

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Deeley Group
Non-Strategic Site: NSRA10

January 2024

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Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Deeley Group.

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the landowner of non-strategic housing allocation site NSRA10, Deeley Group. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with Deeley Group on the development of the Council's Local Plan from the outset. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, Deeley Group has been formally consulted at every stage of consultation on the Borough Plan Review together with its accompanying Sustainability Appraisal and the Habitat Regulations Assessment. Deeley Group made representations to two stages of consultation on the Borough Plan Review – the Preferred Options and Regulation 19 consultations (representation number 120 in relation to the Regulation 19 consultation). The Duty to Cooperate Compliance Statement outlines in detail the engagement activities and outcomes undertaken during the Plan's preparation.

Deeley Group support the allocation of NSRA10 within the Borough Plan Review. This Statement of Common Ground relates specifically to matters raised, in their representations, regarding the proposed allocation. However, the representations do also raise other matters relating to policies within the Plan.

Description of the Site

The site measures 0.9ha and has the potential to deliver 25 dwellings. The site is partially community use and partially vacant land.

A minor modification is proposed, to the Borough Plan Review, which states that "(The site also has the potential to meet known Extra Care needs within the Borough)".

Planning status

- The site formed part of a wider application (Application reference 031064) which was approved on 16 December 2011 for the development of 175 dwellings, replacement sports and social club, community park, medical centre and local centre.
- The Borough Plan Review refers to a need for any potential development, on the site, to demonstrate that there is no longer a need for a medical centre. A minor modification is proposed, to the Borough Plan Review, to replace this

current requirement – “Development on this site would need to demonstrate that delivery of a medical centre is not currently viable”.

- The Phoenix Centre will be retained for community uses and car parking reconfigured to accommodate new residential development (or potentially Extra Care housing).

Strategic matters

Areas of Agreement

- **Deeley Group is the landowner of non-strategic site NSRA10 within the Borough Plan Review (2011-2039) which is allocated for 25 dwellings but has the potential to meet known Extra Care needs in the Borough.**
- **That NBBC has worked collaboratively with Deeley Group throughout the plan making process to ensure the site is available, viable and deliverable for the development of approximately 25 dwellings (the site also has the potential to meet known Extra Care needs in the Borough).**

Non-Strategic Housing Allocation Site – NSRA10

Deeley Group considers this non-strategic allocation, within the Borough Plan Review, to be suitable, achievable and deliverable, for 25 dwellings (or potentially up to 80 Extra Care needs as outlined above), within the plan period (2021-2039).

Housing Trajectory

The site will deliver 25 units (or potentially up to 80 Extra Care units) within the next five years.

Deliverability Statement

Deeley Group has undertaken significant technical investigations, to include Drainage and Environmental, ahead of the preparation of a planning application. We are also in negotiations with a Healthcare Operator to develop the site for a scheme of 60 to 80 apartments for Extra-Care. Given the proximity of the George Elliot Hospital, we are confident that this is the best and most efficient use of the land. Once these negotiations have completed, a planning application will be prepared for submission.

We have also held detailed discussions with both the NHS and a group of Local GPs in relation to delivery of a Medical Centre on the site (as per the existing planning consent). Unfortunately given the reform with the ICS nationally, it will be several years before any business case for a new facility could be considered, let alone approved, and we have therefore needed to source an alternative development proposal. We have also discussed the extant consent for retail provision, for which there is currently no demand from any retail stores.

Further joint working



This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between NBBC and Deeley Group.

Monitoring

This Statement will be maintained by NBBC and updated as necessary with Deeley Group.

