



Enquiries to: Committee Services
Committee Services Direct Dial: 024 7637 6619

Direct Email: committee@nuneatonandbedworth.gov.uk

Date: 18th September 2025

Our Ref: MM

Dear Sir/Madam,

A meeting of the **BOROUGH PLAN COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton, on **Wednesday, 1st October 2025** at 6.00 p.m.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Borough
Plan Committee

Councillors T. Venson (Chair), A. Bull,
L. Cvetkovic, T. Jenkins, C. Smith,
R. Smith, M. Walsh, C. Watkins and
K. Wilson

AGENDA

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Please exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. APOLOGIES - to receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting of the Borough Plan Committee held on 19th May, 2025 (Page 4**).**

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Declarations of Interests](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their

personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. PUBLIC CONSULTATION - Members of the Public will be given the opportunity to speak on specific agenda items, if notice has been received.

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

6. TO UPDATE MEMBERS ON THE STATUS OF THE BOROUGH PLAN REVIEW AND THE NEW LOCAL PLAN – a report of the Planning Policy Manager, attached (**Page 5**).

7. ANY OTHER ITEMS - which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL

BOROUGH PLAN COMMITTEE

19th May 2025

A meeting of the Borough Plan Committee was held on Monday, 19th May 2025. This meeting was held in the Council Chamber.

Present

Councillor C. Watkins (Chair)

Councillors: L. Cvetkovic, T. Jenkins, C. Smith, R. Smith, M. Walsh, K. Wilson, B. Hughes (substitute for T. Venson) and R. Roze (substitute for A. Bull).

Apologies: Councillors T. Venson and A. Bull.

PART I – PUBLIC BUSINESS

Councillor C. Watkins proposed that he be elected Chair for this meeting. This was seconded by Councillor B. Hughes.

Councillor L. Cvetkovic proposed that Councillor R. Smith be elected Chair for this meeting, which was seconded by Cllr M. Walsh.

A vote was taken and Councillor C. Walkins was elected Chair for this meeting.

BPC1 **Minutes**

RESOLVED that the minutes of the meeting held on 10th December 2024 be approved and signed by the Chair.

BPC2 **Declarations of Interest**

RESOLVED that the declarations of interests are as set out in the Schedule which can be viewed on the Council website ([Councillor Declarations of Interests](#)).

BPC3 **Borough Plan Review Update**

A report of the Assistant Director for Planning to update Members on the status of the Borough Plan Review and the new Local Plan, since the last report to the Borough Plan Committee in December 2024.

RESOLVED that

- a) the contents of the report be noted;
- b) the timescales for the commencement of work to prepare a new Local Plan in accordance with the Local Development Scheme (February 2025) be noted; and
- c) Members be updated at the next Borough Plan Committee on:
 - i) the plan progression and housing provision of neighbouring authorities; and
 - ii) any progress towards the development of strategic plans.

Chair

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Borough Plan Committee

Date of Meeting: 1st October 2025

Subject: To update Members on the status of the Borough Plan Review and the new Local Plan

Portfolio: Planning and Enforcement

Responsible Officer: Assistant Director for Planning

Corporate Plan – Theme: All

Corporate Plan – Aim: All

Ward Relevance: All

Public or Private: Public

Forward Plan: Yes

Subject to Call-in: No. This report is a factual update to Members.

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 May 2025.

2. Recommendations

- 2.1. That the Committee note the contents of this report.

3. Background

- 3.1. At the May 2025 Borough Plan Committee, Members noted that a Schedule of Main Modifications, Schedule of Additional Modifications, Proposed Changes to the Policies Map alongside updated versions of the Sustainability Appraisal and Habitat Regulations Assessment, were to be consulted on in due course. This consultation has now taken place and ran for six weeks between Monday 2nd June 2025 and Monday 14th July 2025.
- 3.2. The National Planning Policy Framework (NPPF), as updated on 12th December 2024, proposes 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 of 756 dwellings per annum.
- 3.3. On the same day the updated NPPF was published, the Ministry of Housing, Communities and Local Government (MHCLG) 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. Body of report and reason for recommendations

Borough Plan Review

- 4.1. Since the last Borough Plan Committee, the Main Modifications consultation has taken place (Monday 2nd June to Monday 14th July 2025). The Planning Policy team collated and summarised the 23 responses received to the consultation, and these were forwarded onto the

Inspectors to review, together with any suggested changes to the Main Modifications schedule.

