

Nuneaton and Bedworth Borough Council

Housing Deliverability Evidence



Site: Callendar Farm

Date: 16/9/24

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Site Information

Site Address	Site 31b001 – Watling Street, Nuneaton, Warwickshire
Council Reference/Title	040231
Agent	n/a
Landowner	Jelson Homes
Developer	Jelson Homes

Constraints

Are you aware of any landowner constraints which would limit development or affect the viability of the site? If yes, please provide further detail.	No
Are you aware of any technical constraints which would limit development or affect the viability of the site? If yes, please provide further detail.	No
Are you aware of any legal challenges which would limit development or affect the viability of the site? If yes, please provide further detail.	No
Are you aware of any commercial/financial aspects which would limit development or affect the viability of the site? If yes, please provide further detail.	No

Deliverability

Landownership			
1	Do all landowners with an interest in the site support the development of the site?	Yes	
2	Have the landowners agreed to sell the land for development? If so, are there any restrictions included in the agreement?	Already owned by a housebuilder	
Site Delivery			
3	Has the site got planning permission?	Yes/No	Application number and date of decision
	Full		
	Outline	Yes	034615 28/8/19
	Reserved Matters	No	040231 (pending)
4	Has pre-application advice been sought at any stage in the development process? If so, what advice was sought and what were the outcomes? Please provide a response date.	Yes	
5	Has a Planning Performance Agreement been entered into? If so, please provide details of the timescales for the approval of Reserved Matters applications and discharge of conditions.	No	
6	Is the signing of a Section 106 Agreement outstanding? If so, what progress has been made?	No	
7	If you answered Outline to question 3 and no Reserved Matters application has been submitted, when do you intend to submit one?	Yes 039165 refused 16/10/23 040231 submitted 1/5/24	
8	If you do not have planning permission, when do you intend to submit a planning application?	n/a	
9	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence to	040231 expected to be approved by end of September.	

	support this (e.g. progress towards detailed permission).	
10	What is the planned phasing of delivery and are there any specific reasons for this?	Work to follow on immediately from existing phase already under construction
11	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	No
Timescales		
12	<p>Has a development partner been appointed?</p> <p>If yes, please provide a name and appointment date.</p> <p>If no, please provide a reason why and expected appointment date.</p>	n/a
13	Is the site being marketed?	n/a
14	<p>What is the expected build out rate for the site?</p> <p>Is there any evidence to justify this is realistic? (e.g. construction methods, agreements etc).</p>	40 per annum
15	<p>When do you expect development of the site to commence (subject to assumptions relating to the planning process)?</p> <p>If the commencement is delayed, please explain why.</p> <p>If the site is under construction, please state the commencement date and total number of units completed so far.</p> <p>If delivery has exceeded or not progressed as expected, please explain why.</p>	November 2024
16	If the site is not under construction, please outline what pre-commencement conditions need to be discharged and the related timescales?	All phase specific conditions of 039165 & 040231 (once granted) will need to be discharged.
17	If the site is not under construction, please provide a	Sie preparation complete as part of wider site works

	timeline for what site preparation works are outstanding and the time allocated to complete each of the works required?	
18	If the site is not under construction, when do you expect to complete the first dwelling?	May 2025
19	If the site is under construction, please outline what conditions need to be discharged and the related timescales?	n/a
20	When do you think that the affordable housing element will be delivered?	First units September 2025
21	If you do not expect the site to be built within the next five years (i.e. by the end of 2028/29), what are the reasons for this?	n/a
22	Will any self-build or custom build plots be provided on site?	No
23	Will any Gypsy and Traveller pitches be provided on site?	No

Infrastructure

What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	All approved as part of the outline
Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	Yes currently being delivered
Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on site?	No
If applicable, has participation in bids for large scale infrastructure funding, or other similar projects, been successful?	n/a

Projected Completions

The tables below contain the Council's projected completions (trajectory) for the site (Callendar Farm):

2023/24	2024/25*	2025/26*	2026/27*	2027/28*	2028/29*	2029/30	2030/31
0	0	35	40	40	40	35	0

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
0	0	0	0	0	0	0	0

* 5 Year Housing Land Supply - 2024/25 to 2028/29

Do you agree with the Council's projected completions (trajectory) above?	Yes	No
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If no, please complete the tables below with any changes to the projected completions (trajectory) you would suggest, and write a justification in the box provided:


2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31

2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39

Justification:

Signatories

This written agreement demonstrates the commitment of the landowners and developers of Callendar Farm, to deliver the site within the next five years.

	Landowner(s)	Developer(s)
Name, Position and Company	n/a	Rob Thorley Land & Planning Director Jelson Homes
Signature		
Date		16/9/24

