Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.
## CONTENTS

1 Introduction .......................................................................................................................... 5

1.1 Background ......................................................................................................................... 5

1.2 Policy Background ............................................................................................................. 5

   The Localism Act (November 2011) .................................................................................... 5

   National Planning Policy Framework (NPPF) ........................................................................ 6

   Nuneaton and Bedworth Council Statement of Community Involvement (SCI) .................. 6

1.3 Gladman’s Approach ......................................................................................................... 7

2 Engagement with local community and stakeholders ............................................................. 8

2.1 Engagement with the Local Community ............................................................................ 8

2.2 Engagement with Ward Councillors .................................................................................. 8

2.3 Engagement with Nuneaton and Bedworth Borough Council ........................................... 8

2.4 Initial Consultation Leaflet ............................................................................................... 8

2.5 Your-views Website .......................................................................................................... 8

2.6 Engagement with other Stakeholders .............................................................................. 9

3 CONSULTATION REVIEW ................................................................................................. 10

3.1 Consultation Outcomes .................................................................................................... 10

3.2 Summary of Comments and Responses ........................................................................... 10

4 Potential for Community Benefits ...................................................................................... 14

5 Summary ............................................................................................................................. 14

## APPENDICES

Appendix A  Letter to Borough Councillors
Appendix B  Letter to Nuneaton and Bedworth Borough Council and Development Brief
Appendix C  Consultation Leaflet
Appendix D  Consultation Boards
Appendix E  Consultation Responses
1 INTRODUCTION

1.1 Background

This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as ‘Gladman’, to inform an outline planning application for residential development, open space and point of access at land off Weddington Road, Weddington, Nuneaton.

1.2 Policy Background

1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

1.2.2 The Nuneaton and Bedworth Borough Council Statement of Community Involvement (SCI) was adopted in 2015. It is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council’s approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Nuneaton and Bedworth. The consultation undertaken for this application has had regard to the guidance contained within this document.

The Localism Act (November 2011)

1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government’s method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.

1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should “have regard to any responses to the consultation” received.

1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.
1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

**National Planning Policy Framework (NPPF)**

1.2.8 In March 2012, the Government adopted the National Planning Policy Framework (NPPF). This document aims to simplify the planning system in the UK.

1.2.9 As Greg Clark MP wrote in the Forward to the NPPF:

> “People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities…This National Planning Policy Framework changes that…we are allowing people and communities back into planning”.

1.2.10 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

1.2.11 The section on “pre-application engagement and frontloading” within the NPPF states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community.”

1.2.12 Paragraph 189 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

**Nuneaton and Bedworth Council Statement of Community Involvement (SCI)**

1.2.13 Nuneaton and Bedworth Statement of Community Involvement (SCI) was formally adopted in 2015 and sets out the Council’s approach to stakeholder engagement for planning applications within the Borough.

1.2.14 The SCI provides information on the Council’s approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.

1.2.15 The SCI encourages community engagement when determining major development proposals. Paragraph 2.13 of the SCI states:
“Developers are required to consult local communities on certain types of development (in line with the Localism Act) before submitting a planning application.”

1.3 **Gladman’s Approach**

1.3.1 Having considered Nuneaton and Bedworth Council’s SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.

1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.

1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.
2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a twofold public engagement exercise. In the first instance, a leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

2.2 Engagement with Ward Councillors

2.2.1 Gladman wrote to the Ward Councillors for Weddington with details of the proposal, including copies of the consultation leaflet on 21\textsuperscript{st} February 2018.

2.2.2 Gladman are yet to receive a response.

2.2.3 A copy of this letter is included at Appendix A.

2.3 Engagement with Nuneaton and Bedworth Borough Council

2.3.1 An EIA Screening Opinion Request has been submitted to Nuneaton and Bedworth Borough Council on 9\textsuperscript{th} November 2017. The Council confirmed in a letter dated 16\textsuperscript{th} November 2017 that an EIA is not required for the application.

2.3.2 Gladman wrote to Nuneaton and Bedworth Borough Council on the 20\textsuperscript{th} February 2018 with details of the proposal and enclosed a Development Brief to request the opportunity to discuss the potential delivery of the site. A copy of the letter and Development Brief can be found at Appendix B.

2.4 Initial Consultation Leaflet

2.4.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 23\textsuperscript{rd} February 2018 to approximately 620 households & businesses within the proximity of the site. On the basis that on average 2.3 people live in a household (local average taken from ONS), the leaflet was distributed to over 1400 people.

