

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

Direct Email: [committee@nuneatonandbedworth.gov.uk](mailto:committee@nuneatonandbedworth.gov.uk)

Date: 16<sup>th</sup> June 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **BOROUGH PLAN COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton, on **Tuesday, 30 June 2026** at 6.00 p.m.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Borough  
Plan Committee

Councillors: S. Coates-Jarman (Chair),  
M. Bannister, L. Cvetkovic, G. Finch,  
J. Groves, K. Kondakor, B. Saru,  
T. Venson and K. Wilson

---

The Council is committed to providing a safe and respectful environment for our employees, customers and elected members. As such, please be advised that any form of abuse, aggression, or disrespectful behaviour towards our team will not be tolerated under any circumstances.

## 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 15<sup>th</sup> January, 2026 (**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 KEY LOCAL PLAN MATTERS – a report of the Planning Policy Manager, attached (**Page 5**).
7. LOCAL PLAN WORKING GROUP– A verbal update from the Planning Policy Manager.
8. 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****15<sup>th</sup> January 2026**

A meeting of the Borough Plan Committee was held on Thursday, 15<sup>th</sup> January 2026. This meeting was held in the Council Chamber.

**Present**

Councillor T. Venson (Chair)

Councillors: A. Bull, L. Cvetkovic, T. Jenkins, C. Smith, R. Smith, M. Walsh and C. Watkins.

Apologies: Councillor K. Wilson.

**PART I – PUBLIC BUSINESS**BPC7 **Minutes**

**RESOLVED** that the minutes of the meeting held on 1<sup>st</sup> October 2025 be approved and signed by the Chair.

BPC8 **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](#)).

BPC9 **Borough Plan Review Update**

A report of the Planning Policy Manager provided Members with an update on local plan related matters since the last Borough Plan Committee in October 2025. The report outlined the key implications for the authority following the adoption of the Borough Plan Review and summarised the proposed changes to the plan making system which are anticipated to come into effect during 2026.

**RESOLVED** that

- a) the contents of the report be noted.
- b) the contents of the cross-party letter sent to Ministry of Housing, Communities and Local Government (MHCLG) seeking clarity on the transitional arrangements relating to Unitary Authorities and the formulation and review of Local Plans following the last Borough Plan Committee meeting be noted.
- c) it be noted that the Borough Plan Review (2021-2039) was adopted on 10 December 2025 and now supersedes the Borough Plan (2011-2031).
- d) it be noted that the Council can demonstrate a five-year supply of housing; and
- e) the proposed changes to the local plan making system be noted.

---

Chair

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Borough Plan Committee
Date of Meeting:	30 June 2026
Subject:	To update Members on key Local Plan matters following the introduction of the Town and Country Planning (Local Planning) (England) Regulations 2026 which came into force on 25 March 2026.
Portfolio:	Planning, Enforcement and Public Services
Responsible Officer:	Assistant Director for Planning
Corporate Plan – Theme:	Place and Prosperity, Housing, Health and Communities and Green Spaces and Environment
Corporate Plan – Aim:	All
Ward Relevance:	All
Public or Private:	Public
Amendment to Budget:	No Council Tax Related: No
Recommendation to Council/Cabinet/Committee:	No
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 Local Plan related matters following the introduction of the [Town and](#)

[Country Planning \(Local Planning\) \(England\) Regulations 2026](#) (the Regulations), which came into force on 25 March 2026.

1.2. This report summaries the key stages in the new plan making system and outlines the initial preparatory steps which have been undertaken to date on the Nuneaton and Bedworth Borough Local Plan (NBBLP), in accordance with the 2026 Regulations. It also updates on other relevant Planning Policy matters.

## 2. Recommendations

2.1. That the Committee note the key stages and timescales involved with the new Local Plan- making system.

2.2. That the Committee notes contents of the Local Plan Commencement Report which went to Cabinet on 17 June.

2.3. That the Committee notes the publication of the following documents which, at the time of writing this report, were recommended to be approved by Cabinet on 17<sup>th</sup> June 2026:

i) The 'Notice to Intention to Commence' the NBBLP

ii) The NBBLP Timetable, which will be updated on a monthly basis

iii) The Scoping Consultation running from 29<sup>th</sup> June to 10<sup>th</sup> August 2026.

