



NUNEATON AND BEDWORTH BOROUGH PLAN REVIEW – FURTHER WRITTEN STATEMENT IN RELATION TO ‘MATTERS, ISSUES AND QUESTIONS’ (MIQS)

Representations on Behalf of FCC Environment

This ‘Further Written Statement’ has been prepared on behalf of FCC Environment as part of their engagement on the Publication Draft Plan, ahead of the examination hearing sessions.

We hope that these representations are taken in the spirit they are made. The intention is to assist the Council in the preparation of a robust plan that is resistant to challenge and to support the continued allocation of land at the former Judkins Quarry (referred to as Land at Tuttle Hill (Ref: SHA3) in the Draft Plan).

Matter 3 – Housing

Issue 1: The approach to the housing requirement?

37. Is the housing requirement figure of 545 dwellings annum/9,810 over the plan period as set out in Strategic Policy DS3 soundly based and does it accord with the evidence and national planning policy and guidance?

We have set out representations to Strategic Policy DS3 in our Regulation 19 consultation response. We do have concerns with the proposed housing requirement of 545 dwellings per annum. While we do not wish to repeat our full explanation for this, in summary, the current housing requirement of 812 dwellings per annum is significantly greater than the proposed housing requirement. A figure of at least 812 dwellings should be retained.

In terms of the Council's current five year requirement, this has most recently been set out in the *Statement of Common Ground on Housing Land Supply* (15th January 2024) produced as part of the planning documents for the public inquiry at Weddington Road, Nuneaton (ref: APP/W3710/W/23/3330615). Within this it is agreed that there was a shortfall of 1,603 dwellings against the adopted requirement and that the five year requirement plus buffer was 1,216 dwellings per annum.

It is clear that there is a housing shortfall in the Borough and the new Plan needs to respond positively by increasing its housing requirement within Policy DS3.
