



Enquiries to:
Democratic Services

Telephone Committee Services: 024 7637 6220

Direct Email:
committee@nuneatonandbedworth.gov.uk
planning@nuneatonandbedworth.gov.uk

Date: 13th July 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton on **Tuesday 21st July 2026 at 6.00p.m.**

Public Consultation on planning applications will commence at 6.00pm (see Agenda Item No. 6 for clarification).

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Planning
Applications Committee

Councillors: K. Wilson (Chair),
L. Cvetkovic (Vice-Chair), J. Bartlett,
D. Boughan, S. Carvell, B. Hancox,
P. Hickling, K. Kondakor, S. Markham,
C. Morris and T. Venson.

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

PART I - PUBLIC BUSINESS

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.

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 held on 26th May 2026, attached **(Page 5)**.

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 Schedule of Declarations of Interests for Meetings](#)). 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. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered.

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 8**).

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.

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control.
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**PLANNING APPLICATIONS COMMITTEE****26th May 2026**

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 26th May 2026.

Present

Councillor K. Wilson (Chair)

Councillors: L. Cvetkovic (Vice-Chair), S. Carvell, B. Hancox, P. Hickling, S. Markham, C. Morris, T. Venson, M. Wright (substitute for K. Kondakor) and P. Smith (substitute for J. Bartlett).

Apologies: Councillors K. Kondakor, J. Bartlett and D. Boughan.

The Chair gave his thanks to Councillor B. Hancox for Chairing the Planning Applications Committee over the past year, and all the Members and Officers who have supported the Committee. The Chair is sure that the meetings will continue in a positive manner, and welcomed all Members to the Committee for this municipal year, especially new Members.

PLA1 **Minutes**

RESOLVED that the minutes of the meeting held on the 21st April 2026 be approved, and signed by the Chair.

PLA2 **Declarations of Interest**

RESOLVED that the declarations of interests are as set out in the Schedule that can be found on the Council's website - [\(Councillor Schedule of Declarations of Interests for Meetings\)](#).

PLA3 **Declarations of Contact**

The Chair declared that he had received an email containing photographs from a resident, Mr Sahib, in relation to planning application 041289. This had been emailed to all Members of the Committee.

Councillor Hickling declared that he had received an email from Councillor Hobley in relation to planning application 041289, but confirmed he had not discussed the application or given any indication on how he would vote.

Councillor Wilson declared that Mr Sahib is known to him, but confirmed they have not spoken in many months, and they have never spoken about planning application 041289.

Councillor Wilson declared that, prior to the meeting, he had asked Councillor Bird to provide him with reasons for the call in relating to application 041101. This was so the Committee could have a more detailed understanding of the call in. Councillor Wilson confirmed that they had not discussed the application other than the call in reason, and that he had not given any indication on how he would vote.

IN PUBLIC SESSION

PLA4 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

**SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA4 OF THE PLANNING
APPLICATIONS COMMITTEE ON 26TH MAY 2026**

041289 – Site 25C011 – Land rear of Lilleburne Drive, Nuneaton

Applicant – Blythe Homes Limited

Public Speaker:	Mohamed Sahib	(Objector)
	Katie Hobley	(Objector)
	Simon Hawley	(On behalf of applicant)

DECISION that

- a) reserved matters be granted (Layout, Scale, Appearance and Landscaping), subject to the conditions as printed in the agenda; and
- b) an informative note be added to the decision notice regarding condition 16 of the outline permission. At the time of formally applying to approve this -consideration should be given to ensuring the Public Right of Way/ footpaths are secured as far as practicable for use by pedestrians only/ use by motorbikes etc is restricted as far as practicable. This could be through bollards etc, subject to this being acceptable on other planning considerations, and any advice from the Public Right of Way team.

During this agenda item, a note from a non-committee member was circulated to a committee member seeking to raise a question. The Chair paused proceedings to advise that issuing notes during committee meetings is not acceptable practice, and he agreed with a request from a committee member to review the note and seek legal advice. The Chair felt that the note was not related to the decision making process, and Legal advice confirmed the meeting could proceed and the question on the note wouldn't impact the vote or determination. The Chair reiterated that issuing a note to a committee member was not in line with protocol and should not happen again.

After reviewing the note, the Chair and Legal confirmed to the Chamber it contained a question but would not impact proceedings. The meeting then continued.

041102 – 2 St Nicholas Park Drive, Nuneaton, Warwickshire. CV11 6DH

Applicant – Mr Ryan Cartern

Public Speaker:	Councillor M. Bird	(Ward Councillor)
	Mr Ryan Cartern	(Applicant)

DECISION that

- a) Planning Permission not be refused,
- b) Planning Permission be approved as it was felt the application was not incongruous and out of keeping with the character and appearance of the area,
- c) permitted development rights be removed; and
- d) it be delegated to the Planning Applications Committee Chair and Planning Officer to agree conditions for the application.

Applications for Planning Permission
Agenda Item Index

Planning Applications

Item No.	Reference	Ward	Address	Page No.
1.	041303	WH	Site 64C001 – Golf Drive, Nuneaton	9
2.	041247	SL	164 Woodlands Road, Bedworth	26

For Noting

Item No.	Reference	Ward	Address	Page No.
3.	041347	SM	Site 51A025 – Vicarage Street Nuneaton (Church Street Shops & Justice Walk Car Park)	45

Wards:					
AR	Arbury	EA	Eastboro	SL	Slough
AT	Attleborough	EX	Exhall	SM	St Marys
BE	Bede	GC	Galley Common	SN	St Nicolas
BU	Bulkington	HE	Heath	SE	Stockingford East
CH	Camp Hill	MI	Milby	SW	Stockingford West
CC	Chilvers Coton	PO	Poplar	WE	Weddington
				WH	Whitestone

REFERENCE No. 041303**Site Address:** Site 64c001 - Golf Drive Nuneaton Warwickshire

Description of Development: Application for variation of condition 33 (amendment to trigger point of junction signalisation scheme from occupation of 150th dwelling to occupation of 225th dwelling and to be in accordance with the Golf Drive General Arrangement Option 10 plan (following grant of planning permission 037112 as amended by 040022)

Applicant: Michaela Corbett

Ward: WH

RECOMMENDATION:

The period of consultation expires on Wednesday 22nd July. Subject to no new issues being raised at the end of this period, the Assistant Director – Planning be given delegated authority to grant planning permission subject to the conditions printed.

INTRODUCTION:

This application seeks to vary condition 33 following grant of planning permission 037112 as amended by 040022 at Site 64c001 - Golf Drive Golf Drive Nuneaton Warwickshire. Condition 33 relates to the trigger point for a junction signalisation scheme as proposed at the Lutterworth Road and Golf Drive junction. The condition at present would require the junction improvements to be carried out prior to the occupation of the 150th dwelling; this application seeks to amend this trigger point to prior to the occupation of the 225th dwelling. In addition, the condition is to be updated to correctly reference the most up-to-date junction improvement plan.

BACKGROUND:

This application is being reported to Committee as it has received more than 15 valid objections.