- 4.2. Representations to the Main Modifications consultation were received from Statutory Consultees, Organisations, Agents, Developers and Individuals. The Inspectors requested three changes to the Schedule of Main Modifications, after reviewing the representations received:
- MM44 – Policy BE4 – replacement of the non-designated heritage assets paragraph with text suggested by Historic England.
 - MM13-17 and MM22 – typographical error corrected.
 - MM108 – typographical error corrected.
- 4.3. The Council are now awaiting receipt of the Inspectors Report for fact checking, prior to seeking Cabinet and Full Council approval to adopt the Borough Plan Review. Timescales are currently unknown, but it is anticipated to be this autumn.
- 4.4. Ahead of the Borough Plan Review's adoption, internal work is taking place to update Planning Policy's Supplementary Planning Documents (SPDs) to align with the new and updated local planning policies, in the Borough Plan Review, as well as updated national policy. Consultation on the updated draft SPDs is taking place with other teams across the Council and a public consultation will be held in due course.
- 4.5. Further, a Heritage SPD, which incorporates a new Local List, is being finalised before going out to public consultation at the same time as the updated SPDs.

New Local Plan

- 4.6. A Call for Sites (Summer 2025) consultation was launched on Monday 18th August and will run until Monday 29th September 2025. Given the changes to national policy, the Planning Policy team is taking a proactive approach to moving forward with the new Local Plan, which will guide development over the coming years.
- 4.7. Landowners and developers are being asked to come forward with sites that may be suitable for future development within the Borough, with a site area of 0.25ha

or above, that could be used for future development uses including:

- Housing (such as market, affordable, older persons and gypsy and traveller accommodation)
- Employment (such as offices, warehouses and industrial)
- Retail (such as convenience stores and supermarkets)
- Social Infrastructure (such as community centres, green space and schools)

4.8. All the sites submitted will be subject to a detailed assessment to establish their suitability, availability and achievability in meeting any future needs for the Borough.

4.9. The Planning Policy team are also being proactive in commissioning new evidence base documents to support the new Local Plan. A Green and Grey Belt Review – Stage 1 is currently being drafted by Aspinall Verdi, and the Sustainability Appraisal is currently out to tender. However, given the future proposed changes to the local plan-making system the Planning Policy team do not want to commission or produce abortive work, leading to unnecessary expenditure, and therefore, are being selective in the evidence base documents that are being progressed.

4.10. Nevertheless, to note, in the Chief Planner's Newsletter (August 2025), the "MHCLG has reminded local planning authorities that it wants full coverage of up-to-date local plans as soon as possible, and that local government re-organisation or emerging strategic planning reforms should not delay plan-making".

4.11. The MHCLG has also provided some guidance on how to 'Get Ready for the New Plan-Making System', within the Chief Planner's Newsletter (August 2025), which has helped in defining the scope of the next Local Plan and progressing with some initial work on the vision, strategic priorities and evidence base (Appendix A).

