

**Nuneaton and Bedworth Borough
Council
Borough Plan Review (2021 -
2039)**



**Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Waste Recycling Group (Central)
Limited**

Strategic Site: SHA3

June 2024

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Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Waste Recycling Group (Central) Limited (WRG).

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the landowner of strategic housing allocation site SHA3, WRG. WRG is part of FCC Environment, one of the UK's largest waste and resource management companies. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with WRG 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, WRG 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. WRG made representations to all three stages of consultation on the Borough Plan Review (representation number 108 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.

WRG support the allocation of SHA3 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. Furthermore, this Statement of Common Ground provides an updated position on the future development of SHA3, within the plan period.

Description of the Site

Strategic housing allocation SHA3 is a sustainable and deliverable housing allocation in the Camp Hill area of Nuneaton. The site encompasses HSG11 to the east of the canal which was allocated for at least 200 dwellings in the extant 2019 Borough Plan. Once the Borough Plan Review is adopted, this previous allocation will be included in strategic housing allocation site SHA3.

Planning Status

An outline application for up to 400 dwellings was submitted in February 2024 (ref: 040102) and is currently under consideration. Two previous applications for up to 400 dwellings and a local centre have been withdrawn.

Strategic matters

Areas of Agreement

- **WRG is the landowner of site SHA3 within the Borough Plan Review (2021-2039), which is allocated for at least 350 dwellings.**
- **That NBBC has worked collaboratively with WRG throughout the Plan making process to ensure the site is available, viable and deliverable for the development of at least 350 dwellings.**

Strategic Policy DS4 / Strategic Housing Allocation Site SHA3

WRG is supportive of SHA3's inclusion in the Borough Plan Review. It is considered that the site's allocation would contribute towards the soundness of the Local Plan given its clear compliance with the Plan's overarching strategy and objectives and its consistency with national policy. It would clearly comply with the overarching approach to the distribution of strategic development sites within the Development Plan, particularly the objective of bringing forward sites in sustainable locations in the main settlements and the promotion of brownfield land.

Strategic Housing Allocation Site – SHA3

WRG considers this strategic allocation, within the Borough Plan Review, to be suitable, achievable and deliverable, for at least 350 dwellings, within the plan period (2021-2039).

Promoters anticipated build out rates

Housing Trajectory evidence has been provided by WRG, indicating 25 projected completions in 2026/27 with 50 completions per year between 2027/28 and 2032/33. A further 25 units should be delivered in 2033/34.

Deliverability Statement

In WRG's experience the key considerations in demonstrating whether a site is deliverable, in the context of emerging allocations in a development plan, is whether it benefits from a willing landowner and/or developer, there are no commercial/legal reasons that would prevent development and there are no environmental/technical matters that would prevent development or render it unviable.

WRG has already expressed their firm commitment to bringing forward residential development at Judkins Quarry. The majority of the site is owned by WRG. There are no land ownership constraints which would limit development or unduly affect the viability of the site. While there are three landowners, heads of terms are agreed with each, and final development agreements are at an advanced stage. WRG also recently submitted an outline planning application for the development of up to 400 homes on the site. The technical / environmental assessments accompanying the planning application did not identify any issues that would render the site unsuitable or unviable for residential development. The site has been proven to be viable, though not capable of withstanding a policy-compliant level of affordable housing or

the full value of financial contributions requested in connection with the development. The technical constraints outlined in the Viability Assessment which resulted in additional site-specific abnormal / extra over development costs related to:

- Abnormal foundations;
- Earthworks and demolition;
- Provision of two new bridge;
- Other onsite road infrastructure, including new secondary access;
- Foul and surfaces water drainage;
- New utility supplies; and
- Landscaping and play areas.

