

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Rosconn Strategic Land

Strategic Site: SHA5 (West of Bulkington)

Non-Strategic Site: NSRA8 (Land rear of
Lilleburne Drive and Willow Close,
Nuneaton)

January 2024

Contents

Organisations.....	3
Introduction.....	3
Description of the Site	3
Strategic Site: SHA5	3
Non-Strategic Site: NSRA8.....	3
Planning Status.....	3
Strategic Site: SHA5	3
Non-Strategic Site: NSRA8.....	4
Strategic matters	4
Promoters anticipated build out rates.....	4
Strategic Site: SHA5	4
Non-Strategic Site: NSRA8.....	4
Further joint working	4
Monitoring.....	5
Signatories	5
Appendix A.....	6

Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Rosconn Strategic Land (RSL).

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the promoter of part of strategic housing allocation site SHA5 and non-strategic housing allocation site NSRA8, RSL. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with RSL 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, RSL 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. RSL made representations to all three stages of consultation on the Borough Plan Review (representation number 130 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.

RSL support the allocation of SHA5 and NSRA8 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 Site: SHA5

Strategic housing allocation SHA5 is a sustainable and deliverable extension on the western edge of Bulkington. The site was allocated as HSG8 in the adopted plan with a further parcel to the north for 495 dwellings (this parcel is now under construction).

Non-Strategic Site: NSRA8

Non-strategic housing allocation site NSRA8 has a site area of 2.1ha. The site is located on the north-west edge of Nuneaton town and lies on the border between the administrative boundaries and NBBC and North Warwickshire Borough Council. The site is allocated to deliver 29 dwellings within the plan period.

Planning Status

Strategic Site: SHA5

The allocation benefits for resolution to grant planning permission subject to the signing of a Section 106 Agreement.

Non-Strategic Site: NSRA8

The access to the site is located within the North Warwickshire Council boundary. The development within NBBC benefits from a resolution to grant outline permission subject to the signing of a Section 106 Agreement for 29 dwellings (Application reference 038144). The application within North Warwickshire's administrative boundary (PAP/2021/0395) was allowed at appeal on 1st February 2024.

Strategic matters

Areas of Agreement

- **RSL has the benefit of Promotion Agreements covering part of site SHA5 and all of NSRA8 within the Borough Plan Review (2011-2039). SHA5 is allocated for at least 348 dwellings and NSRA8 for approximately 29 dwellings.**
- **That NBBC has worked collaboratively with RSL throughout the Plan making process to ensure the sites are available, viable and deliverable for the development of at least 95 dwellings, on the part of site SHA5 under RSL's control, and approximately 29 dwellings at site NSRA8.**
- **NBBC acknowledges the representations made by RSL, to the Regulation 19 consultation on the Borough Plan Review, regarding sites SHA5 and NSRA8 specifically. However, the two development sites already have resolutions to grant planning permission and the intention is that they will be built out in accordance with the permissions once granted.**

Promoters anticipated build out rates

Strategic Site: SHA5

Subject to a timely completion of the Section 106 Agreement, it is anticipated that that development will commence on SHA5 within the next five years, with all units being delivered in the next five years.

Non-Strategic Site: NSRA8

Subject to a timely completion of the Section 106 Agreement, it is anticipated that that development will commence on NSRA8 within the next five years, with all units being delivered in the next five years.

Further joint working

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

Monitoring

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

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

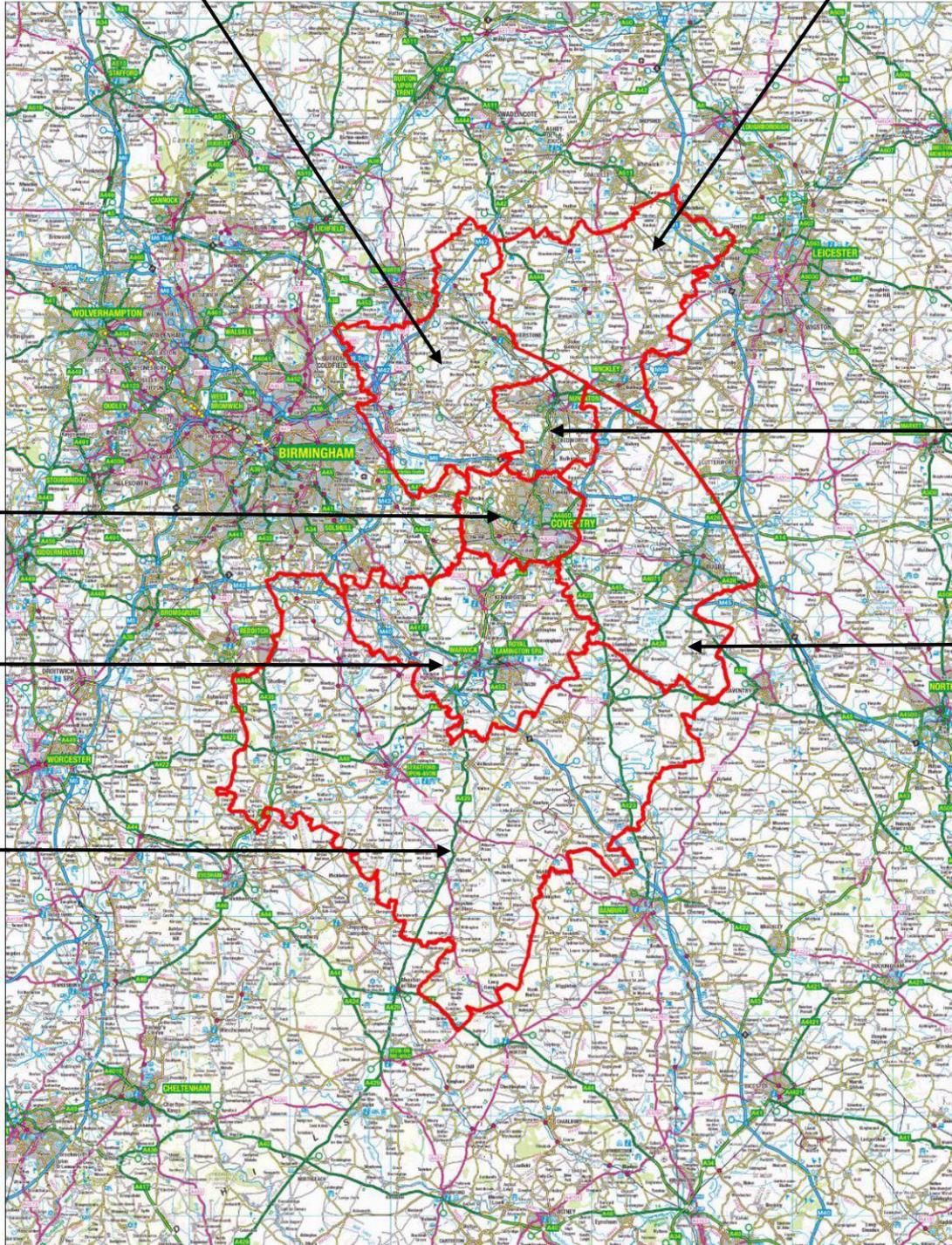
Signatories

Signature:	Signature: 
Maria Bailey, Assistant Director for Planning, NBBC	Nick Carr, Project Director (Strategic Land), Bellway Homes Ltd, for and on behalf of Rosconn Strategic Land Limited.
Date:	Date: 02/02/2024

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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