2.4.2 The leaflet was also displayed on the dedicated website. A copy of the leaflet is included at Appendix C.

2.5 Your-views Website

2.5.1 Gladman have a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.
2.5.2 The address for the Weddington website, which is updated on a regular basis, is http://www.your-views.co.uk/weddington and was operational from 23rd February 2018.

2.5.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft proposals. Comment forms for members of the public were also available on the website. Copies of the boards displayed on the website are included at Appendix D.

2.5.4 At present, 22 people have responded to the leaflet and website via email/comments form. Comments received were mixed with some constructive comments whilst other residents opposed the scheme. A summary of the comments made can be found in the next chapter.

2.5.5 All copies of consultation leaflet feedback received are included at Appendix E.

2.6 **Engagement with other Stakeholders**

2.6.1 Gladman have both directly and through consultants have sought to proactively engage with other stakeholders during the pre-application stage including:

- Warwickshire County Council Education Authority
- NHS Warwickshire North Clinical Commissioning Group
- Highways Authority
- Utility Providers
3 CONSULTATION REVIEW

3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman’s response.

### Issue: Highways

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic and Road Safety</td>
<td>• The application is supported by a Transport Assessment (TA) which includes consideration of the impact on the local highway network.</td>
</tr>
<tr>
<td>• Impossible to pull onto Weddington Road.</td>
<td>• The TA demonstrates that the proposed development could be accommodated without adversely affecting the local highway network.</td>
</tr>
<tr>
<td>• There is no realistic plan for where the traffic would go.</td>
<td>• The TA demonstrates that the proposed access is compliant with local and national design guidance and demonstrates the required visibility splays.</td>
</tr>
<tr>
<td>• There should be no more access onto Weddington Road.</td>
<td></td>
</tr>
<tr>
<td>• All the traffic is being funnelled through an already gridlocked town centre.</td>
<td></td>
</tr>
</tbody>
</table>

### Issue: Facilities and Services

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local services</td>
<td>• Weddington has a number of services and facilities which are within walking and cycling distance of the site.</td>
</tr>
<tr>
<td>• The town centre is desolate</td>
<td>• The proposal includes a Convenience Store.</td>
</tr>
<tr>
<td>• Where are the proposed shops?</td>
<td></td>
</tr>
<tr>
<td>• No infrastructure to support the current levels of housing</td>
<td></td>
</tr>
<tr>
<td>• Nuneaton Town centre should be redeveloped before agreeing to build more housing.</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>• The capacity of local schools will be investigated and where appropriate, contributions to mitigate the impact will be provided as part of a S106 agreement.</td>
</tr>
<tr>
<td>• There are not enough school places</td>
<td></td>
</tr>
<tr>
<td>• Local schools have not increased</td>
<td></td>
</tr>
</tbody>
</table>
### GP
- Doctors surgeries have not increased
- Has the NHS been consulted?
- There is no provision in your plans for a doctor’s surgery

- The capacity of the local GP Surgery will be investigated and where appropriate, contributions will be provided as part of the S106 agreement.
- NHS Warwickshire North Clinical Commissioning Group have been consulted during the pre-application stage.

### Sewerage
- Can the sewage treatment facility really deal with the demand?

- The Foul Drainage analysis undertaken with this development shows that the development can be effectually drained without causing detriment to public sewerage and sewage treatment system.

### Footpaths
- Bridleways and footpaths are used by many people for horse riding, mountain biking and dog walking in the countryside.

- The indicative Framework Plan indicates how the existing Public Rights of Way are to be retained throughout the site and the potential of a new footpath network.

### Issue: Housing and Affordable Housing

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td></td>
</tr>
</tbody>
</table>
- The proposed 25% of Affordable Housing would fit in well with the Governments plans to support the younger generation to get onto the property ladder. | The proposals provide 25% affordable housing in line with local planning policy. |

### Issue: Environment and Ecology

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield</td>
<td></td>
</tr>
</tbody>
</table>
- Compensate home owners for building on greenbelt.  
- No more houses should be built on the Greenbelt.  
- Build on brown land not green.  
- Weddington has seen a significant loss of greenfields due to the 3 current development. Replacing fields with greenspace is not an improvement.  
- The developers appear to want to make plenty of provision for open spaces. | The site is not located within the Greenbelt.  
It is widely acknowledged that residential gardens provide greater opportunity for biodiversity than farmed agricultural land.  
The indicative Framework Plan indicates a total green infrastructure of 23.65ha representing approximately 50% of the gross site outline application area. |
### Flooding
- Frequency of the water level above the banks of the River Anker.