RELEVANT PLANNING HISTORY:

- 041550 - Full application for a community hall (use class F2) relating to obligations within the S106 agreement attached to ref. 037112 (as amended by ref. 040022). Pending consideration
- 041082 - Non-material amendment relating to relocation of affordable/ open market dwellings (following approval of 040022). House types and housing mix themselves to remain as per 040022. Approved 08/08/2025
- 040979 - Non material application relating to proposed tenure swaps to some plots, additional parking spaces to plots, amended turning head to plot 208, repositioning of garages to 3 no. plots plus amendments to on plot landscaping (following approval of application 037112 amended by 040022). Refused 21/05/2025
- 040022 - Application for the variation of conditions 5 and 32 of planning permission 037112 to show alterations to the positioning of 25 plots, alignment of the carriageway and additional landscaping. Conditional approved granted 09/05/2024

- 037112 - Hybrid planning application for (i) full planning application for 621 no. dwellings (Use Class C3), vehicular access from Golf Drive and Wentworth Drive, pedestrian and cycle access from Juliet Close, landscaping, open space, drainage and all other ancillary and enabling works and (ii) outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1). Conditional approved granted 01/03/2022

RELEVANT PLANNING POLICIES:

As required by Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development shall be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the area relevant to this application is the Nuneaton and Bedworth Borough Plan Review (2021-2039), adopted in December 2025

- Policies in the Borough Plan Review 2021-2039 (2025):
 - o DS1 – Delivering Sustainable Development
 - o DS2 – Settlement Hierarchy and Roles
 - o DS3 – Overall Development needs
 - o DS4 – Residential Allocations
 - o BE3 – Sustainable Design and Construction
- Sustainable Design and Construction SPD 2026.
- Transport Demand Management Matters SPD 2026.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

WCC Highways

CONSULTATION RESPONSES:

No objection from:
WCC Highways

NEIGHBOURS NOTIFIED:

5-10 (inc.) Aysgarth Close. 46, 56, 64 Fairway. "Gorse Farm Cottage", "Hill Farm", 1, 25, 36, 38, 42, 44, 46-59 (inc.), 61-79 (odds inc.), 80-88 (inc.), 90-104 (inc.) and 107 Golf Drive. 1-25 (odds inc.), 26, 27, 29 Hamlet Close. 38, 40, 48 Hathaway Drive. 15 Hebden Way. 12-16 (inc.), 19 & 20 Ingleton Close. 15, 17, 20 & 22 Juliet Close. 4-9 (inc.) Leyburn Close. 8-14 (inc.) Malham Close. Marrons Planning 1 Meriden South Meridian Business Park. 1, 2-28 (evens inc.) Oberon Close. 79 Pallett Drive. 1, 2, 3-19 (odds inc.), 101 Shakespeare Drive. 17-53 (odds inc.) St Andrews Drive. 28 Stonewall Crescent. Wheatcroft Farm The Long Shoot. 13, 46, 110-136 (evens inc.) Wenworth Drive.

Neighbouring properties were sent letters notifying them of the proposed development on 31st October 2025, 8th January 2026, 2nd April 2026 and 5th June 2026. A site notice was erected on street furniture on 5th November 2025, 14th January 2026, 21st April 2026 and 3rd June 2026. The application was advertised in The Nuneaton News on 5th November 2025, 14th January 2026, 22nd April 2026 and 17th June 2026.

NEIGHBOUR RESPONSES:

There have been 77 objections from 50 addresses as well as 3 objections with no address provided. The comments are summarised below:

1. The proposed development/ houses will result in additional traffic
2. The road and junctions are already congested and will be made worse by the housing development
3. The road improvements as per Condition 33 are required for safety reasons
4. Road traffic and on-street car parking is already an issue
5. Traffic from the development will increase demand before mitigation is in place
6. Safety concerns in relation to traffic from vehicles including construction vehicles
7. There shouldn't be a need for further delays to road infrastructure given the date of determination was 2022
8. The reason for the delays have not been provided
9. There has been an increase in traffic in the area since the application was approved in 2022 and therefore no further delays should be allowed
10. The proposed delays will lead to road traffic accidents/ collisions, particularly at peak times
11. The junction is already operating over capacity; the junction is unsuitable at present due to poor visibility
12. Impact on pedestrian safety due to busy junction and lack of crossing points
13. The area is already over-developed with a lack of services and infrastructure

There have been 8 letters of neutral comments received from 2 addresses and 2 neutral comments received with no address provided.

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The principle of the development and impact on highway safety
2. Conclusion

1. The Principle of Development and Impact on Highway Safety

1.1 The hybrid application reference 037112 was considered and consent was subsequently granted for a full planning application for 621 no. dwellings (Use Class C3) including vehicular access from Golf Drive and Wentworth Drive and associated development as well as for an outline planning application (including access from internal site roads) for a site of 0.8ha comprising a community hall (Use Class D1) and a health centre (Use Class D1). At that time, Policy DS5 of the Borough Plan set out sites allocated for residential development in the Borough Plan, of which this site fell within the residential site allocation known as HSG9. One of the key development principles of HSG9 was:

- Financial contributions towards borough-wide strategic highway infrastructure works identified within the A4254 corridor, including the B4114 Lutterworth Road corridor.

1.2 When the application was originally assessed, a Transport Assessment and modelling works were submitted to assess the traffic impact of the development on the local and strategic highway network. The assessment included a number of junctions including Golf Drive and Lutterworth Road. The assessment assessed trip generation, trip distribution and queueing at the junctions. This was reviewed by WCC Highways

as the Highway Authority who confirmed that, subject to mitigation works, the development related traffic impacts could be safely accommodated on the network without severe impacts. On this basis, Condition 33 was included as part of the decision which at present is as follows:

33. Prior to the occupation of 150 dwellings a signalisation scheme shall be implemented at the Golf Drive/B4112/B4114 junction in general accordance with details shown on the Golf Drive Access Arrangement Plan (Plan no. 75002 P01) received by the Council on 4th November 2020 or as superseded by the Section 278 Technical Approval process.

1.3 This application has been submitted as there have been delays between Taylor Wimpey as the housing developer and WCC Highways in terms of agreeing the General Arrangement of the junction. Consultations between Taylor Wimpey and the highway authority in relation to the Section 278 Agreement are still on-going. At the current build out rate, it is likely that 150 occupations may be exceeded before the signal junction is complete. As of February 2026, there were 63 dwellings occupied on the site and it has been stated that it is envisaged that 150 dwellings would be occupied by early 2027.

1.4 Firstly, it has become clear that the Golf Drive Access Arrangement Plan (Plan no. 75002 P01) as per the above original condition does not relate to the junction at Golf Drive/ Lutterworth Road. As such, this application seeks consent to update the wording of the condition to reference the correct junction. The plan to be considered is the most up-to-date junction improvement plan which is S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01). This plan has been reviewed by the highway authority who have offered no objections to the use of this plan forming part of the condition.

1.5 The other amendment to this condition is to amend the trigger point for the implementation of the junction from prior to the occupation of 150 dwellings to prior to occupation of 225 dwellings. It should be noted that the initial proposal sought to amend this to prior to the occupation of the 300th dwelling, however, this has since been reduced to 225 dwellings based on updated Transport Note and an accompanying microsimulation modelling.

1.6 The Transport Note and modelling has been reviewed by the Highway Authority who have stated that, based on the findings, the network would not be able to operate satisfactorily at the occupation of 300 dwellings without the improvement scheme being in place. The modelling indicates an unacceptable increase in journey times and queue lengths, particularly along Lutterworth Road at the 300 dwelling scenario. Furthermore, as the development progresses, pedestrian activity will increase, yet necessary pedestrian safety improvements at the junction will remain absent in the absence of the highway scheme.

1.7 The Highway Authority, however, have confirmed that they would be willing to support a moderate increase of 75 additional dwellings, allowing a total of 225 dwellings to be occupied prior to the highway improvement scheme being fully delivered and operational. This moderate increase would not result in significant adverse impacts on the highway network.

1.8 Paragraph 116 of the NPPF (2024) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following

mitigation, would be severe, taking into account all reasonable future scenarios. Based on the response from the Highway Authority, the occupation of 225 dwellings would not result in an unacceptable impact on highway safety and therefore, as per Paragraph 116, the development should not be prevented or refused on highways grounds.

1.9 The amended condition shall therefore be read as -

Prior to the occupation of 225 dwellings a signalisation scheme shall be implemented at the Golf Drive/B4112/B4114 junction in general accordance with details shown on the S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01) received by the Council on 3rd June 2026 or as superseded by the Section 278 Technical Approval process.