Plan progression and housing provision of neighbouring authorities

4.12. At the last Borough Plan Committee in May 2025, Members requested an update on how neighbouring authorities are

progressing with their Local Plan preparation and housing provision. The table below outlines their positions:

Neighbouring authorities	Local Plan preparation - stage	Sub-Regional HEDNA Housing Need (dwellings per annum)	Local Housing Need (dwellings per annum)
Coventry City Council	CCC anticipate submitting the Local Plan Review to the Planning Inspectorate in September 2025.	1455	1393
Warwick District Council / Stratford-on-Avon District Council (South Warwickshire Local Plan)	All Regulation 18 (Preferred Options) representations now published on South Warwickshire Local Plan website. Working on Regulation 19 plan.	Warwick – 811 Stratford - 868	Warwick – 1085 Stratford - 1112
Rugby Borough Council	The Regulation 18 (Preferred Options) consultation took place between 24 th March and 19 th May 2025.	735	636
North Warwickshire Borough Council	Further work ongoing on Local Plan – aim to go out to Regulation 18 (Preferred Options) in September/October 2025.	119	362

4.13. For context, Nuneaton and Bedworth Borough Council's Sub-Regional HEDNA Housing Need is 409 dwellings per annum and the Council's Local Housing Need is 756 dwellings per annum.

5. Consultation with the public, members, officers and associated stakeholders

5.1. Consultation has taken place with:

- Portfolio Holder – Planning and Enforcement.
- Key stakeholders and public consultations for Issues and Options, Preferred Options, the Publication version of the Borough Plan Review and Main Modifications to the Borough Plan Review (held in 2021, 2022, 2023 and 2025).

6. Financial Implications

- 6.1. The costs associated with progressing the Borough Plan Review through to adoption and updating evidence base documents to inform a new Local Plan will be met through future years budgets, planned through annual budget setting.

7. Legal Implications

- 7.1. The Borough Plan Review was submitted to the Secretary of State, under Regulation 22 of the Planning & Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), on 12th February 2024.

- 7.2. The Borough Plan Review is currently under Examination by two Planning Inspectors in accordance with the Town and Country Planning (Local Planning) Regulations 2012 (as amended).

8. Equalities implications

- 8.1. No specific equality implications have been identified following the completion of an equality impact assessment.

9. Health implications

- 9.1. Health implications are addressed through the Borough Plan Review policies.

10. Climate and environmental implications

- 10.1. The submission version of the Borough Plan Review, and associated documents, are aligned with the latest Government guidance, available at the time of submission, on preserving and enhancing the natural environment.

Sustainability Appraisals and Habitats Regulations Assessments have been carried out throughout the process.

11. Section 17 Crime and Disorder Implications

11.1. No direct Section 17 crime and disorder implications have been identified.

12. Risk management implications

12.1. The following risk management implications have been identified:

- i. Whether the Planning Inspectors consider the Borough Plan Review sound and legally compliant in accordance with national policy.
- ii. In regard to the new Local Plan, further changes are proposed to national policy and potential staff shortages, in the Planning Policy team, could arise.

12.2. It is proposed to mitigate the above by implementing the following mitigations:

- i. Working closely with the Planning Inspectors and obtaining legal advice if necessary.
- ii. Keeping abreast of national policy changes and ensuring a beneficial/supportive working environment is provided for all staff.

13. Human resources implications

13.1. No direct human resource implications have been identified. The Local Development Scheme (2025) accounts for existing known staffing and resource levels.

14. Options considered and reason for their rejection

14.1. In formulating this report and recommendations, the following other options were identified. Reasons for their rejection or why the option and recommendation proposed in section 2 of the report has been selected are outlined below.

Option	Option Title	Reason for rejection or why the option and
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Ref		recommendation proposed in section 2 of the report has been selected
A	Note the content of this report.	This is a factual update for Members (Borough Plan Committee).
B	Do not accept the content of this report.	This is a factual update for Members (Borough Plan Committee).

15. Conclusion

15.1. At the time of writing, having completed the Main Modifications consultation on the Borough Plan Review, the Council is awaiting receipt of the Inspectors Report for fact checking, prior to seeking Cabinet and Full Council approval to adopt the Borough Plan Review. Timescales are currently unknown, but it is anticipated to be this autumn. Upon adoption of the Borough Plan Review, the Council is then required to undertake an immediate review of the Borough Plan Review.

16. Appendices

16.1. Please note the following appendices:

- i. Appendix A – The Chief Planner’s Newsletter (August 2025) regarding how to ‘Get Ready for the New Plan-Making System’.

