

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



**Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Persimmon Homes
Strategic Site: SHA4**

June 2024

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Organisations

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

Introduction

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

Persimmon Homes support the allocation of SHA4 within the Borough Plan Review. This Statement of Common Ground relates to the development of SHA4, with Persimmon Homes as the developer. It is an updated Statement of Common Ground in comparison to the two Statements, submitted for examination on 12th February 2024, in relation to SHA4.

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

- **Persimmon Homes is the developer of site SHA4 within the Borough Plan Review (2021-2039), which is allocated for approximately 445 dwellings.**
- **That NBBC is working collaboratively with Persimmon Homes in relation to development of the site. The site is available, viable and deliverable for the development of approximately 445 dwellings.**

Strategic Housing Allocation Site – SHA4

Persimmon Homes 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

According to Housing Trajectory evidence provided by Persimmon Homes, 80 dwellings are projected to be delivered in 2025/26 with 100 dwellings completed each year between 2026/27 and 2028/29. A further 75 dwellings are projected to be delivered in 2029/30.

Deliverability Statement

Outline Planning Permission has been granted. Reserved Matters has been submitted to the council and is currently in the consultation process. A PPA is being drafted and due to be agreed in the upcoming weeks. 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 Persimmon Homes.

Monitoring

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

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

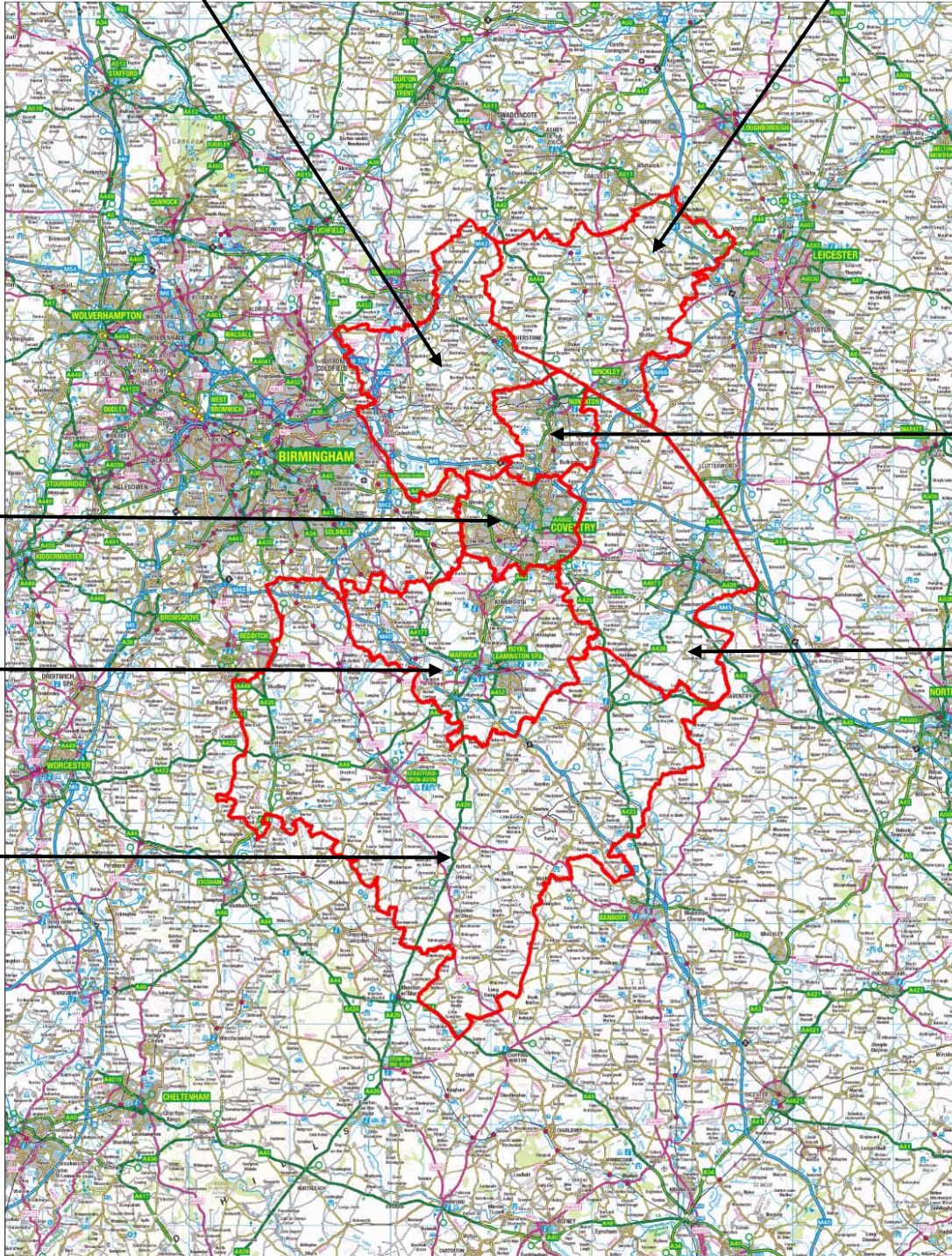
Signatories

Signature: 	Signature: 
Maria Bailey, Strategic Director for Place and Economy, NBBC	Land and Planning Manager Persimmon Homes
Date: 14/06/24	Date: 14/06/24

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough



Nuneaton
and
Bedworth
Borough

Rugby
Borough

Coventry
City

Warwick
District

Stratford-
on-Avon
District

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