1.10 As shown on the S278 General Arrangement Plan Option 10 plan, the proposed scheme would replace the existing double mini-roundabout with a signal-controlled junction. The scheme also includes the provision of two lanes on three of the four junction arms to accommodate separate left/straight ahead and right-turn movements. Whilst the plan indicates the proposed stop line positions, the precise location of signal heads and other detailed design elements are not shown at this stage. This is considered acceptable, as such details are typically finalised through the Road Safety Audit and Section 278 Technical Approval processes with the Highway Authority. The principle of the proposed junction alterations was previously assessed and accepted under the original application, and the Highway Authority has raised no objection to the amended condition or the continued progression of the scheme through the Section 278 process. The amended condition also allows for any subsequent refinements to the design through the Technical Approval process, provided that the approved signalisation scheme is fully implemented prior to the occupation of 225 dwellings.

1.11 On balance, the principle of the development has already been considered following approval of the hybrid application. An updated Transport Assessment and modelling works have been carried out which demonstrate that the originally proposed increase to allow for 300 dwellings to be occupied would result in unacceptable increases in journey times and queue lengths. WCC Highways are willing to accept a small increase of 75 additional dwellings (225 overall) to be occupied before the works are completed. On this basis, they have no objections and state that the moderate increase as proposed would not result in significant adverse impacts on the highway network. Overall the principle of the development and impact on highway safety are considered to be acceptable as per the amended condition.

2. Conclusion

2.1 In reaching a recommendation on this application, consideration has been given to the Borough Plan Review as the adopted Development Plan, the provisions of the NPPF (2024), the technical highway evidence submitted in support of the proposed variation to Condition 33 and also the response from the Highway Authority in its capacity as statutory consultee.

2.2 The principle of the wider residential development has already been established through the approved hybrid application, including the requirement for highway mitigation works associated with the B4114 Lutterworth Road corridor. Updated transport evidence submitted in support of this application demonstrates that allowing occupation up to 300 dwellings prior to delivery of the junction improvements would result in unacceptable impacts on the operation of the highway network. However, the

Highway Authority has confirmed that a more limited increase to 225 dwellings would not result in severe residual cumulative impacts on the highway network or an unacceptable impact on highway safety.

2.3 The proposed amendment to Condition 33 would provide sufficient flexibility to enable the ongoing Section 278 process to be completed whilst ensuring that the required highway mitigation is delivered at an appropriate stage of the development. Subject to the amended wording of the condition, the proposal is considered to accord with the relevant provisions of the NPPF and the adopted Development Plan. Accordingly, it is recommended that planning permission be granted subject to conditions, including a reworded condition replacing Condition 33 of planning permission 037112 (as amended), noting that condition numbering within the new permission may differ.

REASONS FOR APPROVAL:

Having regard to the adopted Development Plan, the National Planning Policy Framework (2024), the submitted highway evidence, and the consultation response from the Highway Authority, it is considered that the proposed variation to Condition 33 would not result in unacceptable highway safety impacts or severe impacts on the local highway network. Subject to the amended condition, the proposal is considered acceptable and accords with the relevant policies of the development plan.

The period of consultation expires on Wednesday 22nd July. It is therefore recommended that subject to no new issues being raised at the end of this period, the Assistant Director – Planning be given delegated authority to grant planning permission subject to the conditions printed.

SCHEDULE OF CONDITIONS:

Conditions relating to the outline element of the original hybrid permission, including the reserved matters submission timeframe, are not carried forward as part of this Section 73 permission as the relevant time period for the submission of reserved matters expired on 1st March 2026 and those conditions no longer have operative effect. The condition to be amended as a result of this application is now listed as below as condition 31.

- 1. In the case of the full element, the development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which permission 037112 was granted.
- 2. The development to which the outline element relates must be begun not later than the expiration of two years from the final approval of all reserved matters.
- 3. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Location Plan	P01 Rev A	20 th December 2023
Site Layout	P001 Rev LL	19 th April 2024
Tenure Allocation Plan	P003 Rev H	19 th April 2024
Access Treatment Plan	75001 P03	4 th August 2020
Golf Drive Access Arrangement	75002 P01	4 th November 2020
Highways General Arrangement	3836-130-1D Rev H	19 th April 2024

Highways General Arrangement	3836-130-2D Rev H	19 th April 2024
Visibility Splays (1 of 4)	3836-106-1L Rev L	19 th April 2024
Visibility Splays (2 of 4)	3836-106-2M Rev M	19 th April 2024
Visibility Splays (3 of 4)	3836-106-3J Rev J	19 th April 2024
Visibility Splays (4 of 4)	3836-106-4J Rev J	19 th April 2024
Kerb Detail Layout (1 of 2)	3836-108-01 Rev H	19 th April 2024
Kerb Detail Layout (2 of 2)	3836-108-02 Rev J	19 th April 2024
Pedestrian Visibility Splays	3836-106-3 Rev G	20 th December 2023
Pedestrian Visibility Splays	3836-106-4 Rev G	20 th December 2023
Traffic Calming Features	3836-131 Rev G	19 th April 2024
Bus Route Tracking	TWM_20148/VT/001 Rev E	20 th December 2023
Refuse Vehicle Tracking Sheet 1	TWM_20148/VT/002.1 Rev D	5 th February 2021
Refuse Vehicle Tracking Sheet 2	TWM_20148/VT/002.2 Rev G	19 th April 2024
Refuse Vehicle Tracking Sheet 3	TWM_20148/VT/002.3 Rev G	19 th April 2024
Refuse Vehicle Tracking Sheet 4	TWM_20148/VT/002.4 Rev F	19 th April 2024
Refuse Vehicle Tracking Sheet 5	TWM_20148/VT/002.5 Rev A	5 th February 2021
Refuse Vehicle Tracking Sheet 6	TWM_20148/VT/002.6 Rev C	19 th April 2024
Refuse Vehicle Tracking Sheet 7	TWM_20148/VT/002 Rev C	19 th April 2024
Refuse Vehicle Tracking Sheet 8	TWM_20148/VT/002 Rev C	19 th April 2024
MPV Vehicle Tracking Sheet 1	TWM_20148/VT/005.1 Rev D	12 th February 2021
MPV Vehicle Tracking Sheet 2	TWM_20148/VT/005.2 Rev G	19 th April 2024
MPV Vehicle Tracking Sheet 3	TWM_20148/VT/005.3 Rev H	19 th April 2024
MPV Vehicle Tracking Sheet 4	TWM_20148/VT/005.4 Rev F	19 th April 2024
Farm Access Tracking	TWM_20148/VT/008 Rev B	19 th April 2024
Fire Tender Tracking Sheet 1	TWM_20148/VT/003.1 Rev B	13 th January 2021
Fire Tender Tracking Sheet 2	TWM_20148/VT/003.2 Rev E	19 th April 2024
Fire Tender Tracking Sheet 3	TWM_20148/VT/003.3 Rev E	19 th April 2024
Fire Tender Tracking Sheet 4	TWM_20148/VT/003.4 Rev E	19 th April 2024
Fire Tender Tracking Sheet 5	TWM_20148/VT/003.5 Rev D	19 th April 2024
Boundary Treatments Plan	P002 Rev Y	19 th April 2024
Landscape Framework Plan	001 Rev O	10 th February 2021
Landscape Framework Plan	002 Rev O	10 th February 2021
Engineering Layout (1 of 9)	3836-110 AF	19 th April 2024
Engineering Layout (2 of 9)	3836-110 2X	20 th December 2023
Engineering Layout (3 of 9)	3836-110 3X	20 th December 2023