Further joint working

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

Monitoring

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

NBBC will continue to work with WRG 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	David Molland, Group Estates & Property Manager, FCC Environment
Date: 01/07/2024	Date 25/06/2024

Appendix A

North
Warwickshire
Borough

Hinckley and
Bosworth Borough

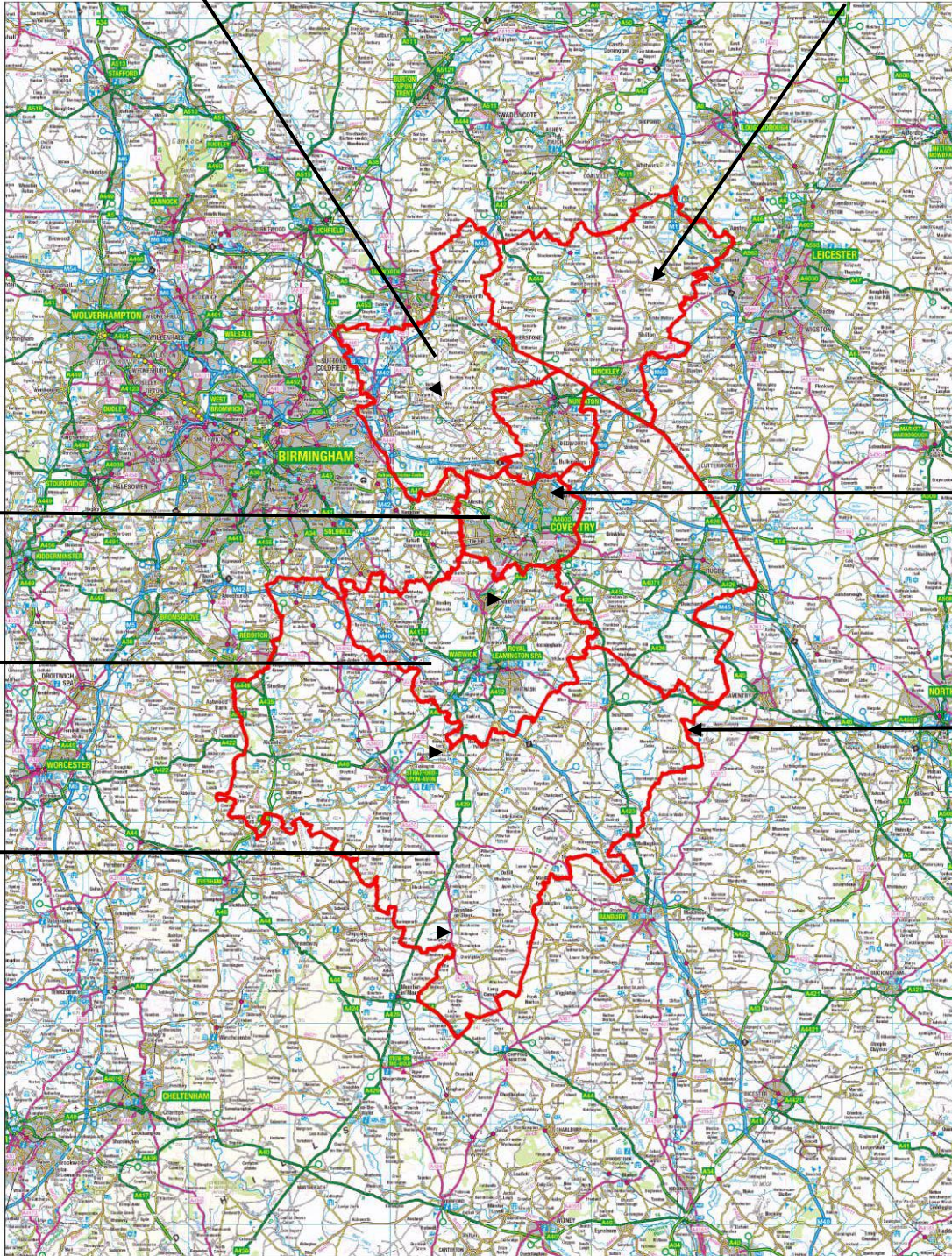
Coventry
City

Nuneaton
and
Bedworth
Borough

Warwick
District

Rugby
Borough

Stratford-
on-Avon
District



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