

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Richborough
Strategic Site: SHA4

January 2024

Contents

Organisations.....	3
Introduction.....	3
Description of the Site	3
Planning Status.....	3
Strategic matters	3
Deliverability Statement.....	4
Further joint working	4
Monitoring.....	4
Signatories	4
Appendix A.....	6

Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Richborough.

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the promoter of strategic housing allocation site SHA4, Richborough. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with Richborough on the development of the Council's Local Plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Richborough has been formally consulted at every stage of consultation on the Borough Plan Review together with its accompanying Sustainability Appraisal and the Habitat Regulations Assessment. Richborough made representations to all three stages of consultation on the Borough Plan Review (representation number 110 in relation to the Regulation 19 consultation). The Duty to Cooperate Compliance Statement outlines in detail the engagement activities and outcomes undertaken during the Plan's preparation.

NBBC support the allocation of SHA4 within the Borough Plan Review. This Statement of Common Ground relates specifically to matters raised, in their representations, regarding the proposed allocation. However, the representations do also raise other matters relating to policies within the Plan.

Description of the Site

Strategic housing allocation SHA4 is a sustainable and deliverable extension to Goodyers End, on the western edge of Bedworth. The site was previously allocated as HSG5 in the 2019 adopted Borough Plan for at least 398 units.

Planning Status

An outline application for 455 dwellings (Application Reference 39049) was approved on 25 August 2023.

Strategic matters

Areas of Agreement

- **Richborough is the promoter of site SHA4 within the Borough Plan Review (2021-2039), which is allocated for approximately 445 dwellings.**

- **That NBBC has worked collaboratively with Richborough throughout the Plan making process to ensure the site is available, viable and deliverable for the development of approximately 445 dwellings.**

Strategic Housing Allocation Site – SHA4

Richborough considers this strategic allocation, within the Borough Plan Review, to be suitable, achievable and deliverable, for approximately 445 dwellings, within the plan period (2021-2039).

Housing Trajectory

It is anticipated that the development will commence in 2025 at a build out rate of circa 100 dwellings per year from 2025/2026 onwards, subject to market conditions and the approval of reserved matters.

Deliverability Statement

Outline Planning Permission has been granted. A reserved matters will be submitted to the local authority in Q2 2024. It is anticipated that subject to planning approval and necessary technical approvals from the county council, works will commence in H1 2025 with the first completions in H2 2025. It is anticipated that c40 units will be completed in 2025 subject to market conditions.

Further joint working



This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between NBBC and Richborough.

Monitoring

This Statement will be maintained by NBBC and updated as necessary with Richborough.

NBBC will continue to work with Richborough beyond the adoption of the Borough Plan Review for the monitoring and implementation of the Plan.

Signatories

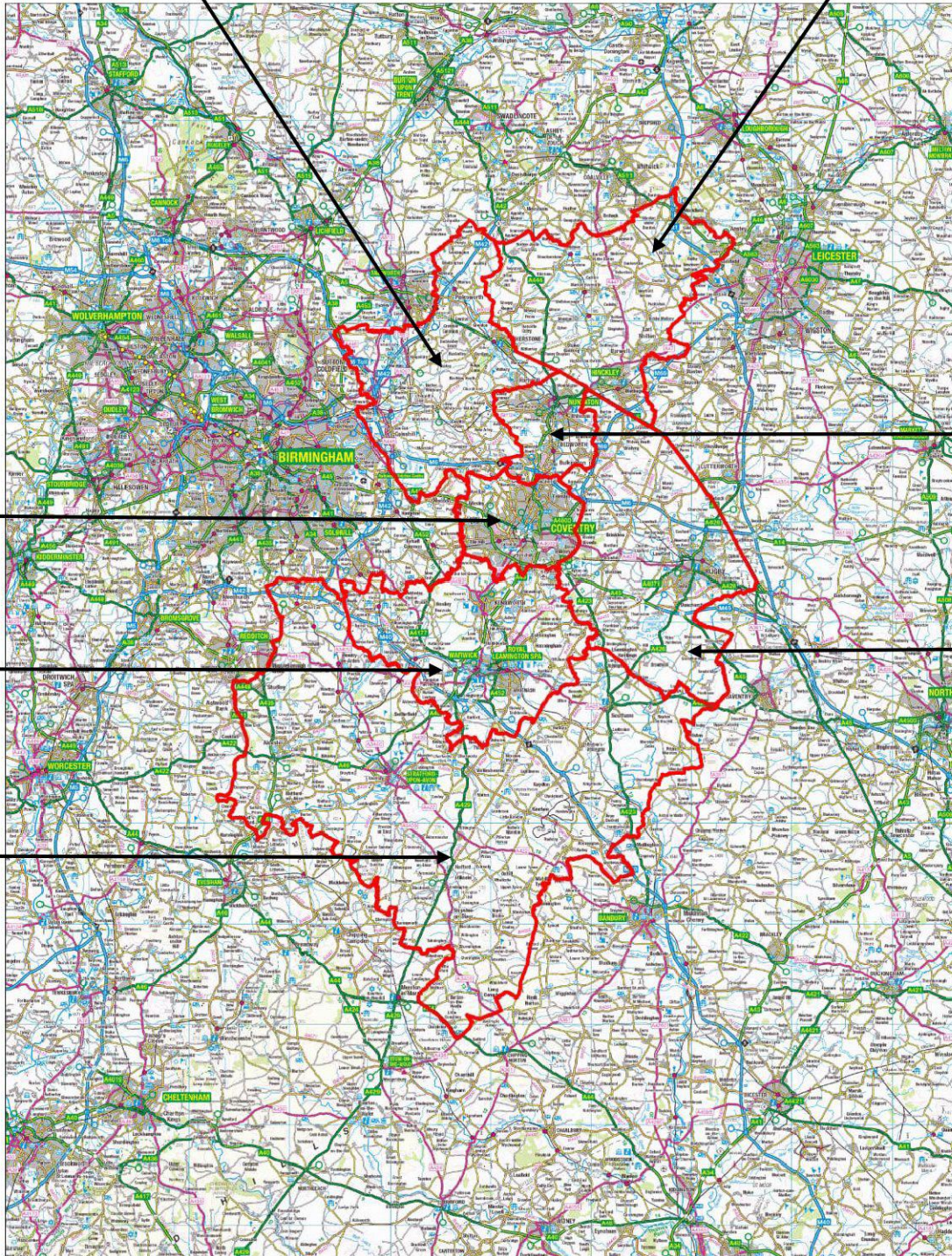
Signature: 	Signature: 
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Maria Bailey, Assistant Director for Planning, NBBC	David Pendle Partner at Marrons on behalf of Richborough
Date: 09/02/2024	Date: 09/02/2024

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough



Coventry
City

Nuneaton
and
Bedworth
Borough

Warwick
District

Rugby
Borough

Stratford-
on-Avon
District

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