Engineering Layout (4 of 9)	3836-110 4AF	19 th April 2024
Engineering Layout (5 of 9)	3836-110 5Z	20 th December 2023
Engineering Layout (6 of 9)	3836-110 6AD	19 th April 2024
Engineering Layout (7 of 9)	3836-110 7X	20 th December 2023
Engineering Layout (8 of 9)	3836-110 8AA	19 th April 2024
Engineering Layout (9 of 9)	3836-110 9X	20 th December 2023
POS Soft Landscape Proposals	130 Rev B	20 th December 2023
POS Soft Landscape Proposals	131 Rev B	20 th December 2023
POS Soft Landscape Proposals	132 Rev B	20 th December 2023
POS Soft Landscape Proposals	133 Rev B	20 th December 2023
POS Soft Landscape Proposals	134 Rev B	20 th December 2023
POS Soft Landscape Proposals	135 Rev B	20 th December 2023
POS Soft Landscape Proposals	136 Rev B	20 th December 2023
POS Soft Landscape Proposals	137 Rev B	20 th December 2023
POS Soft Landscape Proposals	138 Rev B	20 th December 2023
POS Soft Landscape Proposals	139 Rev B	20 th December 2023
POS Soft Landscape Proposals	140 Rev B	20 th December 2023
POS Soft Landscape Proposals	141 Rev B	20 th December 2023
POS Soft Landscape Proposals	142 Rev C	20 th December 2023
POS Soft Landscape Proposals	143 Rev C	20 th December 2023
POS Soft Landscape Proposals	144 Rev C	20 th December 2023
POS Soft Landscape Proposals	145 Rev C	10 th January 2024
POS Soft Landscape Proposals	146 Rev D	10 th January 2024
POS Soft Landscape Proposals	147 Rev D	10 th January 2024
POS Soft Landscape Proposals	148 Rev D	10 th January 2024
POS Soft Landscape Proposals	149 Rev C	10 th January 2024
POS Soft Landscape Proposals	150 Rev C	10 th January 2024
Soft Landscaping 1 of 6	108 1&2 Rev I	24 th April 2024
Soft Landscaping 2 of 6	109 Rev I	24 th April 2024
Soft Landscaping 3 of 6	110 1&2 Rev J	24 th April 2024
Soft Landscaping 4 of 6	110 3 Rev F	20 th December 2023
Soft Landscaping 5 of 6	110 4 Rev F	20 th December 2023
Soft Landscaping 6 of 6	110 5 Rev J	24 th April 2024
Habitat Plan	006 Rev B	10 th February 2021
Habitat Plan	007 Rev B	10 th February 2021
Longitudinal Sections Sheet 1	3836-111-1 Rev M	20 th December 2023
Longitudinal Sections Sheet 2	3836-111-2 Rev L	20 th December 2023
Longitudinal Sections Sheet 3	3836-111-3 Rev N	20 th December 2023
Longitudinal Sections Sheet 4	3836-111-4 Rev L	20 th December 2023
Longitudinal Sections Sheet 5	3836-111-5 Rev L	20 th December 2023
Longitudinal Sections Sheet 6	3836-111-6 Rev K	20 th December 2023
Housetype - AA11 Elevations	20148-AA11S-EL3 Rev B	8 th September 2020
Housetype - AA11 Floor Plans	20148-AA11S-FP Rev B	8 th September 2020
Housetype - NT30 Ardale Elevations (A)	20148-NT30-EL1 Rev A	27 th August 2020
Housetype - NT30 Ardale Elevations (B)	20148-NT30-EL2	23 rd April 2020
Housetype - NT30 Ardale Elevations (C)	20148-NT30-EL3	23 rd April 2020
Housetype - NT30 Ardale Floor Plans	20148-NT30-FP	23 rd April 2020
Housetype - NA20 Ashenford Elevations (A)	20148-NA20-EL1	23 rd april 2020
Housetype - NA20 Ashenford	20148-NA20-EL2 Rev A	27 th August 2020

Elevations (B)		
Housetype - NA20 Ashenford Elevations (C)	20148-NA20-EL3 Rev A	27 th August 2020
Housetype - NA20 Ashenford Floor Plans	20148-NA20-FP	23 rd April 2020
Housetype - NA21 Beauford Elevations (A)	20148-NA21-EL1	23 rd April 2020
Housetype - NA21 Beauford Elevations (B)	20148-NA21-EL2	23 rd April 2020
Housetype - NA21 Beauford Elevations (C)	20148-NA21-EL3	23 rd April 2020
Housetype - NA21 Beauford Floor Plans	20148-NA21-FP	23 rd April 2020
Housetype - NA30 Benford Elevations (A)	20148-NA30-EL1	23 rd April 2020
Housetype - NA30 Benford Elevations (B)	20148-NA30-EL2	23 rd April 2020
Housetype - NA30 Benford Elevations (C)	20148-NA30-EL3	23 rd April 2020
Housetype - NA30 Benford Floor Plans	20148-NA30-FP	23 rd April 2020
Housetype - NA32 Byford Elevations (A)	20148-NA32-EL1	23 rd April 2020
Housetype - NA32 Byford Elevations (B)	20148-NA32-EL2	23 rd April 2020
Housetype - NA32 Byford Elevations (C)	20148-NA32-EL3	23 rd April 2020
Housetype - NA32 Byford Floor Plans	20148-NA32-FP	23 rd April 2020
Housetype - ND41 Dunham Elevations (A)	20148-ND41-EL1	23 rd April 2020
Housetype - ND41 Dunham Elevations (B)	20148-ND41-EL2	23 rd April 2020
Housetype - ND41 Dunham Elevations (C)	20148-ND41-EL3	23 rd April 2020
Housetype - ND41 Dunham Floor Plans	20148-ND41-FP	23 rd April 2020
Housetype - NA42 Huxford Elevations (A)	20148-NA42-EL1	23 rd April 2020
Housetype - NA42 Huxford Elevations (B)	20148-NA42-EL2	23 rd April 2020
Housetype - NA42 Huxford Elevations (C)	20148-NA42-EL3	23 rd April 2020
Housetype - NA42 Huxford Floor Plans	20148-NA42-FP	23 rd April 2020
Housetype - NA49 Janford Elevations (B)	20148-NA49-EL2	23 rd April 2020
Housetype - NA49 Janford Floor Plans	20148-NA49-FP	23 rd April 2020
Housetype - Kent Floor Plans & Elevations (C)	20148-BU1S -FPEL Rev A	8 th September 2020
Housetype - NT31 Kingdale Elevations (A)	20148-NT31-EL1 Rev A	27 th August 2020
Housetype - NT31 Kingdale	20148-NT31-EL2 Rev A	27 th August 2020

Elevations (B)		
Housetype - NT31 Kingdale Elevations (C)	20148-NT31-EL3 Rev A	27 th August 2020
Housetype - NT31 Kingdale Floor Plans	20148-NT31-FP	23 rd April 2020
Housetype - NA43 Lanford Elevations (A)	20148-NA43-EL1	23 rd April 2020
Housetype - NA43 Lanford Elevations (B)	20148-NA43-EL2 Rev A	27 th August 2020
Housetype - NA43 Lanford Floor Plans	20148-NA43-FP	23 rd April 2020
Housetype - NA46 Ransford Elevations (A)	20148-NA46-EL1	23 rd April 2020
Housetype - NA46 Ransford Elevations (B)	20148-NA46-EL2 Rev A	29 th April 2020
Housetype - NA46 Ransford Floor Plans	20148-NA46-FP	23 rd April 2020
Housetype - NT40 Rossdale Elevations (C)	20148-NT40 EL3	23 rd April 2020
Housetype - NT40 Rossdale Floor Plans	20148-NT40 FP	23 rd April 2020
Housetype – Somerset Floor Plans & Elevations (C)	20148-BU2S-FPEL Rev A	8 th September 2020
Housetype - NA47 Standford Elevations (A)	20148-NA47-EL1 Rev A	27 th August 2020
Housetype - NA47 Standford Elevations (B)	20148-NA47-EL2	23 rd April 2020
Housetype - NA47 Standford Elevations (C)	20148-NA47-EL3 Rev A	27 th August 2020
Housetype - NA47 Standford Floor Plans	20148-NA47-FP	23 rd April 2020
Housetype - NT41 Trusdale Elevations (A)	20148-NT41-EL1 Rev A	27 th August 2020
Housetype - NT41 Trusdale Elevations (B)	20148-NT41-EL2 Rev A	27 th August 2020
Housetype - NT41 Trusdale Elevations (C)	20148-NT41-EL3	23 rd April 2020
Housetype - NT41 Trusdale Floor Plans	20148-NT41-FP	23 rd April 2020
Housetype - NA51 Wayford Elevations (A)	20148-NA51-EL1	23 rd April 2020
Housetype - NA51 Wayford Elevations (B)	20148-NA51-EL2	23 rd April 2020
Housetype - NA51 Wayford Floor Plans	20148-NA51-FP	23 rd April 2020
Single Garage- Plans & Elevations	20148/SG/EF/BE/01/-	4 th November 2020
Double Garage- Plans & Elevations	20148/DG/EF/BE/01/-	4 th November 2020
Twin Garage- Plans & Elevations	20148/TG/EF/BE/01/-	4 th November 2020

