

# **Nuneaton and Bedworth Borough Council**

## **Borough Plan Review (2021 - 2039)**



**Statement of Common Ground between  
Nuneaton and Bedworth Borough Council  
and Prologis**

**June 2024**

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## **Organisations**

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

## **Introduction**

This Statement of Common Ground identifies areas of agreement and disagreement between NBBC and Prologis in relation to the Borough Plan Review (2021-2039) and supporting evidence base. This Statement has been prepared to assist the Examination of the Plan and covers the administrative area of NBBC.

The Borough is located between Coventry and Hinckley and benefits from good road links. Nuneaton and Bedworth are both easily accessible from the M6 which gives good access to the M1, M5, M42 and M69. The A5 runs along the northern boundary of the Borough and the A444, A4254 and the B4114 are the major routes within the Borough. The Borough is home to 134,200 people according to the Census 2021. A plan has been provided at Appendix A which outlines the administrative boundary of NBBC alongside the location of sub-regional and adjoining Local Planning Authorities.

Prologis has made no representations to the three public consultations held in relation to the Borough Plan Review – Issues and Options, Preferred Options or the Regulation 19 consultation. The Duty to Cooperate Compliance Statement outlines in detail the engagement activities and outcomes undertaken during the Plan's preparation. This Statement of Common Ground provides an update in relation to future delivery of SEA3.

## **Description of the Site**

Strategic employment site SEA3 comprises of an extension to an existing employment park and will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan.

## **Planning Status**

- The site received outline consent for employment use in July 2022 (Application reference 038023).
- Two reserved matters schemes were considered in tandem, one large single unit (Application reference 039750) and another two smaller units (Application reference 039751) with potential for additional mezzanine space. These both gained conditional approval on 12<sup>th</sup> February 2024.

## **Strategic matters**

### **Areas of Agreement**

- **That NBBC has worked collaboratively with Prologis to ensure that all strategic issues have been properly considered and where appropriate reflected in the Borough Plan Review and effective and on-going joint working has and will continue to be undertaken.**
- **Prologis is the landowner of site SEA3 within the Borough Plan Review (2021-2039).**

### Borough Plan Review

The Borough Plan Review and associated evidence base is sound. The Plan has been positively prepared, is justified and effective and is consistent with national policy.

### **Areas of Disagreement**

#### Paragraph 7.112

Prologis consider the paragraph to be contradictory to the outline planning permission obtained in July 2022, specifically regarding biodiversity net gain. NBBC propose amending the paragraph, through minor modifications, to read:

“Beyond the mitigation measures for great crested newts, development of SEA3 may result in an overall loss of habitat, but much of this will be poor semi-improved grassland of low biodiversity distinctiveness. However, to ensure that there is no net loss of biodiversity, the proposed development will be subject to a Warwickshire Biodiversity Impact Assessment to identify the level of compensatory habitat creation/enhancement that will be required, either within the site, Prologis Country Park or at another appropriate off-site location.”

#### Paragraph 7.114

Prologis consider this paragraph to contradict the outline planning permission as Warwickshire County Council did not request financial contributions for any strategic infrastructure improvements in respect of the A444 or any other upgrades. NBBC propose amending the paragraph, through minor modifications, to read:

“The Transport Modelling Report, commissioned by Warwickshire County Council, sets out a number of strategic road improvements in close proximity to SEA3 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of SEA3 may be expected to contribute financially towards the A444 corridor road and Bedworth area improvement schemes, set out in the Transport Modelling Report, via planning obligation.”

### **Further joint working**

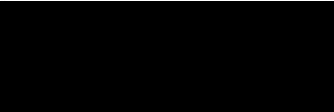
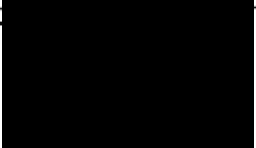
This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between NBBC and Prologis.

## Monitoring

This Statement will be maintained by NBBC and updated as necessary with Prologis. This is the second (updated) Statement of Common Ground with Prologis.