- A Flood Risk Assessment has been submitted as part of the application which provides information on drainage proposals.
- The indicative Framework Plan submitted as part of the application shows residential development outside areas more prone to flooding.

### Air Quality
- Air pollution is a major issue

- The submitted Air Quality Assessment concludes that the proposed development will not lead to an unacceptable risk from air pollution, or to any breach in national objectives.

### Issue: Planning Policy

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Policy</strong></td>
<td><strong>The Government requires every Council to boost significantly the supply of housing. Additional deliverable sites are required in order to maintain a five year supply as required by national planning policy.</strong>&lt;br&gt;<strong>The site is in a sustainable location, adjacent to the existing settlement edge. The submitted Design and Access Statement details how the proposal reflects the local landscape character and the edge of Weddington.</strong></td>
</tr>
<tr>
<td>New Homes have already been built in Weddington.</td>
<td></td>
</tr>
<tr>
<td>The plans are outside the Borough Plan</td>
<td></td>
</tr>
<tr>
<td>Weddington is an ideal location for such a development.</td>
<td></td>
</tr>
</tbody>
</table>

### Issue: Miscellaneous

<table>
<thead>
<tr>
<th>Summary of Comments</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consultation Document</strong></td>
<td><strong>The twofold consultation undertaken in the form of a leaflet drop and a dedicated website containing consultation boards offered the community the chance to give their views and thoughts as we continue to form the proposals.</strong></td>
</tr>
<tr>
<td>The consultation implies a decision on the masterplan has already been taken</td>
<td></td>
</tr>
<tr>
<td>You are required to provide meaningful consultation.</td>
<td></td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td><strong>A full Socio-Economic Report will be submitted with the planning application which will outline the economic benefits to the area.</strong>&lt;br&gt;<strong>The proposals include a range of benefits including market and affordable housing in a sustainable location, economic benefits, the</strong></td>
</tr>
<tr>
<td>Economic benefits are likely to be minimal with only a relatively small number of businesses seeing any benefits.</td>
<td></td>
</tr>
<tr>
<td>Think of all the extra revenue generated for the Local Council.</td>
<td></td>
</tr>
<tr>
<td>Difficult to see any worthwhile benefits to Weddington</td>
<td>provision of formal and informal public open space and green infrastructure including play facilities, and the protection and improvement of biodiversity. These are set out in the Planning Statement.</td>
</tr>
</tbody>
</table>
4 POTENTIAL FOR COMMUNITY BENEFITS

4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.

4.1.2 Significant community benefits will be provided, including services in a new local centre, affordable housing, landscaping, public footpath improvements and ecological enhancements.

4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot ‘buy’ consents). However, the applicant will discuss the ideas put forward by residents and the Town Council throughout the planning process.

4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 SUMMARY

5.1.1 Gladman have consulted the local community of Weddington prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.

5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.

5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered.
Appendix A

Letter to Ward Councillors
21 February 2018

Sent via email to ian.bonner@nuneatonandbedworth.gov.uk

Dear Councillor Bonner,

**Re: Development Proposals, Weddington Road, Weddington, Nuneaton**

I write in relation to our exciting development proposals for land off Weddington Road, Weddington, Nuneaton.

Over the past few months Gladman Developments Ltd have been undertaking pre-application discussions with various stakeholders to prepare and inform a draft illustrative masterplan.

Established on the baseline environmental constraints which have been assessed, the development proposal currently includes land for residential development of up to 775 new homes, a convenience store, green infrastructure and open space.

This information has guided the draft illustrative masterplan which will continue to evolve in response to further research and consultation responses.

We consider that the development proposed will provide additional important social, economic and environmental benefits which are outlined below:

- The provision of **up to 775 new homes** over a 10-year construction period with two housebuilders;
- The provision of **25% affordable housing** delivered in accordance with local policy;
- Convenience Store with a 280sq.m net tradable floorspace;
- New Homes Bonus payment of approximately **£6.1 million** over 5 years;
- Council Tax payments of approximately **£11.9 million** over 10 years;
- The development could provide a home to approximately **1860 new residents**, of which approximately **890 could be economically active** and in employment;
- New residents could generate a total gross expenditure of **£20.2 million annually**;
- New publicly accessible green infrastructure and open space including children’s play areas;
• Structural landscape planting and the retention and positive management of key landscape features, including existing trees and hedgerows; and

• A comprehensive surface water drainage scheme.