4. Prior to the commencement of development, details relating to the phasing and timing of the provision of major infrastructure, including accesses, roads, footpaths,

cycleways, bus stops and shelters, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the major infrastructure phasing details approved pursuant to this condition and drawing no. 20148-PP-01 Phasing Plan for Planning Golf Drive dated March 2022, approved by the Local Planning Authority on 28th February 2024 under the partial discharge reference 038747, insofar as it relates to the sequence and timing of residential dwellings, provision of public open space, ecological and landscaping enhancement areas, allotments, and landscaping.

5. No construction, groundworks or remediation shall be undertaken other than in accordance with the approved Construction Management Plan, approved by the Council on 4th April 2023 under reference 038747. Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction.

6. No phase of development shall commence on either the full or outline elements of the scheme other than in accordance with the approved Construction Environmental Management Plan, approved by the Council on 4th April 2023 under reference 038747. The agreed details shall be adhered to throughout the duration of construction.

7. No phase of the development shall commence other than in accordance with the approved preliminary design details, approved by the Council on 31st January 2023 under reference 038747. The development shall not be carried out other than in accordance with the approved details. No dwelling shall be occupied on any part of the site until the approved works (a-d) have been completed in that phase as evidenced by the issuing of a Certificate of Substantial Completion by the Highway Authority.

8. No phase of development with the exception of site preparation, groundworks and remediation shall commence on either the full or outline elements other than in accordance with the details approved by the Council on 21 March 2023 under reference 038747 in relation to the hydrological model of the onsite Ordinary Watercourses.

9. No phase of development with the exception of site preparation, groundworks and remediation shall commence on either the full or outline elements of the scheme shall commence other than in accordance with the detailed surface water drainage scheme, the approved Flood Risk Assessment (received by the Council on 23rd April 2020) and the assessment of the hydrological and hydrogeological context of the development approved by the Council on the 25th August 2023 under reference 038747. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

10. No occupation or subsequent use of any phase of the development shall take place other than in accordance with the detailed surface water maintenance and management plan approved by the Council on the 21st August 2024 under reference 040205. The approved maintenance arrangements, including details of the responsible management party and associated contact details, shall thereafter be retained and implemented for the lifetime of the development.

11. No phase of development including any site clearance shall take place on either the full or outline elements of the scheme other than in accordance with the Construction Ecological Management Plan (CEMP) approved by the Council on the 24 June 2022 under reference 038787. The approved CEMP shall be adhered to throughout the construction period.

12. No phase of development, including site clearance, shall commence on either the full or outline elements other than in accordance with the Biodiversity and Ecological Management Plan (BEMP) approved by the Council on the 24 June 2022 under reference 038787. The approved plan will be implemented in accordance with the approved details.

13. No phase of development, including site clearance, shall commence other than in accordance with the pre-commencement Badger Survey to verify that there are no badger setts on site, as approved by the Council on 31 January 2023 under reference 039029.

If badger setts are found a licence and mitigation statement shall be submitted to and approved in writing by the Council prior to the commencement of any development. Any approved mitigation statement will be implemented in accordance with the approved details. The details approved are deemed acceptable in meeting the requirements of the above condition. However, to ensure the safety of badgers in the event they may move into the site in the interim period, the condition can be agreed based on the following proviso:

- A pre-commencement check be carried out by a suitably qualified and licenced ecologist and a copy of the report be submitted to the Local Authority

14. No phase of development including site clearance shall commence in the outline element of the scheme until full landscaping plans including full planting details, marginal planting details and other landscape details have been submitted to and approved in writing by the Council. Any landscaping within any phase of the outline and full elements of the scheme shall be completed within 12 months of the completion of the construction of the dwellings or buildings in that phase and subsequently maintained in the following manner:-

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

15. No works affecting trees or hedgerows in any phase of development shall commence in either the full or outline element other than in accordance with the Arboricultural Method Statement approved by the Council on 24 June 2022 under reference 038787. The agreed measures are to be implemented in full during the course of development.

16. No phase of development excluding site preparation, ground works and remediation shall commence on either the full or outline elements of the scheme other than in accordance with the details of site levels and finished floor levels approved by the Council on 25 August 2023 under reference 038747. The development shall not be carried out other than in accordance with the approved details.

17. No development shall commence within a phase of the full element other than in accordance with the plan demonstrating the details and construction details of the estate roads and footways serving them and the provision of car parking, access and manoeuvring areas, including surfacing, drainage and levels as approved by the Council on the 25 August 2023 under reference 038747. No dwelling shall be occupied until the estate roads and footways in that phase have been laid out and substantially constructed and the car parking, accesses and manoeuvring areas for that dwelling

have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

18. No phase of development shall commence on the outline element of the scheme until full details of the provision of car parking, access and manoeuvring areas, including surfacing, drainage and levels, pedestrian and cycle access to the uses and cycle parking provision have been submitted to and approved in writing by the Council. No use shall be occupied until the car parking, accesses, manoeuvring areas and cycle parking provision for that use have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be

19. Prior to the occupation of the first building within each phase of development, provision shall be made for adequate water supplies and fire hydrants necessary for fire fighting purposes in accordance with the details approved under application reference 040335. The development shall thereafter be carried out in accordance with the approved details.

20. No phase of development shall take place on either the full or outline elements of the scheme other than in accordance with the approved Archaeological Mitigation Strategy document, approved by the Council on 26 April 2023 under reference 039496. No phase of development shall take place on either the full or outline elements of the scheme until the following information has been provided and approved by the Council.

- Completion of the programme of archaeological fieldwork detailed within the proposal with a satisfactory report produced.
- Confirmation that the site archive generated as a result of this work has been deposited with the Warwickshire Museum.

21. No phase of development above ground floor slab level shall commence on either the full or outline other than in accordance with the lighting scheme approved by the Council on 1 February 2023 under reference 038911. The development shall not be carried out other than in accordance with the approved details.

22. The development shall not be carried out other than in accordance with the bird and bat brick details approved by the Council on 24 June 2022 under reference 038787. The approved bricks shall be installed before the occupation of that plot.

23. No phase of development shall be carried out other than in accordance with the details of materials to be used within the external parts of any building within that phase approved by the Council on 7 December 2023 under reference 039946. The development shall not be carried out other than in accordance with the approved details.

24. No phase of development shall be carried out other than in accordance with the details of boundary treatments including new walls and fences approved under approved by the Council on 24 June 2022 under reference 038747. No dwelling shall be occupied or use commence within that phase until the agreed boundary treatments within that phase have been carried out in accordance with the approved details.

25. No development above ground floor slab level shall commence in the outline element of the scheme until details of any fixed plant or equipment to be located externally to the community building and GP surgery to include proposed measures for

acoustically treating such equipment, have been submitted to and approved by the Council. The equipment shall not be installed other in accordance with the approved details.

