

Portfolio Holder Decision

Permission to Consult: Nuneaton Regeneration

Portfolio Holder	Portfolio Holder for Economy & Place
Date of decision	13th May 2022
	Signed

1. Decision taken

- 1.1 That the Portfolio Holder approves the undertaking of consultation on the redevelopment proposals for Vicarage Street Development Site, Nuneaton to inform the preparation of a planning application.

2. Reasons for decisions

- 2.1 The report asks the Portfolio Holder to approve consultation on the proposals for Vicarage Street Development Site, Nuneaton to enable the consultation exercise to commence in May 2022.
- 2.2 Consultation prior to the submission of a planning application ensures that the community and key stakeholders have an opportunity to be consulted on proposals ahead of the formal planning process.

3. Background information

- 3.1 Vicarage Street Development Site (VSDS) is a key project within the Transforming Nuneaton programme. The site has been identified as the location for WCC's new library and business centre (approved by Council December 2019) and a scheme for the remainder of the site has been under consideration following key market appraisal work.
- 3.2 In November 2021 the Transforming Nuneaton Programme Board approved proposals to deliver a residential scheme on the Vicarage Street Development Site, working alongside the proposals for a new Library & Business Centre (LaB). The proposals were developed through a workshop with senior officers and Members from both WCC and NBBC.
- 3.3 Following this decision, a project team was established, and Warwickshire

Property Development Group were appointed to support the councils in developing an outline planning application for the residential part of the site. The team are supported by professionals on planning, design and all required survey work, preparation of planning documentation, pre-application discussions and pre-application consultation.

- 3.4 Following discussions with the planning authorities, the Library and Business Centre team and key stakeholders it has subsequently been decided that an outline planning application for the whole site, including the LaB and the residential scheme, should be made and that a joint consultation exercise is done as part of this in order to provide a comprehensive and joined up scheme which is easier to interpret by all consultees and stakeholders, as well as ensure the local planning authority views the two projects together and the full benefits can be realised.
- 3.5 The Vicarage Street Development Site proposals include:
- A new Library and Business Centre, providing a state-of-the-art facility for the community and businesses of Nuneaton. It will act as an economic and civic anchor in a prominent position in the town centre, driving footfall through the town and delivering key services to residents and businesses. It will also include a changing places facility supporting the aim of making the town centre accessible for all.
 - Residential properties, supporting the diversification of the town centre and increasing immediate footfall and consumer spend in the centre.
 - High quality public realm and public space enhancing the local area and improving the look and feel at this end of town.
 - The site will also see Wheat Street opened up onto the ring road, enabling improved pedestrian, cycle and public transport routes into the town centre – supporting Transforming Nuneaton’s wider ambitions to make the town centre more sustainable and accessible for all visitors. (Note this will be delivered separately with funding already secured).
- 3.6 The scheme proposals have been informed by a comprehensive programme of market research and appraisal work testing viable and deliverable options for the site, key stakeholder engagement with service delivery teams and detailed survey work on the site to identify constraints and potential risks so they can be designed out of the scheme.
- 3.7 Further engagement and consultation on the proposals is required to ensure the views and needs of a wider set of stakeholders and the public can be identified, understood and considered within the design process ahead of submitting the outline planning application for the site.
- 3.8 It is proposed that the public consultation exercise will start mid-late May 2022 for a minimum period of 3 weeks and to prepare and run the consultation in partnership with Nuneaton and Bedworth Borough Council, WCC’s strategic partner and joint landowner of the site, and Warwickshire Property Development Group who have been appointed to support the two councils in developing the planning application for the site.

3.9	<p>The public consultation will provide the public and stakeholder an opportunity to review the proposals for the site, ask questions and make comments. Comprehensive information on the proposals will be made available and people will be able to participate in the consultation by:</p> <ul style="list-style-type: none"> • Attending a live webinar, with the opportunity to hear about the proposals and ask questions • Accessible website, containing key information and a feedback form • Promotion of the consultation exercise through local leaflets, social media channels, WCC/NBBC websites, media release • Recorded webinar: the live webinar will be recorded and uploaded to the consultation website to be viewed at a time convenient to members of the public who were unable to attend either an online or in-person event • Consultation packs: members of the public who are neither online nor able to attend a physical event can request a consultation pack to be printed and delivered to their home by calling the freephone consultation number • Physical consultation event: an in-person event will be held for those members of the community who are not online or have a particular interest in the project that requires a longer conversation.
3.10	<p>A summary of the consultation exercise and all key feedback received will be provided to the Councils and the design team, this will be analysed and used to inform the high level designs prior to the outline planning application being submitted.</p>

4. Financial implications

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| 4.1 | The cost of the consultation exercise, as well as all costs associated with developing the outline planning application, will be funded through the Transforming Nuneaton programme's income which is ringfenced to cover costs associated with delivering the programme. |
| 4.2 | Planning Consultancy provision including planning strategy advice, preparation and collation of all required planning documents, consultation, pre-application meetings with the planning authority and attendance and project team meetings
£44,820 + VAT |

5. Environmental implications

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| 5.1 | There are no specific environmental implications associated with the consultation exercise, however the overall project will look to deliver environmental benefits including sustainable building solutions, active travel solutions, and new public space promoting health and wellbeing. |
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Report Author

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Portfolio Holder	Portfolio Holder for Economy & Place

Urgent matter?	<i>No</i>
Confidential or exempt?	<i>No</i>
Is the decision contrary to the budget and policy framework?	<i>No</i>

List of background papers
None

Members and officers consulted and informed
<p>Portfolio Holder – Councillor Kam Kaur</p> <p>Corporate Board – Mark Ryder</p> <p>Legal – Ian Marriott</p> <p>Finance – Purnima Sherwood</p> <p>Equality – n/a</p> <p>Democratic Services – Isabelle Moorhouse</p> <p>Strategic Consultation and Engagement Lead - Lucy Rumble</p> <p>Councillors – Chairs and spokespersons of the Communities OSC and Resources OSC</p> <p>Local Member(s): Caroline Philipps</p>