2.4. That the Committee notes the Council's interim five – year housing supply position.

2.5. That the Committee notes the findings of the Community Infrastructure Levy (CIL) Viability Exercise Scoping Report.

## 3. Background

3.1. The current Development Plan for the Borough comprises of the [Borough Plan Review 2011- 2039](#) (adopted in 2025), the [Gypsy and Traveller Site Allocations Development Plan Document](#) (adopted in 2024), the [Warwickshire Minerals Local Plan](#) (adopted in 2022) and

the [Warwickshire Waste Plan](#) (adopted in 2013).

Collectively, these documents set out the parameters for how the Borough will grow and change over time and are the starting point for determining whether planning applications can be granted.

- 3.2. Although the Borough Plan Review (BPR) was adopted in December 2025, it was examined and adopted under the transitional arrangements set out in the National Planning Policy Framework (NPPF) (December 2024). Now, in accordance with the newly introduced Regulations, Councils with adopted plans that do not meet the relevant housing need threshold for their authority area, due to the difference between the current (adopted) housing figure and the future number of homes the Council must plan area, are required to be preparing a new style Local Plan, within a newly prescribed 30- month timeframe.
- 3.3. NBBC is one of 39 authorities effected by this change in England (the BPR not meeting this threshold). The government's new standard methodology for calculating local housing need, updated in May 2026, has set the Council's need at 760 homes per year. This represents a 39% increase on the 545 homes per year required under the adopted BPR.
- 3.4. Accordingly, the Council is required to commence a new Local Plan (the NBBLP) in line with national requirements and set prescribed timescales.

#### 4. Body of report and reason for recommendations

##### The new plan- making system

- 4.1. The new plan- making system comprises of a 30 – month plan- making process, supported by an initial preparatory ("getting ready") stage and followed by ongoing monitoring and review post adoption.
- 4.2. A number of statutory stages must be completed as part of this process, these are summarised in Appendix A.



Figure 1: Main stages and timings of the 30 month plan making process (Source: Ministry of Housing, Communities and Local Government (MHCLG))

#### Current Plan Making Stage

- 4.3. The Regulations establish key dates whereby the Council is required to have reached certain stages, the first of which is to formally publish the Notice of Intention to Commence by 30 June 2026.
- 4.4. Alongside this, the Council is required to publish a Local Plan Timetable which will be reviewed and updated, where necessary, on a monthly basis or when key plan-making stages are reached. Approval was sought at Cabinet on 17<sup>th</sup> June 2026 to publish these documents, ensuring the Council is able to comply with the first backstop date.
- 4.5. Council is currently in the initial 'getting ready' stage of plan-making, before commencing the formal 30 month plan process. This stage does not towards the 30 month period, however it must be for a period of at least 4 months. Figure 2 overleaf outlines the key activities which should be undertaken at this stage.

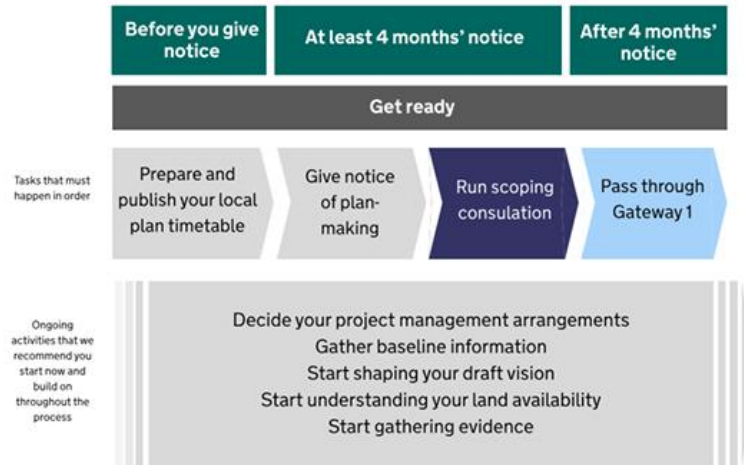


Figure 2: Getting Ready Stage (MHCLG)

- 4.6. The Scoping Consultation is currently underway and running until 10<sup>th</sup> August 2026. This consultation seeks views from residents, landowners, stakeholders and interested parties on what should be included in the Local Plan and how the authority should engage on Local Plan matters going forward. A Call for Sites Consultation is running at the same time.
- 4.7. The Council is also progressing the scoping and commissioning relevant evidence based documents and gathering relevant baseline data in accordance with [Planning Practice Guidance](#).
- 4.8. The next backstop date that the Council is required to meet is Gateway 1, which requires the submission of a self- assessment summary by 30 October 2026.
- 4.9. Furthermore, the Government recognises the additional burden it is placing on authorities to meet these tight timescales. Therefore, to support delivery, the Council has received Local Plan Implementation Grant Funding of £108,474.57 to assist with plan preparation and meet the initial statutory backstop dates. The funding will enable the Council to bring in additional resource to help prepare the new local plan. The funding will also be used to procure new digital plan making software and if required commission additional evidence base studies which have not been identified at this stage.