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

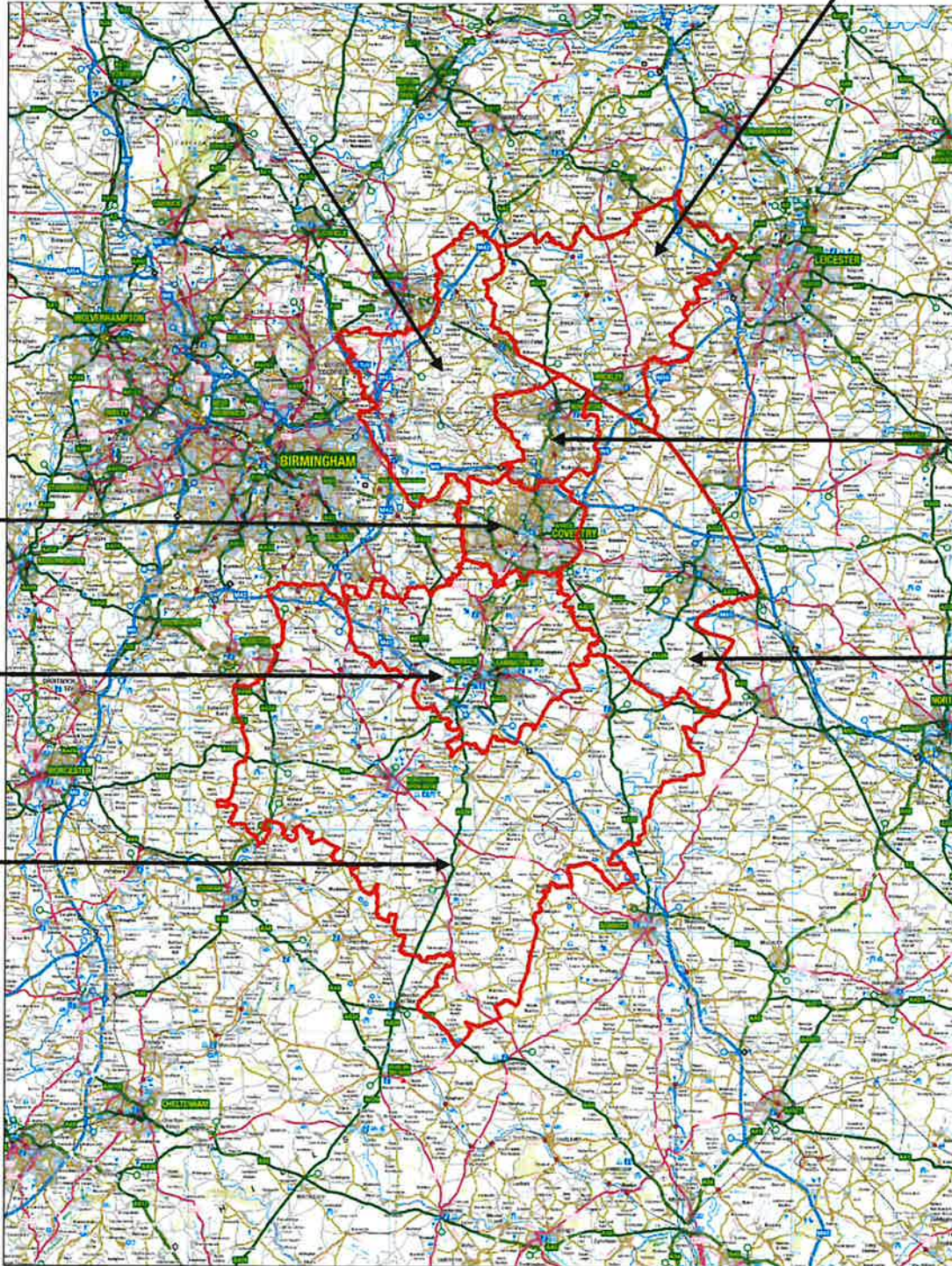
## Signatories

Signature: 	Signature: 
Maria Bailey, Strategic Director for Place and Economy, NBBC	NICHOLAS SMITH DIRECTOR PROLOGIS UK LIMITED
Date: 17/06/24	Date: 20/6/2024

## Appendix A

North  
Warwickshire  
Borough

Hinckley and  
Bosworth Borough



Coventry  
City

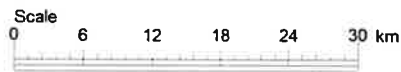
Nuneaton  
and  
Bedworth  
Borough

Warwick  
District

Rugby  
Borough

Stratford-  
on-Avon  
District

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