We are about to commence public consultation on our proposals. Please find enclosed a leaflet which will be widely distributed to households and businesses in the local area on 23rd February 2018.

The leaflet informs people of the proposals and invites comments and suggestions from members of the local community.

We will also launch a public consultation website to coincide with the leaflet distribution. Local residents are invited to make comments and recommendations through the website, which will then be considered as the proposals for the site evolve over the coming weeks. The website will go live on 23rd February 2018 and can be accessed via the following link www.your-views.co.uk/weddington.

We trust that this information is of assistance. Should you wish to discuss any aspect of the above, please do not hesitate to get in touch with me at: n.lewis@gladman.co.uk or on: 01260 288800.

Yours sincerely,

Neil Lewis
Planner
On behalf of Gladman Developments Ltd

Enc. Public Consultation Leaflet
Dear Councillor Kondakor,

**Re: Development Proposals, Weddington Road, Weddington, Nuneaton**

I write in relation to our exciting development proposals for land off Weddington Road, Weddington, Nuneaton.

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Yours sincerely,

Neil Lewis
Planner
On behalf of Gladman Developments Ltd

Enc. Public Consultation Leaflet
Appendix B

Letter to Nuneaton and Bedworth Borough Council and Development Brief
Dear Sir/Madam,

Residential development of up to 775 dwellings at Weddington Road, Weddington, Nuneaton.

Gladman Developments Limited wish to promote land at Weddington Road, Weddington, Nuneaton for residential development to meet the current and future housing needs of the Borough. Please find enclosed a Development Brief which demonstrates that the site is a suitable location for housing, is available now and will start to deliver in the next five years.

The purpose of this letter and the Development Brief is to request an opportunity to discuss the potential delivery of this site with you in more detail so it can be considered fully in the preparation of your emerging Local Plan.

The site comprises 47.75ha of undeveloped land that is currently in agricultural use and lies adjacent to existing residential development on the edge of Weddington, a ward within Nuneaton. The site is bound by Weddington Road to the east, National Cycle Route 52 and new residential development to the south, agricultural land to the north and the river Anker to the south. The site is situated in close proximity to a good range of local amenities and facilities in both Weddington and the town centre, and benefits from good access to a frequent bus service.

It is envisaged that the site could deliver a residential development of up to 775 units, 25% of which would be affordable. The site also has the potential to provide a convenience store and NEAP onsite.

Our consultant team have undertaken a number of technical surveys and assessments which conclude that there are no known technical or infrastructure impediments to the delivery of residential development on this site. This section of Weddington Road is in an area of Nuneaton where the Council has recently supported residential development.

I would be grateful if you could acknowledge receipt of this letter, advising a point of contact and indicate potential dates for a meeting.

If you have any queries, or wish to discuss the contents of this letter or Development Brief further, please do not hesitate to contact me. I look forward to hearing from you shortly.

Yours sincerely,

Neil Lewis
Planner
01260 288835
n.lewis@gladman.co.uk
Page left intentionally blank
DEVELOPMENT BRIEF

Land at Weddington Road | Nuneaton
(Nuneaton and Bedworth Borough Council)
Gladman Developments wish to promote land at Weddington Road, Weddington, Nuneaton for development. The 47.75 hectare site presents an ideal opportunity to create a sustainable, distinctive residential development located in an attractive market location to ensure the delivery of high quality homes.

A residential development on the site would incorporate both new market and affordable housing (of a variety of types, from affordable rented properties to discounted sale properties to help key workers and first time house buyers) to help meet the current and future housing needs of the Borough.

This document includes an initial illustrative development framework plan, indicating how the site might accommodate a future residential development with high quality open space and landscaping.

The illustrative framework plan is, of course, just our first attempt at considering the development potential of the site. Gladman would welcome the opportunity to discuss the potential delivery of this site with you in more detail so it can be considered fully in the preparation of your emerging Local Plan.

