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Date: 8th May 2025

Dear Sir/Madam,

Borough Plan Committee – 19th May 2025

I refer to the meeting of the Borough Plan Committee due to be held on Monday, 19th May 2025, and attach an updated report for agenda item 6. Please note that this report supersedes the version published in the agenda.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: Members of
Borough Plan
Committee



AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Borough Plan Committee

From: Assistant Director for Planning

Subject: To update Members on the status of the Borough Plan Review and the new Local Plan, since the last report in December 2024.

Portfolio: Planning and Enforcement

Building a Better Borough Aim: All

Building a Better Borough Priority: All

Nuneaton and Bedworth Building Communities 2025 – 2029:
All

1. Purpose of Report

- 1.1 The purpose of this report is to update Members on the progress of the Borough Plan Review and the new Local Plan, since the last Borough Plan Committee meeting in December 2024.

2. Recommendations

- 2.1 The recommendations are as follows:

- That the Committee note the contents of the report; and
- That the Committee note the timescales for the commencement of work to prepare a new Local Plan in accordance with the Local Development Scheme (February 2025).

3. Background

- 3.1 At the December 2024 Borough Plan Committee, Members noted that following the closure of the Borough Plan Review Examination in Public hearing sessions, held between July – October 2024, the Council had received a positively written post-hearing note that indicated the Inspectors consider the Plan sound, subject to final approval of agreed Main Modifications.
- 3.2 The National Planning Policy Framework (NPPF) was updated on 12th December 2024, the week after the last Borough Plan Committee meeting, proposing multiple changes to national planning policy. Paragraphs 234 – 237 of the NPPF set out the relevant transitional arrangements for Nuneaton and Bedworth Borough, which in summary state that given the plan making stage the Council are at, the requirement is that the present Borough Plan Review continues in its current Examination and is adopted (if considered sound by the Planning Inspectors). Then, in accordance with the updated NPPF, the Council will be required to commence an immediate further review. This new Local Plan will have to address the shortfall between the Borough Plan Review housing requirement of 545 dwellings per annum and the governments new standard method requirement for 743 dwellings per annum.
- 3.3 On the same day the updated NPPF was published, the Ministry of Housing, Communities and Local Government issued a letter relating to the NPPF's planning reforms. The letter required Councils to review and update their timetables for getting an up-to-date plan in place. Therefore, in accordance with the timeframes set out in the letter, the Council adopted an updated version of its Local Development Scheme in February 2025 which sets out the timescales to produce a new Local Plan.

4. Local Plan Update

Borough Plan Review

- 4.1 Since the last Borough Plan Committee, a 'Schedule of Main Modifications' has been prepared and agreed with the Inspectors to address the points raised in the Inspectors post-hearing note, and the earlier suggested modifications arising from the Examination in Public hearing sessions. The Council

are due to consult on the Main Modifications shortly, alongside updates to the Sustainability Appraisal and Habitat Regulations Assessment, which take the proposed Main Modifications into consideration. The consultation will run for six weeks.

- 4.2 The proposed Main Modifications include:
- Amendments to the housing supply to reflect the base date of 1st April 2025 and align with live planning applications and the latest information available.
 - Amending or justifying contributions such as for Warwickshire Policing within Policies to ensure they meet the necessary planning obligations tests.
 - Strategic Housing Allocation Site and Policy SHA7 (East of Bulkington) has been added. The site has outline planning permission with reserved matters pending.
 - Reviewing wording of Policy HS2 - Affordable Housing to remove the requirement for First Homes.
 - Reviewing wording of Policy DS7 – Monitoring of Housing Delivery and Policy DS8 – Review.
- 4.3 The Council has also prepared a 'Schedule of Additional Modifications', proposed to the Borough Plan Review, to correct typographical or grammatical errors or for clarity (not for soundness or legal compliance reasons) and Proposed Changes to the Policies Map.
- 4.4 By way of next steps through to adoption, the Policy Team will collate and summarise the responses received to the consultation, and these will be forwarded onto the Inspectors to review, together with any suggested changes to the Main Modification schedule.
- 4.5 The Council will await receipt of the Inspectors Report prior to seeking Cabinet approval to adopt the Borough Plan Review. The timescales for this are unknown. However, it is anticipated that this will be autumn.
- 4.6 Following adoption, the Council will seek to update the adopted Supplementary Planning Document (SPDs) where necessary.

