

Nuneaton & Bedworth Borough Plan EXAMINATION HEARINGS – Stage 2

AGENDA – DAY 3

**Thursday 22 February 2018 at 10.00am
Nuneaton Town Hall**

MATTER 5 – Economic Growth – Employment Policies & Sites

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements (and any additional evidence) produced by the Council and other parties in respect of the Matters addressed at this session. These are available on the examination website.
- The key points below are distilled from the Inspector's Matters, Issues and Questions (already circulated). The discussion will not rigidly follow the Inspector's MIQs – and will focus on areas the Inspector needs to clarify and what modifications to the Plan would be necessary soundness.
- There will be a mid-morning break at approximately 11.15am, a lunchtime adjournment, reconvening at 2pm, and a mid-afternoon break at approximately 3.15pm. Due to time constraints this session will close at 5pm.

10am Start

Issue 1. Does the Plan at Policies DS4 and DS5 make adequate and appropriate provisions to meet employment development needs over the plan period?

Participants:

Nuneaton and Bedworth Borough Council
Coventry and Warwickshire LEP
Pegasus for Callendar Farm and Gallagher Estates
Savills for The Arbury Estate
David Parr
JMW Planning
Cllr K Kondakor
Cllr C Golby
CPRE Warwickshire
Whitestone Residents Action Group
Bedworth Society

- (a) Is there a clear economic strategy in the Plan?
- (b) How does the Plan reflect the strategic/regional economic context?
- (c) Will the proposed employment land supply help meet the anticipated jobs? (for which there has been a positive adjustment in the objectively assessed housing need)
- (d) What is the justified scale of employment land required? Against the figure of 113 hectares (ha) (87ha to meet the Borough's needs and 26ha to meet unmet need from Coventry) – how can the Plan be modified to remedy any shortfall? Would any modest shortfall in employment land over the Plan period derail jobs growth in the wider functional economic area?
- (e) Is the employment trajectory justified? Given past trends in the Borough, is there confidence that employment land once allocated will come forward efficiently?
- (f) Should the Plan promote or identify employment sites of regional importance?
- (g) Is the Plan sufficiently flexible in its employment policies (notably Policy E1) to respond to changes? Will it constrain provision for sectors with recognised demand (such as distribution/logistics)?
- (h) Are Policy E2 and Table 12 justified? Is additional policy content needed in respect of managing alternative uses on employment sites?

Issue 2 – Prologis Park, Keresley

Participants:

Nuneaton and Bedworth Borough Council

JMW Planning

- (a) What is the updated position on the ecological evidence? Has there been dialogue with Natural England?
- (b) What is the assessment of site suitability and delivery (including timeframes)? What additional scale of employment development would be secured through a modified Plan to reintroduce proposal EMP3?
- (c) How would a modification to the Borough Plan at this location relate to the recently adopted Coventry Local Plan and would a modification raise any cross-boundary issues in terms of the coordinated approach sought by paragraph 179 of the NPPF?

Lunch Adjournment

2pm Reconvene for Afternoon Session

Issues 3 & 5 – EMP1 Faultlands and EMP4 Coventry Road

Participants:

Nuneaton and Bedworth Borough Council

Allen Gilbey

Alan Baxter

Warwickshire Wildlife Trust

Savills for The Arbury Estate

Canal & River Trust

- (a) Site suitability: Green Belt alteration; highways; biodiversity; heritage
- (b) Integration with wider Bermuda Park
- (c) Site delivery – potential timescales (planning application timeframe)
- (d) Soundness of Policy EMP1 criteria

Mid Afternoon Break

Issue 4 EMP2 Phoenix Way/Wilsons Lane

Participants:

Nuneaton and Bedworth Borough Council

David Parr

Pegasus for Gallagher Estates

Keith Ireland

Craig Tracey MP

- (a) Site suitability: Green Belt alteration; highways; flood risk;
- (b) Integration with proposed housing sites
- (c) Site delivery – potential timescales

Issue 6 – EMP5 Caldwell Road

Participants:

Nuneaton and Bedworth Borough Council

- (a) Site justification
- (b) Site delivery

Session Ends.