74A001, Abbotsford Road, Nuneaton (NBBC)	Attleborough	2	2	2	2	0	0	0	Complete

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1535	036350	203 Plough Hill Road, Nuneaton,	Galley Common	5	0	0	0	0	0	0	Not started
1536	036375	Heart of England Co-op Society, 10 High Street, Bedworth,	Bede	2	0	0	0	0	0	0	Under construction
1537	036761	Site 50a017 - Merevale Avenue", Merevale Avenue, Nuneaton,	Abbey	9	0	0	0	0	0	0	Not started
1538	036035	18C Coleshill Road, Chapel End	Galley Common	2	2	2	1	0	0	0	Complete
1539	036282	Site 95c008 - 12,14 Croxhall St , "Green Yard", King Street, Bedworth	Bede	2	2	2	2	0	0	0	Complete
1540	036283	255 The Long Shoot, Nuneaton	St Nicolas	1	0	0	-1	0	0	0	Under construction
1541	036305	"Garage Site", Pinetree Road, Bedworth	Bede	10	10	10	10	10	0	0	Complete

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1542	036338	Site 63C002 - land between 10 and 12", Roxburgh Road, Nuneaton	Attleborough	8	0	0	0	0	0	0	Under construction
1543	036412	Edward Street Dental Surgery, 129 Edward Street, Nuneaton,	Wembrook	1	0	0	0	0	0	0	Not started
1545	035370	"Site 63A023-14, 15 and 16 The Square", The Square, Nuneaton	Attleborough	14	14	14	12	0	0	0	Complete
1546	036552	Site 103d014 , Land adjacent 41 Mavor Drive, Bedworth,	Heath	1	0	0	0	0	0	0	Not started
1547	036201 036946	Phase 3, "Site 37b008 - Edinburgh Road", Edinburgh Road, Nuneaton,	Camp Hill	142	0	0	0	0	0	0	Not started
1548	036395	Milverton House, 43 Lutterworth Road, Nuneaton	Attleborough	6	0	0	0	0	0	0	Not started
1549	035998	Garages "Site 52C045 (r/o	Attleborough	2	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		154-166 Gadsby Street)", William Street									
1550	036188	A5 Aquatics, "Meadowcroft Farm", Watling Street, Nuneaton	Weddington	59	0	0	0	0	0	0	Under construction
1551	036521	"Site 115B004 - Land adjacent", 147 Hayes Lane, Exhall,	Exhall	1	0	0	0	0	0	0	Not started
1552	037114	"Smithfields", 157 Coventry Road, Bulkington, Bedworth,	Bulkington	1	0	0	0	0	0	0	Under construction
1553	034772	Site 105C002 - Parks Farm, Smarts Road, Bedworth (Taylor Wimpey)	Exhall	92	0	4	4	0	0	0	Under construction
1554	036638	25 Weston Lane, Bulkington, Bedworth,	Bulkington	1	1	1	1	0	0	0	Complete
1555	037168	Land Adjacent to Wayside, "Site	Bulkington	1	1	1	1	0	0	0	Complete

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		128D006", Parrots Grove									
1556	036906	1 Walnut Close, Nuneaton	Camp Hill	1	1	1	1	0	0	0	Complete
1557	036306	"Site 73B005 - land opp 87-81 Raveloe Drive", Nuneaton (NBBC)	Wembrook	8	0	0	0	0	0	0	Not started
1558	036671	Johnny Cavello's, 5 Queens Road, Nuneaton,	Abbey	8	8	8	8	0	0	0	Complete
1559	036708	Land adjacent to no 16, Site 105B015, Saunders Avenue, Bedworth	Bede	2	2	2	2	0	0	0	Complete
1560	036741	34 Rugby Road, Bulkington, Bedworth,	Bulkington	4	4	4	4	0	0	0	Complete
1561	036764	266 The Long Shoot, Nuneaton,	St Nicolas	1	0	0	0	0	0	0	Not started
1562	036261 Approved RM 37019 Approved	"Site 31A003-rear Whitehouse Farm", Higham Lane, Nuneaton,	Weddington	200	0	50	50	0	0	0	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
		Redrow Homes (Heritage Fields)									
1563	036878	1 The Square, Nuneaton	Attleborough	2	0	0	0	0	0	0	Under construction
1564	035456	Caldwell Caravan Site, Bradestone Road, Nuneaton,	Wembrook	14	2	2	2	0	0	0	Under construction
1565	036109	Plough Hill Golf Centre, "Site 36A002 - Plough Hill Golf Centre", Plough Hill Road, Nuneaton	Galley Common	300	22	22	22	5	0	5	Under construction
1566	036417	Land and garages adj No. 14, "Site 39C011", James Street, Nuneaton	Abbey	6	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1567	036470	2 Royal Oak Lane, Ash Green	Exhall	12	0	0	0	0	0	0	Not started
1568	036709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	1	0	0	0	0	0	0	Not started
1569	036924	17 Heath Road, Bedworth	Slough	2	0	0	0	0	0	0	Under construction
1570	036869	Site 95c003 - New Street Bedworth New Street Bedworth Warwickshire	Poplar	5	0	0	0	0	0	0	Not started
1572	036873	Site 42B001 - Land rear of 28-44 The Long Shoot Nuneaton (Royal Park, Bellway Phase 3)	St Nicolas	75	0	0	0	0	0	0	Under construction

