

Nuneaton and Bedworth Borough Council

Borough Plan Review (2021 - 2039)



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Warwickshire Property and
Development Group

June 2024

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Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Warwickshire Property and Development Group (WPDG).

Introduction

This Statement of Common Ground identifies areas of agreement between NBBC and WPDG in relation to the Borough Plan Review (2021-2039) and supporting evidence base. This Statement has been prepared to assist the Examination of the Plan and covers the administrative area of NBBC.

The Borough is located between Coventry and Hinckley and benefits from good road links. Nuneaton and Bedworth are both easily accessible from the M6 which gives good access to the M1, M5, M42 and M69. The A5 runs along the northern boundary of the Borough and the A444, A4254 and the B4114 are the major routes within the Borough. The Borough is home to 134,200 people according to the Census 2021. A plan has been provided at Appendix A which outlines the administrative boundary of NBBC alongside the location of sub-regional and adjoining Local Planning Authorities.

WPDG did not submit representations to the Issues and Options and Preferred Options public consultations, on the Borough Plan Review. However, they did make representations to the Regulation 19 consultation (representation 17). The Duty to Cooperate Compliance Statement outlines in detail the engagement activities and outcomes undertaken during the Plan's preparation.

This Statement of Common Ground provides an updated position on the future development of NSRA2.

Planning Status

The site benefits from outline planning consent (ref: 035587) and subsequently pursuant to a Section 73 application a further consent was granted at planning committee in April 2024 (Application reference 039525). The Section 73 application sought to vary the planning conditions attached to the aforementioned outline which was subsequently agreed through a Deed of Variation to the Section 106.

Strategic matters

Areas of Agreement

- **That NBBC has worked collaboratively with WPDG to ensure that all cross-boundary strategic issues have been properly considered and where appropriate reflected in the Borough Plan Review and effective and on-going joint working has and will continue to be undertaken.**
- **Warwickshire County Council (WCC) is currently the landowner of site NSRA2 within the Borough Plan Review (2021-2039). However, WPDG are**

acting on behalf of WCC as upon determination of the Section 73 application on the site and procurement of a demolition contractor, WPDG will become the landowners of NSRA2.

Non-Strategic Housing Allocation Site – NSRA2

WPDG supports the allocation of NSRA2 within the Borough Plan Review.

Borough Plan Review

WPDG are promoting two further sites within the Borough which are not proposed to be allocated within the Borough Plan Review (sites BAR-1 and BED-6 of the SHLAA 2021). NBBC is not intending to allocate these two further SHLAA sites. WPDG's representations, to the Regulation 19 consultation, support the allocation of site NSRA2, within the Borough Plan Review, and provide justification as to why the two SHLAA sites (BAR-1 and BED-6) should also be allocated within the Borough Plan Review. However, this Statement of Common Ground specifically relates to the promotion of site NSRA2 and its deliverability within the plan period.

All parties to this Statement confirm that the non-strategic housing allocation, NSRA2, in the Borough Plan Review, is sustainable, viable and deliverable in accordance with the submitted housing trajectory.

Housing Trajectory

Housing Trajectory evidence has been provided by WPDG, indicating 10 dwellings should be delivered in 2024/25 and 42 completions are projected for 2025/26.

Further joint working



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

Monitoring

This Statement will be maintained by NBBC and updated as necessary with WPDG. This is the second (updated) Statement of Common Ground with WPDG.

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

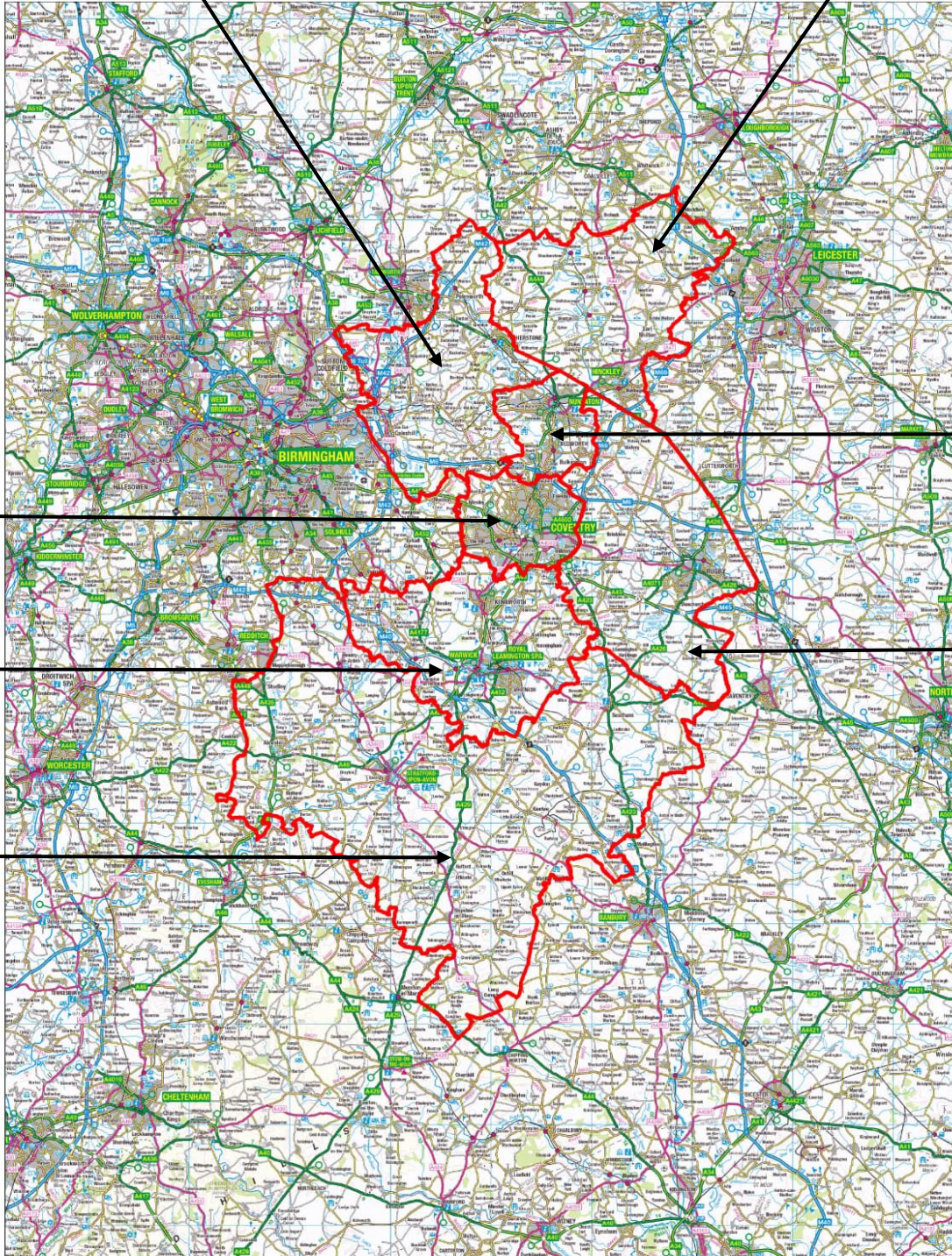
Signatories

Signature: 	Signature: 
Maria Bailey, Strategic Director for Place and Economy, NBBC	Robert Andrews, Head of Development, Warwickshire Property & Development Group
Date: 14.06.24	Date: 14.06.24

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough



Nuneaton
and
Bedworth
Borough

Rugby
Borough

Coventry
City

Warwick
District

Stratford-
on-Avon
District

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