

## 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 3: Non-Strategic Housing Allocations**

*59. Are the Non-Strategic Housing Allocations and their policy requirements soundly based? Are they justified, deliverable/developable, and supported by the evidence?*

1. As explained in Bellway's Matter 3 Hearing Statement (Issue 2, the five year land supply), there are considerable doubts as to both the deliverability and developability of several non-strategic housing allocations, particularly with respect to what could have possibly changed to mean that they could now come forward (when they did not progress under the adopted Borough Local Plan [BLP]), combined with the presence of significant constraints identified in the HELAA (**EB2.2**) for particular proposed allocations.

#### NSRA-2 Former Manor Park Community School, Nuneaton

2. This site includes 58 dwellings included in five year supply, however the site only benefits from outline permission with no reserved matters to date (**CD31**, PDF page 209, simply says that an RM application is expected to be submitted August/Sept 2024). At IR164 of the Weddington Road appeal decision (**CD33**) this site was considered undeliverable. Nothing has changed to now suggest otherwise. The HELAA (**EB2.2**) (row 22 of the HELAA spreadsheet, site ref. ABB-4) gives the site an 'Amber' rating on achievability with respect to its history of not coming forward, and multiple Amber ratings across all availability criteria. It is unclear why none of these matters are addressed or considered in the overall HELAA conclusions, which merely states that there are no constraints.
3. At present this site is not considered deliverable, and without any confidence that its constraints can be overcome may also not be developable over the plan period.

#### NSRA-4 Vicarage Street Development St, Nuneaton

4. The site includes delivery of first 15 dwellings expected in the five year supply out of a total capacity of 65 dwellings over the plan period. The site has no planning status, with no permissions in place, and is therefore not considered deliverable. The HELAA (**EB2.2**, row 51) identifies significant constraints (ranked 'red' in the RAG rating) with respect to

the presence of non-designated heritage assets, the town centre conservation area, air quality and noise pollution and contaminated land. Indeed, the HELAA flags concerns regarding the suitability of the site for residential use. Various disposal and delivery constraints then follow through in **CD31**, PDF pages 227-231.

5. There is no reasonable prospect that this site could come forward, so it is considered neither deliverable nor developable over the plan period.

#### NSRA-5 Land Rear of Burbages Lane

6. The site includes delivery of the first 12 dwellings expected in the five year supply out of a total capacity of 45 dwellings over the plan period. The site has no planning status, with no permissions in place, and is therefore not considered deliverable. The site had a previous resolution to grant subject to completion of a S106 Agreement in August 2016, however due to insufficient progress on this the Council disposed of the application in October 2018. The HELAA identifies considerable constraints to the site's availability (**EB2.2**, row 40, site ref EXH-8). PDF page 238 of **CD31** identifies the issue if development being frustrated by adjacent development and ownership issues, and no clear evidence is provided to explain why the site is now considered deliverable.
7. Given the extent of the issues raised in **CD31** the site is not considered developable either, with no reasonable prospect that it could come forward over the plan period.

#### NSRA-10 Land at Bermuda Road, Nuneaton

8. This site includes 60 dwellings within the five year supply, however the site has no planning status. In addition, the proposed allocation is only for 25 dwellings, not 60. The HELAA flags an existing consent for a medical surgery on the site and therefore questions whether the site is currently available (**EB2.2**, row 26, site ref. ARB-1). The site is also partly constrained by Flood Zones 2 and 3. On this basis, it is considered that at this stage the site is not suitable, deliverable or developable at this stage under the definitions in NPPF Annex 2, with no reasonable prospect that it could come forward over the plan period.

#### NSRA-14 Mill Street/Bridge Street, Nuneaton

9. This site includes 15 dwellings included in the five year supply, with a full application pending determination. Delivery of the scheme also requires demolition of the existing buildings, and the HELAA identifies various other significant constraints, not least the Conservation Area and its setting (**EB2.2**, row 49, site ref. ABB-7). At the present time the site is not considered deliverable. There is also no evidence to suggest a reasonable prospect that it would be developable over the plan period.

NSRA-15 Bennetts Road, Kerseley

10. This site includes delivery of all 10 dwellings within the five year supply, however the site still has no planning status and is not considered deliverable, with no clear evidence provided to the contrary. The site comprises open space within an existing residential area, with the HELAA identifying several TPO trees on the site (**EB2.2**, row 14, site ref. EXH-14). PDF page 26 of **CD31** states that no housing trajectory evidence has been collected because the completions fall outside of the five year period, however this is incorrect if the Council is running a 5-year supply position with a 2025 base date. There is no clear evidence that the site is deliverable, nor any evidence of a reasonable prospect of the site being developable over the plan period.

**David Fovargue**  
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**September 2024**