



**Case Study:  
Residential Sector**

# Nuneaton Warwickshire

## Key Benefits

- 200 family homes consented
- 25% affordable housing
- Contributions to local amenities and services secured through a s106 agreement
- Creation of open space and play areas for public use





# The Project

The site comprises an arable field measuring approximately 28 acres in size and is located on Higham Lane to the north-east of Nuneaton situated in a sustainable location on the edge of the town with direct access to local bus services and a strategic highway network.

**At the beginning of the project in July 2017, the Richborough team was aware that Nuneaton and Bedworth Borough Council (NBBC) was in the process of developing a new plan which would play a key role in shaping the future of the Borough up to 2031 and replace the Local Plan 2006. The Richborough team decided to adopt an immediate planning application strategy due to the expired nature of the Local Plan, the Council's failing housing land supply position and the fact that Nuneaton is the Borough's primary town. Approving the application would assist the Council in demonstrating a 5 year housing land supply position.**

The Richborough team was keen to highlight the site's sustainability credentials i.e. within walking and cycling distance of a wide range of facilities including shops, schools, open spaces and public transport infrastructure. Furthermore, nearby housing allocations included proposals for new schools, sports provision and a local community centre thus improving the sustainability credentials of the wider area including the Richborough site.



# The Approach

With time of the essence, a team of carefully selected consultants were instructed and led by Richborough Estates to undertake all surveys and reports in the shortest possible time.

**The master plan included:**

- **50 policy compliant mixed tenure affordable homes**
- **A broad range of house types to meet various housing needs and demands in the area**
- **Significant public open space, positioned to provide a buffer from the A5 which flanks the northern boundary of the site**
- **The retention and enhancement of existing trees and hedgerows, the provision of additional green infrastructure, and the creation of improved wildlife habitats.**

An outline planning application was submitted in December 2017 for the development of up to 200 dwellings (Use Class C3), 25% affordable housing, public open space, play area and associated works.

The proposals were informed by a detailed engagement and consultation process with the local community and key stakeholders. This included pre-application meetings with NBBC, County Highways and a comprehensive public consultation event.

**The application was supported with a robust planning statement that highlighted the fact that the Local Plan had expired and did not seek to deliver Nuneaton and Bedworth's most up to date objectively assessed housing needs, or the Borough's share of Coventry's unmet housing shortfall.**

In addition to submitting the planning application, the Richborough team engaged with and attended the new Local Plan Examination sessions. As well as pointing out the housing land supply shortfall, the team successfully argued that the site should not be afforded protection as an important landscape buffer along the A5. The Government appointed planning inspector reviewing the new Local Plan agreed with Richborough's landscape evidence and paved the way for the site to be made available to deliver much needed housing.





# The Result

By reducing the level of protection afforded to the site through the Local Plan examination in the context of a housing land supply shortfall, planning officers were compelled to recommend that planning permission be granted. That recommendation was subsequently ratified at planning committee in August 2018, with the s106 agreement being signed shortly afterwards.

This represented a turnaround of approximately 13 months to achieve planning permission.

The site was then promoted for sale on the open market and after a period of competitive tender, Redrow Homes was chosen as the preferred development partner in November 2018.