Should you wish to speak to us further, please contact:
Planner: Neil Lewis
Email:n.lewis@gladman.co.uk
Telephone: 01260 288835
Site & Planning Context

Site & Surroundings

The site is situated in the Weddington Ward of Nuneaton, adjacent to the Borough boundary. The site is bound by Weddington Road to the east, National Cycle Route 52 and new residential development to the south, agricultural land to the north and west with the River Anker further to the west. It is currently envisaged that any future development would be focused on the northern portion of the site area, allowing for the creation of a central green corridor, and recreational space, in the southern portion of the development boundary.

A Vibrant Community

The site is within the ward of Weddington in the market town of Nuneaton, which is a vibrant town with a population in the region of 92,000 people according to the 2011 Census.

Nuneaton town centre is the main retail and commercial centre serving the whole Borough. The town provides residents access to a wide range of community facilities including:

- Ropewalk and Abbeygate shopping centres
- The Borough’s main library
- Railway station
- Bermuda Park leisure facilities

These facilities and services, and the settlement’s existing provision of community infrastructure, make Nuneaton well-placed to accommodate and support further residential and economic growth.

Principle of Development

The principle of directing further growth to Nuneaton is well established through the Council’s adopted Development Plan. As a market town, Nuneaton is recognised as an appropriate settlement for strategic allocations.

Whilst the site is currently situated outside of the Nuneaton settlement area and within the open countryside, it is envisaged that the Council will need to review the borough’s settlement boundaries and the need for additional housing as part of its future Local Plan Review. In this context Land off Weddington Road, Weddington, Nuneaton is considered to be well placed to deliver further residential development, to meet the borough’s housing needs.

Going forward

Nuneaton is identified in the emerging Local Plan as a suitable location for expansion with a range of services and facilities. Gladman believe that Nuneaton is capable of supporting further growth beyond the dwellings proposed in the emerging Local Plan and so housing development here need not be limited to (proposed) allocated sites. The subsequent sections of this document provide an overview of the key attributes that make Land off Weddington Road, Weddington, Nuneaton an inherently deliverable and suitable location for residential development.
Site Development Potential

Land at Weddington Road offers a unique opportunity for Nuneaton and Bedworth to plan, and importantly – deliver, a new exemplar development where people will genuinely want to live, whilst embracing the character and distinctiveness of the surrounding area.

Housing Delivery

It is currently envisaged that the site could deliver up to 775 homes on a developable area of 23.94ha, achieving a net density of 32 dwellings per hectare.

25% of the on-site homes would be provided as affordable housing equating circa. 194 additional affordable dwellings, making a valuable contribution to addressing the borough’s affordable housing needs, and affordable housing shortfall.

The site also has the potential to deliver an on-site retail unit, with 280 sqm of net tradeable floorspace, helping to diversify the range of services and amenities available in the local area.

Land Ownership and Delivery

There are no known technical, landownership or infrastructure impediments to the delivery of further residential development on Land off Weddington Road, Nuneaton:-

• The site is in the control of a willing landowner, who wishes to bring the site forward for residential development;

• The site can be appropriately served by gas, telecommunications, water and electrical infrastructure; and

• There are no known land contamination issues that would prevent the site’s development.

Landscape Character

A comprehensive Landscape and Visual Assessment (LVA) has been prepared and demonstrates that the site is adjacent to the existing urban context and that the development of the site would represent a sympathetic and sensitive extension to the existing settlement edge.
Heritage

An archaeological assessment has identified that five records of Palaeolithic material have been recorded on site. However, these are all find spots and as such they no longer survive within the site. Any archaeological interest in the site could be secured through an appropriately worded condition, as part of any future development proposals.

There are no designated heritage assets within or immediately adjacent to the site’s location. It can therefore be satisfactorily demonstrated that the site could be developed without affecting the setting or significance of any listed building.

Hydrology

The development proposal falls predominantly within the Environment Agency Flood Risk Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding. Areas that are in Flood Zone 2 and 3 will be incorporated in to the proposed green infrastructure.

Market Appeal

It is anticipated that once granted planning permission, the site could be brought to the market and acquired by a housebuilder over a short timescale. The site could readily deliver new homes in a period of five years, to satisfy the strong demand for additional market and affordable housing in the Nuneaton area.

