

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and L&Q Estates
Strategic Site: SEA2

January 2024

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Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- L&Q Estates.

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the promoter of strategic housing allocation site SEA2, L&Q Estates.

NBBC has fully engaged with L&Q Estates 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, L&Q Estates has had the opportunity to provide representations on the Borough Plan Review together with its accompanying Sustainability Appraisal and the Habitat Regulations Assessment during the three consultation stages. L&Q Estates made representations to all three stages of consultation on the Borough Plan Review (representation numbers 114 and 115 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.

L&Q Estates supports the allocation of SEA2 within the Borough Plan Review but has made a number of comments on the detail of the policy within their representations.

Description of the Site

Strategic site SEA2 will contribute to meeting the strategic employment needs of the Borough, job creation objectives of the Borough Plan and the delivery of new homes in a mixed-use allocation.

Planning Status

Outline planning consent was granted on 21 March 2023 for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/ B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access.

For clarity the following plans were approved under 037237 under condition 4:

Plan Description	Plan No.	Date Received
Site Location Plan	BIR.4240_02 Rev E	20 th July 2020
Land Use Plan	BIR.4240_021_01 Q	2 nd March 2022

Residential site access	SK_T_093 (P1) In Transport Assessment Addendum March 2022	2 nd March 2022
Swept Path Residential Site Access	16117_SK_T_077 Rev P 2 In Transport Assessment Addendum March 2022	2 nd March 2022
General arrangement left in/left out signalised junction to employment zone	SK_T_086 Rev P10 In Transport Assessment Addendum March 2022	2 nd March 2022
Combined Pedestrian / Cycle Path & Emergency Access off Wilsons Lane	SK_T_026 (P8) In Transport Assessment Addendum March 2022	2 nd March 2022

Strategic matters

Areas of Agreement

- **L&Q Estates is a strategic land developer with an interest in the site, who has promoted site SEA2 for an extensive period. SEA2 is allocated to contribute towards meeting the Borough's strategic employment needs.**
- **That NBBC has worked collaboratively with L&Q Estates throughout the Plan making process to ensure the site is available, viable and deliverable for development.**
- **The site benefits from an outline planning permission granted by NBBC and by the Secretary of State on appeal for that part of the site which falls within Coventry City Council's area, for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25).**
- **The parties agree that the site is deliverable and is currently in the process of being sold to developers whom intend to submit reserved matters applications in 2024.**

Promoters anticipated build out rates

It is anticipated that development will commence on SEA2 within the next five years, with all units being delivered in the next five years.

Further joint working

This Statement of Common Ground will be kept up to date through continuous engagement and cooperation between NBBC and L&Q Estates.

Monitoring

This Statement will be maintained by NBBC and updated as necessary with L&Q Estates.

NBBC will continue to work with L&Q Estates 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	David Onions Executive Director – Pegasus Group on behalf of L&Q Estates.
Date: 30/01/24	Date:05/02/2024

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough

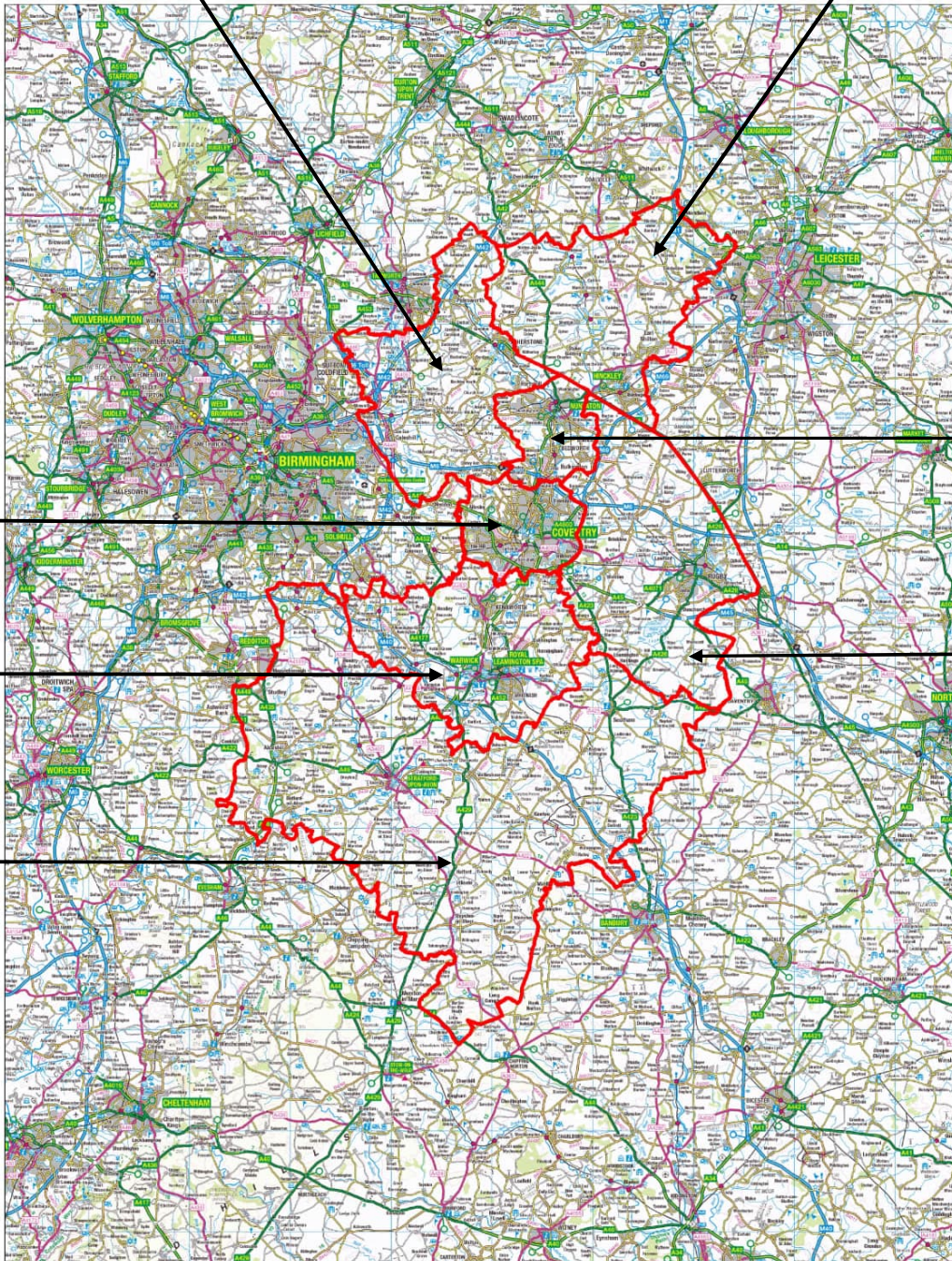
Coventry
City

Nuneaton
and
Bedworth
Borough

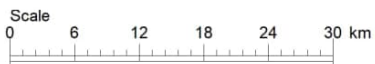
Warwick
District

Rugby
Borough

Stratford-
on-Avon
District



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