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

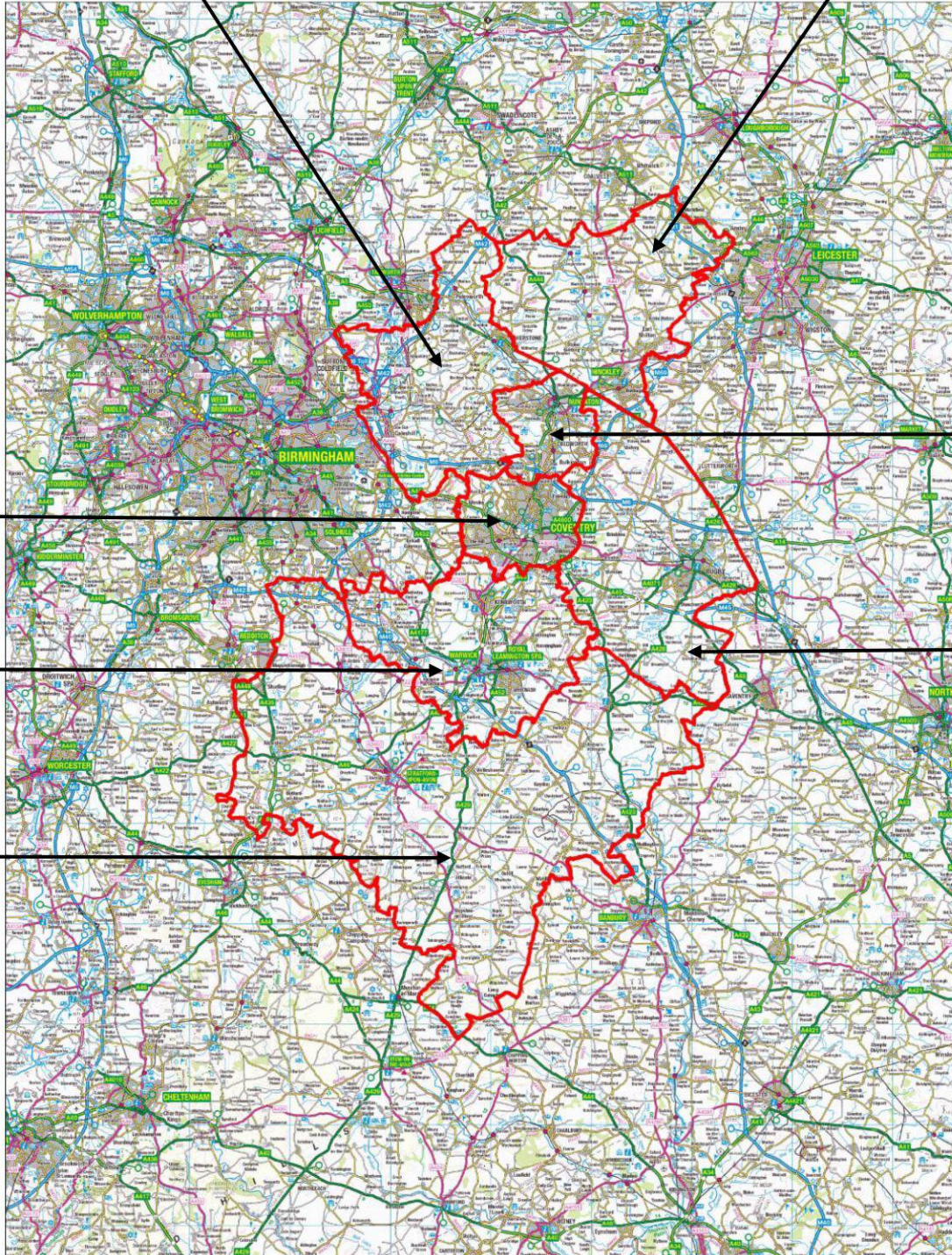
Signatories

Signature: 	Signature: 
Maria Bailey, Assistant Director for Planning, NBBC	Dean Weldon, Development Manager, Deeley Group
Date: 31/01/2024	Date: 31/01/2024

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough



Coventry
City

Nuneaton
and
Bedworth
Borough

Warwick
District

Rugby
Borough

Stratford-
on-Avon
District

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