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1573	036964	Edwards Radio Taxis Limited 100 Orchard Street Bedworth	Bede	2	0	0	0	0	0	0	Not started
1574	037106	Public Conveniences Chapel Street Bedworth	Bede	2	0	0	0	0	0	0	Not started
1575	036491	Site 97c001 Bedworth Road Bulkington - Part of HSG8 - Taylor Wimpey - Raveloe Gardens	Bulkington	188	0	0	0	0	0	0	Under construction
1576	037246	Hill Farm Plough Hill Road Nuneaton	Galley Common	1	0	0	0	0	0	0	Not started
1577	037395	Site 101d002 - Smorrall Lane (Ashwood Cottage) Smorrall Lane Bedworth	Heath	1	0	0	0	0	0	0	Not started
1578	036959	26 Devon Close, Nuneaton	Barpool	2	0	0	0	0	0	0	Not started
1579	037199	Exclusive Beds Corporation Street Nuneaton	Abbey	5	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1580	036879	258 Lutterworth Road Nuneaton	Whitestone	1	0	0	-1	0	0	0	Under construction
1581	037154	18 Harefield Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not started
1582	037280	190-192 Hinckley Road Nuneaton	St Nicolas	1	1	1	-1	0	0	0	Complete
1583	037602	1-3 All Saints Square Bedworth CV12 8LP	Bede	1	0	0	0	0	0	0	Not started
1584	036921	Calendar Farm Site 31b001 - Watling Street Nuneaton – Taylor Wimpey	Weddington	425	0	0	0	0	0	0	Not started
1585	037206	Site 103b007 - Marriott Road Land R/o 1-5 Marriott Road Bedworth	Heath	3	0	0	0	0	0	0	Not started
1586	037463	101 Higham Lane Nuneaton	Weddington	1	0	0	-1	0	0	0	Under construction
1587	037066	Site - 37C008 land to the rear Land to rear of 79-117 Vale View Nuneaton	Barpool	16	0	0	0	0	0	0	Not started

Site ref.	Council application no.	Address	Ward	Total capacity	Total completions up to 31 st March 2021 (gross)	Total completions during 2020/21	Net completions during 2020/21	Affordable rent completions 2020/21	Aff shared ownership/ low cost completions 2020/21	Total affordable completions	Site status
1588	037533	120 Lutterworth Road, Nuneaton	Whitestone	6	0	0	0	0	0	0	Not started
1589	036794	Heath End Rd Service Station, 227 Heath End Road, Nuneaton	Arbury	5	0	0	0	0	0	0	Under construction
1590	037329	1 Lime Grove, Nuneaton	Camp Hill	1	0	0	0	0	0	0	Not started
1591	036909	32 Princes Avenue, Nuneaton	Wembrook	1	0	0	0	0	0	0	Under construction
1592	036813	55 Toler Road, Nuneaton	Abbey	6	6	6	5	0	0	0	Complete

APPENDIX 7: COMMERCIAL FLOOR SPACE TABLES

Appendix 7 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2021

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	Unit B, Tenlons Road Industrial Estate, Nuneaton CV10 7HR	Change of use of one unit (Unit B) from B1 to D2 Leisure	D2	035996	No				262	
B	Unit 1a, Eastborough Court, Alliance Close	Change of use from B2 General Industrial to D2 Leisure	D2	036278	No				175	
B	193 Queens Road, Nuneaton CV11 5NB	Retention of a change of use from A1 (retail) to A3 (restaurants and cafe)	A3	036406	No			50		
B	Lamb and Flag, Church Road, Nuneaton CV10 8LJ	Change of use of ancillary coachhouse building from A4 to A1 (beauty)	A1	036399	No	58				
B	Former RBS building, 11-17 Queens Road, Nuneaton CV11 5JL	Change of use of ground floor from A2 to A3, A4 and A5	A3, A4 and A5	036436	Yes			193		
B	Former Maplins, 24 Market Place, Nuneaton CV11 4EG	Change of use from A1 Retail to A3 Cafe/Restaurant	A3	036500	Yes			2915		
B	Former Co-op, 22 Abbey Street, Nuneaton CV11 5BU	Change of use from B1 offices to corporate team building and escape room (sui generis)	Sui Generis	036583	Yes					630
B	16 High Street, Bedworth CV12 8NF	Subdivision of existing A1 retail premises to create separate D2 gymnasium use	D2	036695	Yes				400	
B	Unit 14, Liberty Way	Change of use from D2 (gym) to mixed use D2 (soft play), D1 (nursery) and A3	D2	035963	No			39	721	
B	R S M Industries Ltd, School Lane, Coventry	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	D2	36276	No				Net 984. (-5261+6245)	