## Spatial Development Strategies (SDS)

- 4.10. Members may recall previous discussions regarding the introduction of Strategic Development Strategies (SDS) through the Planning and Infrastructure Bill.
- 4.11. An updated NPPF is due to be published Summer 2026. It is anticipated it will codify the relationship between SDSs and Local Plans, and that new planning practice guidance will be published to provide clarity on the process.

#### Local Government Reorganisation

- 4.12. Whilst uncertainty remains regarding Local Government Reorganisation and national planning reforms, the Government has made it clear that Local Plan preparation must continue and this is not a reason to delay. It is anticipated that Local Plans will form the Development Plan of the new authorities until they adopt a new Local Plan for the new administrative area as a whole.

#### Other Policy Related Matters

##### Housing Land Supply

- 4.13. To maintain a five year housing land supply, the Council must be able to evidence that there are enough deliverable sites in the Borough to meet the established local housing need over the next five year period. If an authority cannot demonstrate a five year housing land supply then it can lose control over where development goes.
- 4.14. The housing land supply position for the Council was assessed as part of the examination for the BPR. The BPR was examined against the September 2023 version of the NPPF. The updated NPPF (December 2024) introduced a new standard methodology for calculating housing need which increased the borough's housing requirement to 760 houses per year.
- 4.15. Given the transitional arrangements which apply to authorities such as NBBC who were examined under the 2023 version of the NPPF, from 1 July 2026, the Council is required to apply a 20% buffer to its five year housing land supply calculation.
- 4.16. Therefore, as set out in the published [Housing Land Supply Position Paper](#), the Council can demonstrate a 9.2

year figure, as an interim position, until the updated trajectory (as at 1<sup>st</sup> April 2026) is published. It is anticipated that this will be published in autumn 2026.

### Community Infrastructure Levy

- 4.17. In 2021, the Council resolved not to pursue a Community Infrastructure Levy (CIL) and instead use Section 106 planning obligations to secure developer contributions, however this would be kept under review. Therefore, following the adoption of the BPR, the Council commissioned Dixon Searle Partnership to undertake a CIL Viability Scoping Exercise.
- 4.18. The purpose of this report, was to assess, at a high level, whether the 2021 approach remains appropriate or whether introducing CIL should be reconsidered.
- 4.19. The report concludes that the Council is likely to continue securing more income, and be able to do so and apply it in a more adaptable way, responsive to development needs by continuing with the current approach of securing developer contributions via Section 106. Accordingly, the Council is not looking to progress with implementing CIL at this stage.
5. Consultation with the public, members, officers and associated stakeholders
- 5.1. Consultation has taken place with:
- Portfolio Holder – Planning and Enforcement
  - All Members - a Briefing Note on the New Plan- Making System has been circulated
  - Relevant NBBC and WCC departments - Internal Briefing Sessions on the New Plan- Making System have taken place
6. Financial Implications
- 6.1. There are costs associated with the delivery of a local plan, including, the need for evidence base studies, legal support, digital plan development, consultation, engagement and the holding of an Independent Examination. For context, the cost from preparation to adoption of the BPR was circa £700,000. This excludes the costs associated with the Gypsy and Traveller

Development Plan Document, which will be incorporated into the NBBLP plan going forward.

- 6.2. The Local Plan budget for 2026/27 was approved by Full Council in February 2026. The grant funding received in March 2026 of £108,474.57 was reported to and noted by Full Council in April 2026.

## 7. Legal Implications

- 7.1. The Council has a statutory duty to prepare a new Local Plan in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2026. Breaches of this statutory requirement could result in government intervention and the Council having to pay the full costs.

## 8. Equalities implications

- 8.1. A review has been undertaken and it has been identified that no assessment is required following consultation and liaison with the appropriate officer.

## 9. Health implications

- 9.1. No specific health implications have been identified. This report addresses the procedural requirements to commence a new Local Plan. Whilst the recommendations set out in this report do not in themselves have any direct health implications, health will be addressed through the policies in the NBBLP.

## 10. Climate and environmental implications

- 10.1. No direct climate or environmental implications have been identified. This report addresses the procedural requirements to commence a new Local Plan. Whilst the recommendations set out in this report do not in themselves have any direct climate or environmental implications, climate and environmental factors will be addressed through the policies in the NBBLP.