26. No development above ground floor slab level shall commence in the outline element of the scheme until details of the long term management and maintenance of the community building by a body approved by the Council have been submitted to and approved in writing by the Council. The subsequent management shall be undertaken in accordance with the approved details.

27. The development shall not be carried out other than in accordance with the details of the method of removal of Yellow Archangel from the site approved by the Council on 24 June 2022 under reference 038747. The work shall not be carried out other than in accordance with the approved details.

28. The development shall not be carried out other than in accordance with the details of the proposed substations approved by the Council on 24 June 2022 under reference 038787. The substations shall not be built other than in accordance with the approved details.

29. The allotments shall be provided in accordance with the details approved by the Council on 16th July 2024 under reference 040205 including the provision of plots, access arrangements, boundary treatments, roads and pathways, storage and composting facilities, sheds, water supply, storage unit, landscaping and parking. No more than 250 dwellings shall be occupied until the allotments as approved have been provided and made available for use.

30. No use within the outline element shall be brought into use and occupied until the approved accesses as detailed on the Site Layout Plan (drawing no. P001 rev LL) received by the Council on 19th April 2024 have been completed in accordance with the approved details.

31. Prior to the occupation of 225 dwellings a signalisation scheme shall be implemented at the Golf Drive/B4112/B4114 junction in general accordance with details shown on the S278 General Arrangement Plan Option 10 (drawing number 067320-CUR-XX-XX-DR-C-95030 Rev. P01) received by the Council on 3rd June 2026 or as superseded by the Section 278 Technical Approval process.

32. The development shall not be carried out other than in accordance with the Site Wide Residential Travel Plan including details of Sustainable Welcome Packs (including public transport information) approved by the Council on 11 April 2024 under reference 040205. No dwelling within the site shall be occupied until the approved sustainable welcome packs have been provided prior to the first occupation of each dwelling. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

33. Prior to the first use of the community centre a Travel Plan shall be submitted to and approved in writing by the Council in consultation with Highways England. The Community Centre shall not be brought into use until the Travel Plan has been approved. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

34. Prior to the first use of the health centre a Travel Plan shall be submitted to and approved in writing by the Council in consultation with Highways England. The health centre shall not be brought into use until the Travel Plan has been approved. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter be adhered to in accordance with the approved Travel Plan.

35. The development shall be carried out in accordance with the recommendations in the submitted Noise Assessment (Ref no. 20626-1-R1) received by the Council on 23rd April 2020. No dwelling shall be occupied until the mitigation measures including glazing and ventilation have been provided in accordance with the recommendations of the Noise Assessment.

36. There shall be no occupation of any dwelling until Electric Vehicle (EV) charging points at a rate of; one charging point per dwelling with dedicated parking and one charging point per 10 spaces for unallocated parking, excluding unallocated street parking, has been provided. There shall be no occupation of any use within the outline element of the scheme until Electric Vehicle (EV) charging points at a rate of 10% of the total number of spaces serving the community building and GP surgery and at least 1 charging point for every 10 disabled parking spaces has been provided. In addition at that time, the developer is to ensure appropriate cabling is provided to enable increase in future provision.

37. For domestic heating provision, all gas-fired boiler installations should be low NO_x emission type that meet a minimum standard of less than 40 mg NO_x/kWh.

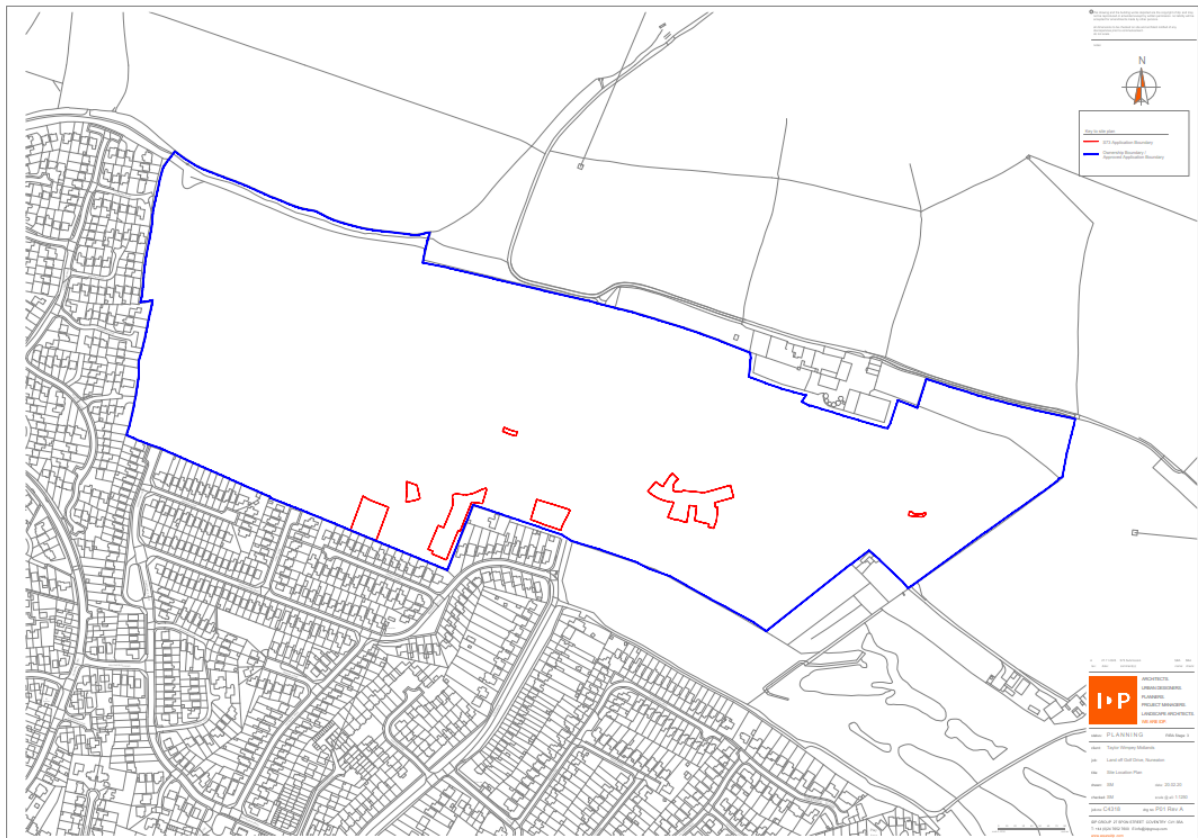
38. No more than 320 dwellings shall be occupied until the community building has been constructed and made available for use.

39. No HGV shall enter or leave the site during the construction phase on Mondays to Fridays during the time periods 07:30 – 09:00 and 16:30 – 18:00.

