

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Tilia Homes
Strategic Site: SHA6

June 2024

Contents

Organisations.....	3
Introduction.....	3
Description of the Site	3
Planning status	3
Strategic matters	4
Anticipated build out rates.....	5
Further joint working	5
Monitoring.....	5
Signatories	5
Appendix A.....	6

Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Tilia Homes.

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the landowner of strategic housing allocation site SHA6, Tilia Homes. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with Tilia Homes 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, Tilia Homes 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. Tilia Homes made representations to two stages of consultation on the Borough Plan Review – the Preferred Options and Regulation 19 consultations (representation number 131 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.

Tilia Homes support the allocation of SHA6 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. Furthermore, this Statement of Common Ground provides an updated position on the future development of SHA6, within the plan period.

Description of the Site

Strategic housing allocation SHA6 is a sustainable and deliverable urban extension to Bedworth. The site was allocated in the adopted Borough Plan as HSG12 for at least 380 dwellings.

Planning status

- Outline consent for up to 176 dwellings (Application reference 037807 – August 2022).
- Reserved matters consent for 110 dwellings (Application reference 039446 – 1 February 2024).

Strategic matters

Areas of Agreement

- **Tilia Homes is the landowner of site SHA6 within the Borough Plan Review (2021-2039) which is allocated for at least 176 dwellings.**
- **That NBBC has worked collaboratively with Tilia Homes throughout the plan making process to ensure the site is available, viable and deliverable for the development of at least 176 dwellings.**

Strategic Housing Allocation Site – SHA6

Tilia Homes considers this strategic allocation, within the Borough Plan Review, to be suitable, achievable and deliverable, for at least 176 dwellings, within the plan period (2021-2039).

The site has outline permission for 176 dwellings and a reserved matters application on Phase 1 was granted permission on 1 February 2024, with Phase 2 anticipated to come forward. Therefore, all 176 are anticipated to be built out within the next five years, at a rate of circa 50 dwellings per annum.

Areas of Disagreement

Strategic Policy SHA6

Tilia Homes notes criteria 17 listed under Strategic Policy SHA6. It outlines a requirement for canalside housing to be no more than 2 storeys high and face the canal across gardens, access drives and canalside landscaping. No justification for this requirement is provided and Tilia Homes requests that criteria 17 is deleted.

NBBC acknowledges that the strategic site has outline planning permission with reserved matters pending and therefore, the development will come forward in accordance with the planning permission granted.

Tilia Homes disagrees that there is a need for a bridge crossing the canal to be required by draft Policy SHA6 because there are existing crossings to the north and south of the allocation that provide for pedestrians and the crossing to the north for cyclists. Tilia Homes requests that criteria 11 of draft Policy SHA6 be deleted.

From NBBC's perspective, the policy originally required a marina but the Canal and River Trust confirmed there wasn't a demand for one (the application also included a marina demand study to prove this). Other canal infrastructure improvements were secured in lieu of the marina, including a new bridge. These were secured by conditions for the applicant to provide and the Canal and River Trust confirmed that was acceptable and were also accepted by the applicant. The bridge would provide direct access from the towpath into the site.

Tilia Homes requests that criteria 1 of draft Policy SHA6 be amended to allow for “Provision of at least 176 dwellings...”. The words ‘at least’ are included in adopted Policy HSG12 and should remain in draft Policy SHA6.

Anticipated build out rates

Housing Trajectory evidence has been provided by Tilia Homes, indicating 24 projected completions in 2024/25, 48 in 2025/26 to 2027/28 and 8 in 2028/29.

Further joint working

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

Monitoring

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

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

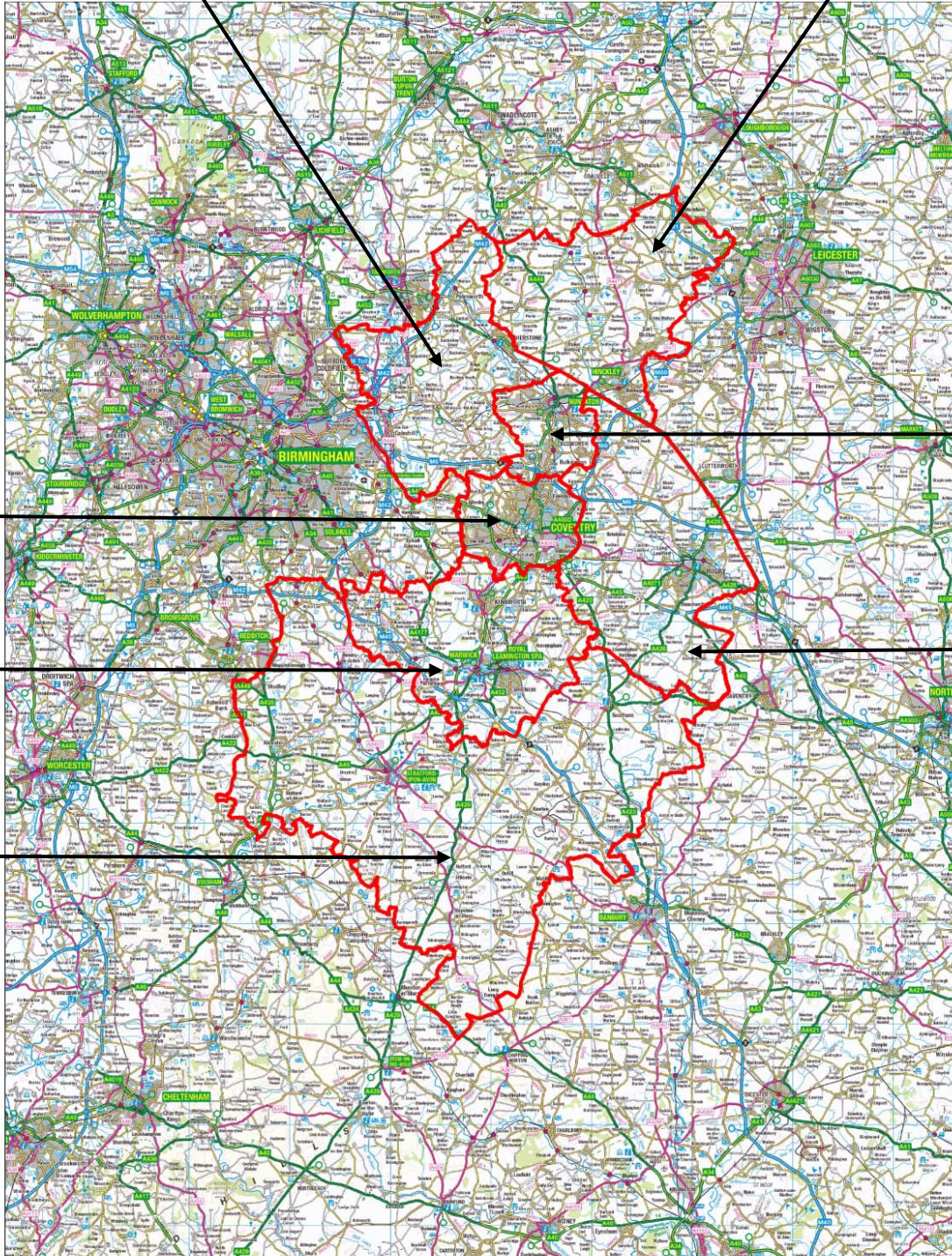
Signatories

Signature: 	Signature: 
Maria Bailey, Strategic Director for Place and Economy, NBBC	Jonathan Adams, Senior Director, Tetlow King Planning on behalf of Tilia Homes
Date: 01/07/2024	Date: 16/07/2024

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough



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