Biodiversity, Green Infrastructure & Local Wildlife

Ecological Appraisals have assessed the site’s potential to support protected species. Habitats where most on-site activity by protected species has been recorded could be retained in their entirety, whilst a precautionary approach and mitigation measures would be employed when proposing development near habitats that have the potential to support protected species.
Design

The site could deliver a high quality, sustainable residential development. Any future proposal would be based on sound design principles, and would be in scale and character with its surroundings and Nuneaton, through delivering dwellings of a suitable size and through utilising materials that reflect the local vernacular.

Green Infrastructure would sit as integral part of any development proposal, and would be key in creating an accessible, open and engaging place within which to live. This would be achieved through the delivery of on-site multifunctional greenspace, in accordance with the Council’s open space requirements.

Topography

At its highest point, adjacent to Weddington Road, the site sits at 79m Above Ordnance Datum (AOD), and gently drops away to the west, to a low point of 76 m AOD in its north east corner.

Topography would not pose a constraint to the site's development.

Accessibility

Nuneaton has a number of services and facilities which are within easy walking and cycling distance of the site including a range of shops and services, Primary Schools and GP surgeries.

The site is in walking distance of a bus stop which benefits from a regular bus service throughout the day to and from the centre of Nuneaton. The bus service stops close to Nuneaton train station which has services to London, Birmingham and Coventry.

The site could be developed without an unacceptable impact on the safe and satisfactory operation of the local highway network. The site could be accessed from a proposed roundabout on Weddington Road.

Socio-economic

If developed, the site could result in a number of important economic benefits. These include:

- A construction spend of £78.4 million and additional GVA of £25 million over the build-out period;
- Around 84 FTE construction jobs per annum, and an additional 735 in-direct jobs in associated industries;
- Household expenditure of £20.2 million per year and 890 residents who could be expected to be economically active.
Site Plan With Indicative Framework Plan
Appendix C

Consultation leaflet
PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF WEDDINGTON ROAD, WEDDINGTON, NUNEATON

PUBLIC CONSULTATION
OUR APPROACH

Gladman recognises its responsibility to respect the character of the settlement and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Weddington wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development’s design and, where appropriate, off-site improvements if planning permission is granted.
HOW COULD WEDDINGTON BENEFIT?

The proposed development has the potential to deliver the following benefits:

• A high quality landscape setting which will be of benefit to both existing and future residents of Weddington;
• New public open space, footpaths and cycle links for residents to enjoy;
• Fully equipped play spaces to cater for a range of ages;
• 25% affordable housing (up to 194 units) to help those wanting to get onto the property ladder within your community;
• New high quality housing and a new convenience store;
• Potential contributions to existing public facilities within Weddington, and;
• Increased customers and spending to support local businesses;

We believe that a development should provide an opportunity to improve the range and quality of services that are available in Weddington. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.

OUR DEVELOPMENT PROPOSAL

A residential development to include:

• Up to 775 new homes of varying sizes, types and tenures (including up to 25% affordable housing);
• New publicly accessible greenspace in the form of woodland & hedgerows and play areas or footpaths;
• New vehicular and pedestrian access from Weddington Road;
• A new convenience store, and;
• We will provide a sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds and through the use of permeable surfaces.

AERIAL VIEW

Image © 2018 Getmapping plc © 2018 Google
PROPOSED DEVELOPMENT FRAMEWORK

The Framework Plan shows how the site could be brought forward and incorporates the constraints and opportunities identified through our initial assessments.
YOUR QUESTIONS ANSWERED...

**Why Weddington?**

The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the settlement and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Weddington.

**Will our roads be able to cope?**

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the site is proposed off Weddington Road. This is considered the safest and most appropriate location(s) to access the site and will be discussed with the local highways authority.

**What kind of housing will be provided?**

The proposed development will be a mix of sizes, catering for all members of the community. Alongside market housing, the development will also provide up to 25% affordable homes, which will allow those such as first time buyers greater scope to remain in the area. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

YOUR QUESTIONS ANSWERED...

**Will our local services be able to cope?**

Local businesses such as shops, the Post Office and public houses are likely to benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

**Will it increase the risk of flooding?**

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified.

Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating basins on site to hold surface water run-off, before controlling the release of this water through infiltration or into the existing water network.

**What would this mean for the local economy?**

After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. There is an indication that the gross spending power of the new residents could be in excess of £20.15 million each year, a proportion of which will be spent in the locality.
WHAT HAPPENS NEXT?