## 11. Section 17 Crime and Disorder Implications

- 11.1. No direct Section 17 crime and disorder implications have been identified. Whilst the recommendations set out in this report do not in themselves have any direct Section

17 Crime and Disorder Implications, these will be addressed through the policies in the NBBLP.

12. Risk management implications

- 12.1. The following risk management implications have been identified:
- i. Failure to commence preparation of the NBBLP and to meet the Government's prescribed backstop dates could result in intervention and the grant funding is tied to the backstop dates.
  - ii. New or emerging policy requirements arising from the revised NPPF, anticipated to be published in autumn, may need to be addressed through the NBBLP.
  - iii. Failure to recruit to the vacant post or further staffing changes, which could adversely impact resourcing and the ability to meet key milestones and deadlines.
  - iv. Evidence prepared to inform the new SDS may emerge at a late stage in the plan-making process, potentially requiring additional work or changes to the NBBLP.
- 12.2. It is proposed to mitigate the above by implementing the following mitigations:
- i. Publishing the Notice of Intention to Commence prior to the statutory deadline of 30<sup>th</sup> June 2026 to demonstrate compliance with the new plan-making system requirements.
  - ii. Maintaining an appropriate balance in the timing of commissioning evidence, ensuring it is undertaken early enough to inform plan preparation, whilst avoiding the risk of evidence becoming incomplete or out of date.
  - iii. Ensuring appropriate staffing and budget resources are in place to deliver the Local Plan, with the work programme kept under regular review to respond to any changes in capacity or circumstances.
  - iv. Active engagement in the SDS process, enabling early identification of any emerging issues that may have implications for the NBBLP.

13. Human resources implications

13.1. No direct human resource implications have been identified. However, the Local Plan timetable has been set out in the context of existing resources within the Planning Policy Team once the team is fully staffed.

14. Biodiversity Implications

14.1. No direct biodiversity implications have been identified. Whilst the recommendations set out in this report do not in themselves have any biodiversity implications, biodiversity will be addressed through the policies in the NBBLP.

15. Local Government Reorganisation (LGR) Implications

15.1. The following LGR implications have been identified:

- i. The Local Plan timetable will run in parallel with statutory processes and milestones associated with LGR, which may place additional demands on capacity and decision making arrangements.
- ii. The NBBLP will be prepared for the existing administrative boundary of Nuneaton and Bedworth Borough and will not extend to neighbouring authorities that may be included within any future LGR arrangements, potentially creating uncertainty about longer term spatial planning arrangements beyond the current boundaries.

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

- i. Ongoing and proactive engagement with MHCLG as both the Local Plan and LGR progress.
- ii. Ensuring that the NBBLP is prepared in accordance with the statutory development plan requirements and guidance for the current authority area, whilst seeking to remain sufficiently flexible to enable alignment with any future governance or strategic planning arrangements arising from LGR.

16. Options considered and reason for their rejection

16.1. In formulating this report and recommendations, the following option identified. The reasons for its rejection is outlined below.

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

## 17. Conclusion

17.1. The introduction of the Town and Country Planning (Local Planning) (England) Regulations 2026 represents a significant shift in the Local Plan – making system, requiring the Council to progress a new Local Plan (the NBBLP) within prescribed timescales.

17.2. The Council has started work in line with the requirements, including the publication of the Notice of Intention to Commence Plan Making, the Local Plan Timetable, launching the scoping consultation and evidence gathering activities.

17.3. Whilst the Council is in a strong position in respect of housing land supply, ongoing plan preparation is critical in meeting increasing local housing need. Members are therefore asked to note the progress to date and key next steps.

## 18. Appendices

18.1. Please note the following appendices:

- i. Appendix A – Local Plan Process Summary

## 19. Background papers

19.1. Please note the following background papers:

- i) Plan-making regulations explainer can be viewed at: [Plan making regulations explainer](#)

- ii) Draft National Planning Policy Framework (NPPF) December 2025 can be viewed at: [Draft NPPF](#)
- iii) Create or update a local plan using the new system - GOV.UK can be viewed at: [CULP](#)
- iv) Town and Country (Local Planning) (England) Regulations 2026 can be viewed at: [Regulations 2026](#)
- vi) 30-month local plan process: an overview can be viewed at: [30 month plan- making process](#)
- vii) Rollout of the new local plan-making system can be viewed at: [Rollout of the new local plan-making system - GOV.UK](#)
- viii) Borough Plan Committee – 15 January 2026 can be viewed at: [15 January 2026: Borough Plan Committee | Nuneaton and Bedworth Borough Council](#)



