

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



Statement of Common Ground between
Nuneaton and Bedworth Borough Council
and Arbury Estate
Strategic Site: SEA4

July 2024

Contents

Organisations.....	3
Introduction.....	3
Description of the Site	3
Planning Status.....	3
Strategic matters	4
Promoters anticipated build out rates.....	5
Deliverability Statement.....	5
Further joint working	5
Monitoring.....	5
Signatories	5

Organisations

- Nuneaton and Bedworth Borough Council (NBBC).
- Arbury Estate.

Introduction

This Statement of Common Ground has been prepared to establish the main areas of agreement between NBBC and the partial landowner of strategic employment allocation site SEA4, Arbury Estate. This Statement identifies where further work is required to achieve soundness and demonstrate deliverability to the Planning Inspector.

NBBC has fully engaged with Arbury Estate 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, Arbury Estate 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. Arbury Estate made representations to all three stages of consultation on the Borough Plan Review (representation number 106 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.

Arbury Estate supports the allocation SEA4, 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

Strategic employment site SEA4 will contribute to meeting the strategic employment needs of the Borough, as well as the job creation objectives of the Borough Plan. The site is located on the south-eastern edge of the Hill Top area of Nuneaton and comprises derelict land formally in use as the Griff granite quarry.

Planning Status

The site was allocated in the adopted Borough Plan (2011-2031) identified as EMP4 - Coventry Road. An outline planning application (LPA ref: 039979) was received and validated on 28 November 2023 for up to 23,000 square metres of flexible Class E(g)(iii), B2 and B8 floorspace including associated engineering and ground modelling works, landscaping, sustainable drainage system and associated works. Access is for approval as part of the current outline application with all other matters reserved for future determination at the reserved matters application stage.

The principle of development is established through the current site allocation; however the application remains under consideration as The Arbury Estate works proactively and collaboratively with officers to address consultation comments.

Strategic matters

Areas of Agreement

- **Arbury Estate is the partial landowner of site SEA4 within the Borough Plan Review (2021-2039), which is allocated to provide approximately 9.59ha of employment land.**
- **That the Arbury Estate is working with Warwickshire County Council as the landowner of the northern part of the site and a comprehensive outline application covering both land ownerships has been submitted.**
- **That NBBC has worked collaboratively with Arbury Estate throughout the Plan making process to ensure the site is available, suitable, viable and deliverable for the development of approximately 9.59ha of employment land.**
- **That the majority of draft Policy SEA4 is acceptable and is supported by the Arbury Estate.**

Areas of Disagreement

Arbury Estate object to the current wording of Strategic Policy SEA4 and propose a minor amendment. Arbury Estate considers that point 5 should be deleted from the key development principles. Item 5 is not considered to be effective as it has not been demonstrated by the Council that it would be feasible to de-culvert Griff Brook. Careful consideration would need to be given to the alignment of the open channel to enable both the foul sewer and important public right of way to remain in place, along with the associated costs of this. Given these issues remain unresolved and have not been costs by NBBC (as demonstrated by the absence of the proposed works in the Infrastructure Delivery Plan), it is unjustified to seek an unsubstantiated financial contribution towards such works.

Notwithstanding the above, Arbury Estate support the continued allocation of the site (SEA4) and is committed to bringing forward an outline planning application.

From NBBC's perspective the key development principle relating to the de-culverting of Griff Brook is not number 5, it is number 6. Number 6 of this policy is effective and feasible as it was approved as part of the adopted Borough Plan (2011-2031) by an independent Planning Inspector. However, this does not mean that the points raised by Arbury Estate should be dismissed and a new Planning Inspector may come to a different conclusion. Due to the scheme being uncostered, the de-culverting of Griff Brook is being discussed as part of the current planning application (LPA ref: 039979) on-site and may lead to modifications as the Examination in Public progresses.

Promoters anticipated build out rates

The Council has seen indicative plan. Based on these the Council estimates the site will have been built out and completed by 2027.

Deliverability Statement

As demonstrated in the outline planning application documentation the site is suitable, achievable and deliverable for an employment development. The Arbury Estate is committed to working with NBBC to secure planning permission.

Further joint working



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

Monitoring

This Statement will be maintained by NBBC and updated as necessary with Arbury Estate.

NBBC will continue to work with Arbury Estate 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	Adam Weaver, Estates Manager, Arbury Estate
Date: 02/07/2024	Date: 2 July 2024.