New Local Plan

- 4.6 The Council is committed to commencing a new Local Plan to consider the updated NPPF, particularly in respect of the addressing the housing shortfall using the new standard

method requirement of 743 dwellings per annum for the Borough.

- 4.7 Government guidance states that local plans must follow the plan making procedure; i.e preparation, publication and examination by the Planning Inspectorate on behalf of the Secretary of State. The Local Development Scheme was approved at Cabinet on 19th February 2025 and sets out the anticipated timescales for the stages of the new Local Plan.

Stage	Timescale	Opportunity for Public Involvement
Immediate subsequent Review after March 2025 due to the new National Planning Policy Framework		
Commencement/ evidence base scoping and call for sites	March 2025 to April 2026	No
Issues and Options Consultation	May 2026	Yes
Consultation on Preferred Options	May 2027	Yes
Publication (Regulation 19) consultation	May 2028	Yes
Submission to Secretary of State	October 2028	No
Examination in Public (dependent on Planning Inspectorate's work programme) and likely consultation on Main Modifications.	March 2029	Yes
Receipt of Inspector's Report (dependent on Planning Inspectorate's work programme)	March 2030	No
Adoption (prediction only – dependent on Planning Inspectorate's work programme)	April 2030	No

Table 1: New Local Plan Timetable

- 4.8 A new Local Plan will need to be underpinned by relevant and up-to-date evidence. As shown in the table above, the first stage is for Officers to commence scoping and reviewing of the evidence base. The majority of the Borough Plan Review

evidence was produced before the updated NPPF was published and to inform the site allocations in the Borough Plan Review, and therefore, is in need of bringing up-to-date over the coming months. Members may be aware that the authority has obtained Government funding (£70k) to assist with the preparation of a new Green Belt Review and the Council are in the process of procuring consultants to complete this work. Only once the key evidence is reviewed or updated can the authority hold a public consultation on the Issues and Options, which is scheduled for May 2026.

- 4.9 To assist with this process, Appendix A of this report provides the full list of policies in the Borough Plan Review, and identifies those that need updating, together with supporting justification. In most cases, the policies require updating to reflect the latest legislation or Government policy guidance. There may be new policies which are not listed, that could be included within a new Local Plan, and these will be identified as the plan progresses through to the Issues and Options and onto the Publication stage.
- 4.10 Linked to the policies which need to be updated, Appendix B provides a list of supporting evidence to the Borough Plan. This list is not exhaustive and whilst it is likely, to some degree, all evidence base documents will need to be updated, some documents, due to their nature, will be completed later on in the plan process, prior to Publication.
- 4.11 In accordance with Section 2, it is recommended that Members note the commencement of work to prepare a new Local Plan in accordance with the timescales in the Local Development Scheme (February 2025).

5. Conclusion

- 5.1 The Borough Plan Review is progressing towards adoption, with consultation on the 'Schedule of Main Modifications' due to commence shortly. The Council is required to undertake an immediate review of the Borough Plan Review, upon adoption. It is required that the updated status of the Borough Plan Review and commencement of a new Local Plan is noted.

6. Appendices

- 6.1 Appendix A – Review of existing policies

Appendix B – Evidence Base Documents

7. Background Papers

The core, evidence base and post-submission documents for the Borough Plan Review can be viewed at: [Submission of the Borough Plan Review \(2021-2039\) | Borough Plan | Nuneaton and Bedworth Borough Council](#)

Helen Wilson Consultancy Limited, the Council's Programme Officer's website, contains Examination in Public information and updates. The website can be viewed at: [Nuneaton and Bedworth Borough Local Plan Review | Helen Wilson Consultancy Limited](#)

The Local Development Scheme (2025) can be viewed at: [Nuneaton and Bedworth Borough Council](#)