Appendix 7 (Table 2): Losses of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2021

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	A2	A3-A5	B1	D2
B	14, 15 and 16 The Square, Nuneaton	Erection of 14 assisted living apartments (including demolition of existing buildings)	Loss of retail	035370	No	-150				
B	Merevale Avenue, Nuneaton	Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling	Loss of retail	35927 and 36761	No	-84				
B	Abbey National Plc, 25 Market Place, Nuneaton	Change of use of first second and third floors to 2 No. 1 bed apartments and 4 No. studio apartments	Loss of financial	36299	Yes		-142			
B	Heart of England Co-op Society 10 High Street, Bedworth, Warwickshire	Change of use to first floor to create two flats, with external staircase and sitting area	Loss of retail	36375	Yes	-819.5				
B	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton	Certificate of Lawful Development for the proposed change of use of the first floor from ancillary storage to flat (class use C3)	Loss of financial	36430	No		Loss of A2, quantity unknown			
B	Co-Operative Retail Services, Abbey Street, Nuneaton CV11 5BT	Partial demolition of some of the Co-Op building, including some frontages on Queens Road and Abbey Street	Loss of retail	36230	Yes	-6062				
B	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Loss of office	36194	Yes				-1572	

Appendix 7 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2021

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	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	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	B1a	35027	Yes		2619			

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
		reserved, and matters of Access, Layout and Scale to be considered)								
B	68 Cheverel Street, Nuneaton	Retention of building for use as a beauty salon (A1 shops)	A1	36210	No	Gain unknown – need planning application form				
B	2 Riverside, Bond Street, Nuneaton	Change of use of first floor rear consulting rooms and offices to 1no. residential flat	Loss of offices	36303	Yes		-354			
B	Land Adjacent to Wayside, Parrots Grove, Coventry	Convert and extend existing building into a dwelling house along with associated works	Loss of retail	36679	No	89				
B	Ritz Bingo, Abbey Street, Nuneaton	Change of use to a mixed use to include a community facility with restaurant and residential apartment. To include works and renovation to a Listed Building	Loss of leisure	36709	Yes				-395.5	
B	H Johnson and Son Ltd, 50 Queens Road, Nuneaton	First floor workshop extension	A1	36951	Yes	32				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	36980	No	30				
B	Unit 28a - 28b, Whitacre Road, Nuneaton	Change of Use from Industrial unit to Boxing Club at Units 28A and 28B Whitacre Road.	D2	37164	No	476.6				
B	Site 128D006, Parrots Grove, Coventry	Conversion and extension of building to create single dwelling house along with external works and change of use of land to garden and parking area. (Amended proposal to that approved under ref 036679) Amended plans include a new layout slightly larger than approved, porch extension to rear and hipped roof and vehicular access gates being moved	Loss of retail	37168	No	-89				
B	Exclusive Beds, Corporation Street, Nuneaton	Demolition of existing building and erection of 3 storey building, retail (A1) use on ground floor, residential (C3) use on first and second floor	Loss of retail	37199	Yes	-20				
B	Nicholas Chamberlaine Comprehensive School, Bulkington Road, Bedworth	Change of use from Sixth Form Facility to Rugby Club Clubhouse	D2	37409	No				209	

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	A1	B1a	A2	D2	C1
B	20 Shakespeare Drive, Nuneaton	Conversion of residential garage to dog grooming studio	A1	37518	No	11				
Total in the pipeline						784.5	2619	0	130.5	680

Light green shading indicates a site permitted in 2020/21.

GLOSSARY

Affordable Housing

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

Authority Monitoring Report

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

Brownfield Land

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

Change of Use

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

Community Infrastructure Levy

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

Conservation Area

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

Derelict Land

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

Development Plan Document

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

Economic Development Strategy

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

Five Year Housing Supply

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

Green Belt

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

- check the unrestricted sprawl of large built up areas;
- prevent neighbouring towns from merging;

- safeguard the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield

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

Hectare

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

Infrastructure

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

Intermediate Housing

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

Local Nature Reserve

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

Local Wildlife Site

Area of land with substantive wildlife value. Nuneaton and Bedworth 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.

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