17. Background papers

17.1. Please note the following links:

- i. The Main Modifications and Call for Sites (Summer 2025) consultations can be viewed at: [Consultations on planning policy | Planning policy consultations | Nuneaton and Bedworth Borough Council](#)
- ii. 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](#)

- iii. 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](#)
- iv. The Local Development Scheme (2025) can be viewed at: [Nuneaton and Bedworth Borough Council](#)
- v. The agenda, report and appendices; addendum and minutes from the Borough Plan Committee meeting on 19th May 2025, can be viewed at: [19 May 2025: Borough Plan Committee | Nuneaton and Bedworth Borough Council](#)

18. Report Writer Details

Officer Job Title: Planning Policy Manager

Officer Name: Sarah Matile

Officer Email Address: sarah.matile@nuneatonandbedworth.gov.uk



Ministry of Housing,
Communities &
Local Government

PLANNING NEWSLETTER

Policy and Guidance Update

Get Ready for the New Plan-Making System

MHCLG has reminded local planning authorities that it wants full coverage of up-to-date local plans as soon as possible, and that local government re-organisation or emerging strategic planning reforms should not delay plan-making. Currently some local authorities are progressing a plan to adoption under the existing plan-making legal framework, in line with the December 2026 submission deadline. Meanwhile, authorities with recently adopted plans are undertaking early work in advance of progressing a plan under the new plan-making legal framework provided by the Levelling Up and Regeneration Act 2023, which MHCLG expects to commence later this year.

The new plan-making system will be underpinned by new primary and secondary legislation. Plans prepared under the new system will need to comply with the new legal requirements from start to finish. LPAs will not, for example, be able to carry out an early statutory consultation under the existing system and a pre-submission statutory consultation under the new system.

For those authorities undertaking early work in advance of progressing a plan under the new system, a range of non-statutory activities can be progressed now, including:

- 1) **Getting ready and early scoping** through consideration of locally specific matters the plan could address. This could include work on baseline data to establish existing information about the local authority area and its needs.
- 2) **Developing the evidence base for the plan**, which will depend on local circumstances and could include initial scoping work on the need for development and the opportunities and constraints on land availability in the area, and reviews of existing evidence to identify gaps. When commencing evidence work to underpin the new plan, the focus should be on non-abortive areas of the evidence base until further guidance is provided.



Ministry of Housing,
Communities &
Local Government

PLANNING NEWSLETTER

- 3) **Considering the approach and preparing for engagement** including preparatory work for setting up digital engagement and identifying preferred methods of informal and formal engagement with residents and stakeholders.
- 4) **Developing effective project management, resourcing and governance arrangements** including early consideration of logistical arrangements to plan making to progress quickly and smoothly once it commences.
- 5) **Establishing risk monitoring, management and mitigation processes** for example, reviewing existing approval and delegation arrangements in light of the 30 months timetable for plan preparation and adoption, the new requirements for Gateway Assessments and the changes to primary legislation that will mean that Full Council approval will no longer be needed for plan preparation timetable information.

MHCLG Responds to Concerns about Statutory Consultee System

Statutory consultees play an important part in the planning application process by providing expert advice on significant environmental, transport, safety, and heritage issues. However, LPAs and developers report that the statutory consultee system is not working effectively. In March, the Housing Minister made a [Written Ministerial Statement](#) announcing government's plans to reform the statutory consultee system in the planning system and outlining the steps LPAs can take where they do not receive timely advice from statutory consultees. As part of these reforms, MHCLG will shortly take the following actions:

- Consulting on the impacts of removing statutory consultee status from Sport England, the Theatres Trust and the Gardens Trust, and on reforms to the scope of other statutory consultees.
- Establishing a new performance framework for statutory consultees.
- Ensuring the system is appropriately funded.

Additionally, the Planning and Infrastructure Bill will introduce a national planning fee surcharge to provide a sustainable funding mechanism for the planning function of statutory consultees.