We are in the early stages of preparing a planning application for Weddington and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

There will be an opportunity for you to make formal representations to the Planning Authority once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website: www.your-views.co.uk/weddington

Alternatively, contact us by email: comments@your-views.co.uk (please use "Weddington" as the subject line)

Or, write to us:

Your Views; Weddington
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Weddington, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

YOUR QUESTIONS ANSWERED...

What impact will it have on our environment?

The site is currently agricultural land and is therefore home to very few species of plants or wildlife. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

As part of our proposals we aim to increase the biodiversity through the introduction of green infrastructure. This will comprise of new publicly accessible greenspace, including an equipped play area, recreational paths, and the retention of trees and hedgerows.

Will our services be able to cope?

Often people are concerned that the proposed new development will put pressure on the local services. As a result, financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.

The need for and quantum of such contributions will be ascertained as the proposals progress through the application process. For example, if it is deemed the school does not already have sufficient capacity and planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available through the provision of new classrooms.
Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.
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Appendix E

Consultation Boards
Introduction
Gladman Developments Ltd has successfully invested in communities throughout the UK for over 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for land to the south of Weddington Road, Weddington to the local community. We are proposing a new residential development of up to 775 homes, a local convenience store together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is submitted to Nuneaton and Bedworth Borough Council.

Site Description
The site comprises 47.75ha of arable land sub-divided by field hedgerows and is located to the west of Weddington, Nuneaton. Site access is proposed off Weddington Road which runs past the northern site perimeter. Hedgerow enclosed farmland lies to the west whilst the well treed Weddington Country Walk abuts the eastern perimeter. The River Anker and the mainline rail corridor form a robust edge to the south.

Housing Need
Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Nuneaton and Bedworth Borough Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?
The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It provides a logical location for new residential development with existing and new developments to the east and north east, whilst a defensible boundary lies to the south.

The Application
Gladman Developments Ltd intends to submit an outline planning application to Nuneaton and Bedworth Borough Council in March 2018. This would establish the principle of development.

Development Proposals
A residential development to include up to 775 new homes (including up to 25% Affordable) of varying sizes, types and tenures. A local convenience store will be located along the main access off Weddington Road with parking facilities.

Green Infrastructure will comprise publicly accessible greenspace, equipped play area, recreational paths, tree and shrub planting as well as sustainable drainage features.
HISTORIC CONTEXT

The earliest map of 1887 shows the site in the context of a pre-industrial agrarian landscape, transected by a network of paths and tracks along which settlements have evolved. The transport infrastructure has remained essentially unaltered over the mapping period, with the main roadways, rail and canal network prominent features within the landscape, along with the meandering River Anker. The configuration of the field parcels are evident reflecting the enclosures in the 18th and 19th century although older post-medieval enclosures are also present across the hinterland.

The main settlement was Nuneaton to the south of the railway line with the manors of Caldecote and Weddington lying to the north, both small hamlets based around country estate Halls, and again separated by a branch line rail corridor. The manor grounds of Weddington was a pastoral landscape enframed by parkland trees, with St James Church, The Rectory, Church Lane and The Grove farmsteads located around its periphery. Canal Farm occupied high ground adjacent to the mainline rail corridor overlooking the agrarian landscape to the north. To the south of Coventry Canal and set against the Hartshill Ridge lay the Tuttle Hill Granite Quarries.

The landscape remained unchanged for several decades apart from the expansion of the quarries to the south, spurred by the Industrial Revolution. The inter-war years saw the demise of Weddington Hall as the suburbs of industrial Nuneaton encroached upon its manorial landscape, through exponential growth fuelled by the extractive industries, textile and manufacturing. Streets were laid out along Church Lane and between Weddington Road and Higham Lane.

Post World War II saw the consolidation of Weddington into the suburbia of Nuneaton with development along Hinckley Road forming the districts of St Nicolas and Horeston Grange. In the 1960-70s there was expansion eastwards to consolidate land between Higham Lane and Hinckley Road. The latter part of the last century saw little change apart from piecemeal development, and also the closure of the branch railway line adjacent to the site. There has been little change to the site itself except for minor field amalgamation to the south. The extraction industries to the south saw the increasing emergence of spoil heaps, with Mount Judd forming a prominent feature within the local landscape.

In recent years urban extensions to the north west and north east of Weddington has seen the construction of modern residential housing along Church Lane and Lower Farm, this being a product of the current housing supply shortfall within the Nuneaton & Bedworth Borough.