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Standing up for the Warwickshire Countryside

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## NUNEATON & BEDWORTH LOCAL PLAN EXAMINATION

### MATTER 3 – HOUSING SUPPLY REVISITED

1. The Interim Monitoring Report to the Council's Cabinet meeting of 6 September provides at its Appendix A a good picture of the up-to-date picture on completions, permissions and sites likely to be granted permission.

2. From the table in Appendix A of that Report, the number of dwellings that have been completed, have planning permission, or are likely to be granted without needing any land to be allocated which is now Green Belt and without granting further permissions north of Nuneaton (Location HSG1) can be calculated. This can best be shown by reproducing the table in Appendix A with an additional column to list these numbers.

|                                       | NBBC proposed numbers | Numbers excluding Green Belt sites + rest of HSG1 |
|---------------------------------------|-----------------------|---|
| a) Strategic Allocations              | 5520                  |   |
| b) Non-Strategic Allocations          | 940                   | 940   |
| c) Site Completions                   | 1885                  | 1885  |
| d) Sites with Planning Permission     | 2994                  | 2994  |
| e) Windfall Sites and Prior Approvals | 348                   | 348 *   |
| f) Remainder of HSG1                  | 3024                  |   |
| g) Sites minded to be approved        | 480                   | 480   |
| h) Private Sites within Town Centres  | 32                    | 32  |
| <b>TOTAL</b>                          | <b>15,223</b>         | <b>6679</b>                                       |

3. Category (e) is described in NBBC/30.1 Appendix A notes as “Windfall allowance of 22 p.a: these are sites of 1 – 4 houses that have not been known about previously. The amount for the rest of the Plan period is 2017-2031 = 14 years i.e 14 x 22 .Plus an allowance for prior approvals from non-residential to residential uses for the 2 years 2017- 2018 and 2018-2019 at 20 p.a.”

4. The Council has thus applied a number of 22 dw/yr for 14 years as windfall allowance. However it (justifiably) also makes an allowance for the prior-approval conversions of office (B1) floorspace to residential (C3), (as allowed under recent Regulations) - but only for two years, 2017-18 and 2018-19. There is no reason not to project that rate of conversions, 20 a year, for the remaining 12 years to 2031. This would add 240 dwellings to the 348 in the Windfall Sites and Prior Approvals category.

5. Adding this extra figure for prior approvals up to 2031 gives a total housing supply of 6919 over the 20-year period 2011-2031 without needing either release of any Green Belt land or any allocation on Bedworth Woodlands (former proposed Green Belt, now part shown as ‘HSG4’).

6. This level of supply is achievable without removing any land from the Green Belt, without needing any development at Bedworth Woodlands (Council policy 2008-17 to return to the Green Belt), and without needing the ‘Remainder of HSG1’ allocation which does not have planning permission or has not reached a minded-to-approve status.

7. The demographically-based OAN for the Borough area of 6,960 dwellings (348 dw/annum, as assessed by JG Consulting in its September 2016 report) is thus almost matched by the current supply of 6,919. The difference is marginal and an increase in windfalls annually from 22 to 25 dwellings would meet it.

In answer to Inspector’s Q3.2, the numbers are:

- (a) 1885
- (b) 2994
- (c) 480
- (d) 308
- (e) 312 (residential conversions from offices, and urban site)
- (f) 940 (non-strategic allocations) + 5520 (strategic allocations).

In answer to Inspector’s Q3.15 et seq, the five-year land supply requirement for N&B’s own needs is 348 x 5 or 1740. There is more than enough supply to meet this requirement without any strategic allocations.