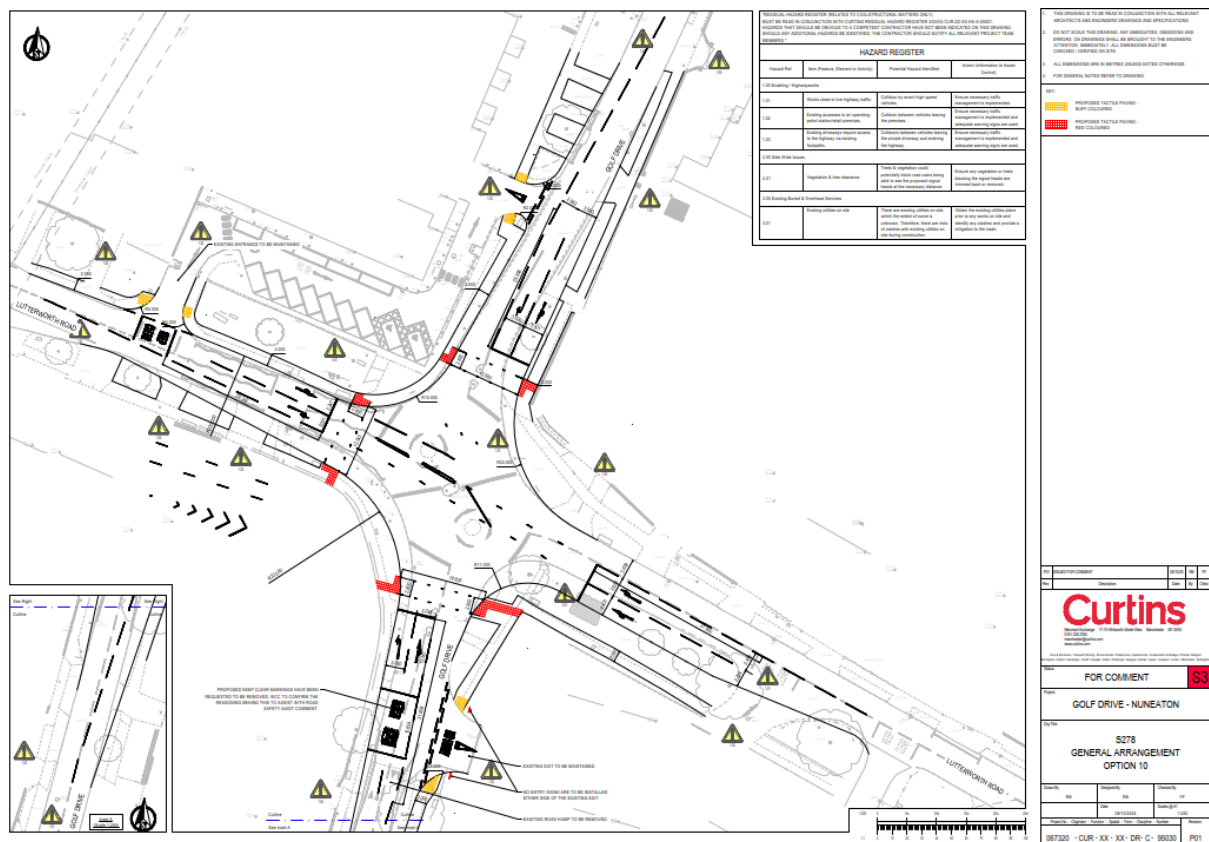
40. The removal of existing trees and hedgerows on the site and those to be retained shall not be carried out other than in accordance with the details in the Arboricultural Impact Assessment (ref no. LA4396 AIA V1 – Rev B) received by the Council on 23rd April 2020. No tree or hedgerow other than so agreed shall be removed.

41. No site security fencing may be erected on or within 1 metre of any public right of way.

42. A separation gap of at least 2 metres must be allowed between the edge of any public right of way and the edge of any proposed new pond or other water body or water course.



Location plan



S278 General Arrangement Option 10 plan

REFERENCE No. 041247

Site Address: 164 Woodlands Road, Bedworth, Warwickshire, CV12 0AD

Description of Development: Outline Application with all matters reserved except for access for the erection of 3no. dwellings

Applicant: Mrs Nicola Lea

Ward: SL

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject the conditions printed.

INTRODUCTION:

This is an outline application with all matters reserved except for access for the erection of 3no. dwellings at 164 Woodlands Road, Bedworth.

The site is located to the north of 164 Woodlands Road. To the west of the site is the former HSG4 housing allocation site which was within the previously adopted Nuneaton and Bedworth Borough Plan but does no longer form part of the housing allocations in the adopted Borough Plan Review. This parcel of HSG4 has outline planning permission for 150 dwellings. To the east of the site is currently agricultural land, however, this also forms part of the previously allocated HSG4 housing allocation. To the east is a recent residential development by Cartwright Homes located off Woodlands Road. To the north of the site is Woodlands Road which bends from east to west and leads to further residential homes off Woodlands Road.

The proposed development seeks the erection of 3 dwellings on land to the north of 164 Woodlands Road. The proposed dwellings would continue the linear form of development which currently exists along Woodlands Road, should the indicative site plan be followed at the detailed design stage, which would be considered under a future reserved matters application(s). The proposal would include 3 access points to individual driveways to serve each property off Woodlands Road. A site plan and presentation plan has been submitted to support this development to show an indicative layout of the 3 dwellings.

BACKGROUND:

This is an Outline application. The following matter is to be considered at this stage:

- Access – accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

The following matters are reserved to be considered at a future stage and do not form part of the application:

- Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.
- Scale – the height, width and length of each building proposed in relation to its surroundings.
- Appearance – the aspects of a building or place within the development which determine the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping – treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences and walls.

This application is being reported to Committee following receipt of more than the minimum number of third-party objections threshold as set out in NBBC's constitution.

RELEVANT PLANNING HISTORY:

- 040488- Outline application for up to 3 no. custom build homes (all matters reserved except for access) - Refused 22/8/2024.
- 009839 - Residential Development (Outline) (Land adjacent No 164 Woodlands Road). Approved 22/2/2006.

RELEVANT PLANNING POLICIES:

As required by Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposed development shall be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan for the area relevant to this application is the Nuneaton and Bedworth Borough Plan Review (2021-2039), adopted in December 2025.

- Policies in the Borough Plan Review 2021-2039 (2025):
 - o Strategic Policy DS1 – Presumption in favour of sustainable development
 - o Strategic Policy DS2 – Settlement hierarchy and roles
 - o Policy BE3 – Sustainable design and construction
 - o Policy NE2 – Open space and playing fields
 - o Policy NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery
 - o Policy NE4 – Managing flood risk and water quality
- Supplementary Planning Guidance and Supplementary Planning Documents:
 - o Sustainable Design and Construction SPD 2026
 - o Transport Demand Management Matters SPD 2026.
 - o National Policy Planning Framework (NPPF).
 - o National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

NBBC Environmental Health, NBBC Planning Policy, NBBC Open Space, NBBC Waste and Refuse, WCC Highways, WCC Ecology, WCC Fire Safety, WCC Water Officer, WCC County Paths, Warwickshire Police.

CONSULTATION RESPONSES:

No objection subject to conditions from:
WCC Highways, WCC Ecology

No objection from:
NBBC Environmental Health

Comment from:
NBBC Planning Policy, WCC Fire Safety

No response from:
WCC Water Officer, NBBC Waste and Refuse, NBBC Open Space, WCC County Paths, Warwickshire Police

NEIGHBOURS NOTIFIED:

91, 95, 97, 99, 152-164 (even) Woodlands Road, and Arbury Estate.

Neighbouring properties were sent letters notifying them of the proposed development on 13th October 2025.

NEIGHBOUR RESPONSES:

There have been letters of objection from 10 addresses as well as objections from Woodlands Action Group and a former ward Cllr (Martin Walsh). The comments are summarised below;

1. Loss of Green Belt and a contradiction of the council's Green Belt commitments
2. Increased traffic and congestion
3. Significant, detrimental impact on the local infrastructure
4. High chance of flooding
5. This coupled with the other 150 approved houses will add additional pressure to the area
6. Environmental concerns
7. Concerns about Great Crested Newts and the available ponds in the area
8. Detrimental impact on the local bat population

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The principle of the development
2. Impact on Residential Amenity
3. Impact on Visual Amenity
4. Impact on Highway Safety
5. Flooding and Drainage
6. Ecology and Biodiversity
7. Impact on Trees
8. Conclusion

1 The Principle of Development

1.1 The National Planning Policy Framework (NPPF) establishes the need for the planning system to achieve sustainable development. Sustainable development is in three key components which are economic, social, and environmental (paragraph 8). It sets out one of the core principles of the planning system, is to encourage the effective use of underutilised land and buildings. The presumption in favour of sustainable development is also set out in Strategic Policy DS1 of the Borough Plan Review (BPR) 2025 and states that proposals that accord with the policies in the BPR will be approved without delay unless material considerations or adverse impacts indicate otherwise.