20. Report Writer Details:

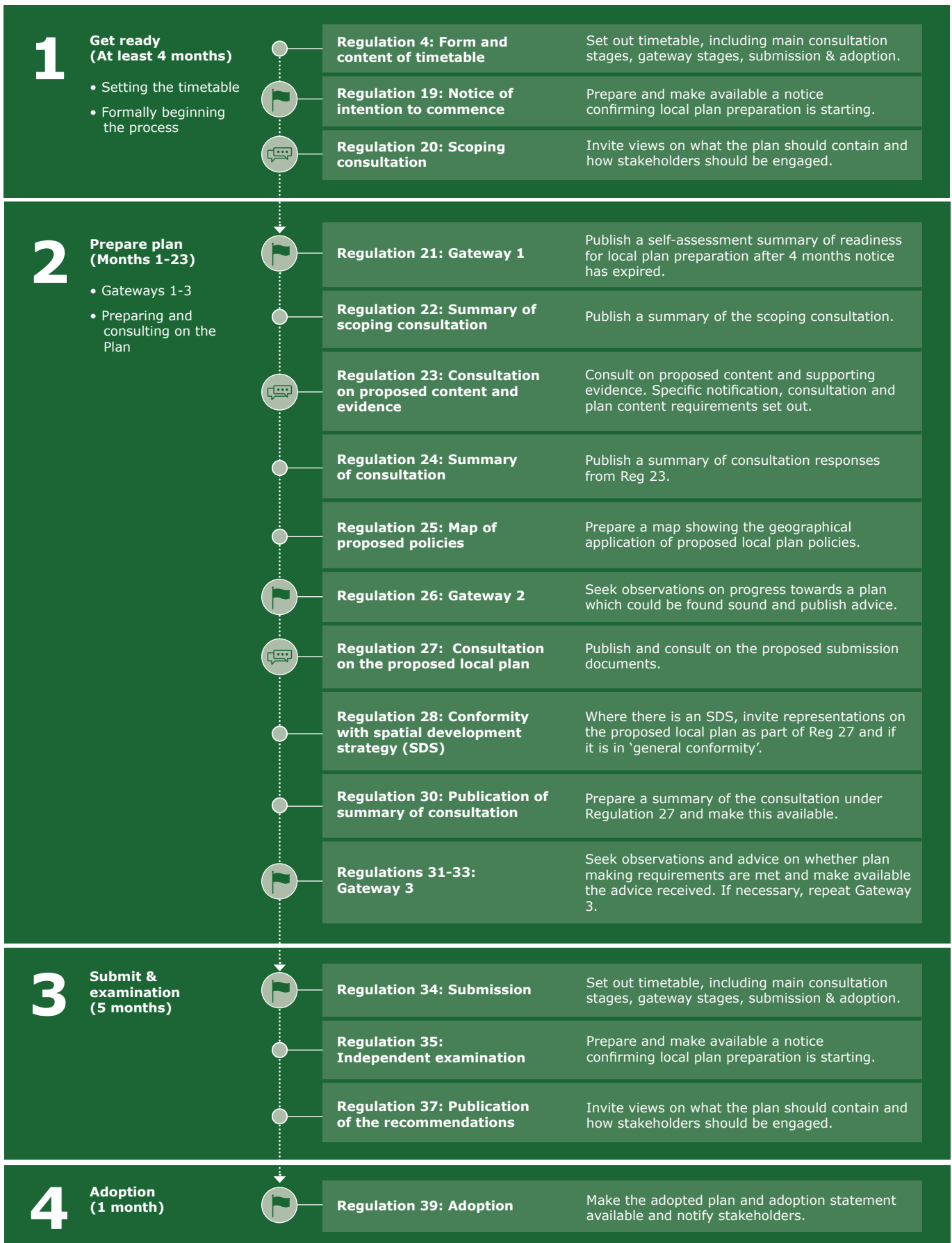
Officer Job Title: Planning Policy Manager

Officer Name: Sarah Matile

# 30-month local plan process summary



A summary of some of the key regulations for the new local plan process. Full list of regulations here: [The Town and Country Planning\(Local Planning\) \(England\) Regulations 2026](#)

-  Key milestone
-  Consultation



# Supplementary plan process summary

A summary of some of the key regulations for authorities preparing a supplementary plan alongside their new local plan. Full list of regulations here: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#)

-  Key milestone
-  Consultation

