

Nuneaton and Bedworth Borough Plan Review

Hearing Statement by Marrons on Behalf of Bellway Strategic Land (part of Bellway Homes Ltd), September 2024

Matter - 5 Strategic and Non-Strategic Allocations Issue 2: Strategic Housing Allocations

- Policy SHA1 Land at Top Farm, North of Nuneaton
- Policy SHA2 Arbury
- Policy SHA3 Land at Tuttle Hill
- Policy SHA4 Hospital Lane
- Policy SHA5 Land West of Bulkington
- Policy SHA6 Land at former Hawkesbury Golf Course

53. A) Are each of the Strategic Housing Allocations and their policy requirements soundly based? Are they justified, deliverable/developable and supported by the evidence?

SHA1 Land at Top Farm, North of Nuneaton

1. As explained in Bellway's Matter 3 Hearing Statement (Issue 2, the five year land supply), the deliverability of this site was recently considered by the Inspector assessing the Weddington Road appeal in a decision dated 9th July 2024 (**CD33**). At IR170 the Inspector concluded that the site was not deliverable given the lack of clear evidence. Furthermore, the build out rates indicated by the developer were also questioned by the developer given the lack of any comparable evidence.
2. Of the 361 dwellings included in the supply, reserved matters is only in place for 51 dwellings (application ref. 039779 as of May 2024). The remaining supply has no detailed permission in place, and no clear evidence as to why it will now come forward. A reserved matters application for 480 dwellings for Phase 1c(ii), submitted in June 2024 ref. 040330) by Develop Warwickshire LLP remains undetermined.
3. Critical to the site's deliverability is the necessary approval of various pre-commencement conditions attached to the outline consent, and no details provided by the Council that these have been progressed or approved, certainly to enable any start on site by June 2024 as the developer suggests. These pre-commencement conditions - including condition 14 which requires a scheme for compensatory flood works - need to be discharged before residential development can take place. In the absence of any detail that these conditions have been discharged, combined with the lack of detailed

approval for the majority of the scheme, this site cannot be considered deliverable for the purposes of five year land supply. There is no clear evidence as required by NPPF Annex 2.

Policy SHA2 Arbury

4. Given that this site has still not come forward since the 2019 BLP was adopted, it is unclear what substantive evidence the Council now contends to explain why this site is both deliverable and developable over the plan period.

Policy SHA3 Tuttle Hill

5. As explained in Bellway's Matter 3 Issue 2 Hearing Statement (five year supply) there remains no clear evidence as to why this site is considered deliverable. No outline planning application has been submitted to date, and no other details forthcoming on the site's delivery. This is despite the site's allocation in the adopted 2019 BLP. There is a lack of substantive evidence to suggest why it considered developable over the plan period.
6. **CD31** demonstrates that there is still no developer on board for Tuttle Hill and no agreement in place between the three landowners (page 136). In addition, **CD31** identifies that the site cannot be viably developed to support policy compliant levels of affordable housing.
7. A further key issue regarding this site is the extent of infrastructure required to unlock it, how and when this requisite infrastructure will be funded and when it will come forward. It appears to be dependent on securing funding from the West Midlands Combined Authority Brownfield Housing Fund (highlighted on page 140 of **CD31**), the outcome of which is currently unknown.

SHA4 Hospital Lane

8. This site was considered undeliverable in the Weddington Road appeal (IR172-173 of **CD33**). Since that decision Persimmon have purchased the site and submitted a reserved matters application in May 2024 (ref. 040286). Nevertheless, in the absence of any detailed permission there remains no clear evidence as to why the site is deliverable in the five year period in particular.

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Marrons
September 2024