- 1.2 Strategic Policy DS2 states that Nuneaton has the primary role for housing. The development is located within the settlement boundary within Bedworth which has a secondary role for housing, shopping, leisure and local services stated under the same policy
- 1.3 Strategic Policy DS2 also states that new development within the settlement boundaries will be acceptable subject to there being a positive impact on amenity, the surrounding environment and local infrastructure. The site is within the defined settlement boundary of Bedworth and is located opposite a site that has an outline permission for 150 dwellings, located to the west of the site, and was recently granted approval following a planning appeal. Major residential development should be within an 800m walking distance of a local or district centre, according to policy TC3. However, this is not a major residential development as it is only for up to 3 potential dwellings. The nearest local centre is 900m as a straight line and 1.3km via the quickest vehicular route. Although the site appears to be somewhat isolated and surrounded by open farmland to the north, east, and west, the site would be within 400m of a local shop, whilst not a designated centre, this shop is an existing convenience store and is located next to a doctor's surgery on the corner of Woodlands Road and Newtown Road. The nearest bus stops are on Newtown Road (adjacent and opposite Croft Pool) and are within 690m walking distance of the site. Therefore, the site can be considered as connected to local facilities and services which can be accessed by foot as required by the Borough Plan Review.
- 1.4 The site is considered as garden land and as it is not within any designated development sites, it would be classed as a windfall site. The land cannot be considered as brownfield as the NPPF specifically excludes residential gardens as 'previously developed land'. The land is considered to be in a sustainable location and Policy DS1 of the Borough Plan Review similarly to the NPPF encourages sustainable development. The Borough Plan Review allows at table 3, paragraph 6.25, windfall sites to make up 504 dwellings over the plan period. The 3no. proposed here would contribute slightly towards this.
- 1.5 The site is within Flood Zone 1, which is the lowest risk category, which complies with Policy NE4 of the Borough Plan. Part of the site is at risk of flooding from surface water. This is discussed in detail later in this report.
- 1.6 Objections raised by neighbours have raised concerns about the impact of Green Belt. The site is not located within the Green Belt and it does not border the Green Belt in the area. Therefore, there is no impact on the Green Belt.

Planning Reference 040488

- 1.7 Planning application reference 040488 related to the same site and proposed the same form of development. That application was refused solely on the grounds that there was no mechanism in place to secure the self-build element of the proposal in order to benefit from the relevant Biodiversity Net Gain exemptions. The decision was not appealed.
- 1.8 The current application is to be assessed against the policies of the Borough Plan Review rather than the now superseded Borough Plan, but it is noted that the principle of development was not previously found to be unacceptable. The sole reason for refusal related to the absence of a mechanism to secure the self-build element. This previous decision is therefore a material consideration in the assessment of the current proposal and supports the acceptability of the principle

of development, subject to the appropriate securing of the self-build element and compliance with the relevant policy framework. The difference here is that a biodiversity matrix to achieve the required 10% net gain has been submitted to remove the need for the self-build exemption under the relevant section.

2 Impact on Residential Amenity

- 2.1 BE3 of the Borough Plan Review states that all development proposals must contribute to local distinctiveness and character and one of the key characteristics to review is residential amenity. The way buildings relate to each other, their orientation and separation distance must provide and protect acceptable levels of amenity for both existing and future residents. These standards can be used flexibly, depending on house layout and on-site circumstance.
- 2.2 The application is for outline consent including access (with layout, scale, appearance and landscaping reserved) for up to 3 dwellings. Indicative plans have been submitted to show a general layout of such dwellings. The presentation plan describes the site as being able to accommodate 3 no. three-bedroom dwellings with individual access from Woodlands Road to an area of car parking (tandem car parking) and garages for each dwelling.
- 2.3 It is not possible to fully assess the impacts of this development on the residential amenity of existing dwellings, or of the dwellings themselves until detailed plans have been submitted at the reserved matters stage (appearance, layout and scale). It appears from the indicative plans submitted that there is sufficient space within the plots to provide adequate outdoor amenity space for each dwelling. The dwellings should also meet and ideally exceed the nationally described space standards, and this will vary depending upon the number of storeys and number of bedrooms proposed. This will need to be assessed at any reserved matters stage, where the proposals must be in accordance with Policy BS3 of the BPR and the SPD.
- 2.4 NBBC Environmental Health Team was consulted on this application and had no objections to the principle of the development.

3 Impact on Visual Amenity

- 3.1 Section 9 of the Sustainable Design and Construction SPD Paragraph 9.22 states that development which infill or are a continuation of an existing street should follow the existing development line defined by the immediately adjoining property. Where proposals deviate from the existing line of development, applicants should demonstrate how the design enhances the overall street scene.
- 3.2 The street scene of Woodlands Road is residential in nature and consists of a mix of different style dwellings which vary in scale, composition and have a mix of materials. The proposed dwellings would most closely relate to 164 Woodlands Road which is a detached two-storey dwelling which is significantly set back from the road (compared to 158-162 Woodlands Road). It has a hipped roof, with an attached single storey garage to the side and is of red brick-built construction.

- 3.3 Other dwellings in the locality are made up of terraced, semi-detached two-storey properties with a mixture of hipped and gable roofs, constructed from mostly brick with some render and pebble-dashed properties. Some properties contain architectural detailing which adds to the character of the area including chimneys, headers and cill details, brick soldier coursing, and decorative brick work.
- 3.4 It is considered that at the reserved matters stage, the dwelling should be designed in cohesion with the street scene in terms of style, size, height and overall appearance.

4 Impact on Highway Safety

- 4.1 WCC Highways, were consulted on the application as access is one of the assessed matters within this outline application. Their response was one of no objection subject the following 6 conditions. The first requires that the proposed vehicular accesses must not be brought into use until the associated footway or verge crossings on the public highway have been constructed to and approved in writing. Their second proposed condition states that no gates, barriers, or similar enclosures may be installed within 6 metres of the highway boundary. The next condition requires that development cannot begin until detailed proposals for the surfacing, drainage, and levels of the access, parking, and manoeuvring areas have been submitted to and approved by the Council. The next conditions require that, prior to occupation, each vehicular access must include pedestrian and vehicular visibility splays. Finally, the last one prevents any development, including site clearance, from commencing until a Construction Management Plan has been approved.
- 4.2 Paragraph 57 of the NPPF (2024) states that planning conditions should be kept to a minimum and only imposed where necessary, relevant and in relation to the development being permitted, the must be enforceable, precise and reasonable in all other respects. It is considered that with some subtle wording changes the conditions are acceptable and appear later in this report.
- 4.3 The proposal is to create 3no.new accesses for up to the 3no. new proposed dwellings. The accesses are to be off Woodlands Road and the visibility splays as shown in plan '3502-ADC-ZZ-XX-DR-Z-0100-P1-S1-P0' are deemed to be acceptable for all scenarios and will be conditioned as part of the approved plans schedule condition. No transport assessment or statement was submitted with the application, but one was submitted with the previous application. The accesses which are the same as previously proposed were assessed to be safe in that previous assessment (planning application reference number: 040488).
- 4.4 Paragraph 116 of the NPPF (2024), states that development should not be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. The response of no objection from WCC highways as the highway authority shows that there would be no significant unacceptable impact on highway safety or a severe cumulative impact on the highway network.

- 4.5 It is considered that at reserved matters stage when layout of the proposed scheme is to be considered, there should be adequate off-street parking in accordance with the TDMM Parking Standards SPD.

5 Flooding and Drainage

- 5.1 Borough Plan Review policy NE4 states that new development should be prioritised to areas of lowest flood risk and must not increase flood risk elsewhere. This should consider the risk from all sources including fluvial, surface water, groundwater and sewer flood risk.
- 5.2 The site is wholly located within Flood Zone 1 and has a high risk of surface water flooding to some parts of the site. As per the updated surface water flooding mapping, the flooding depth is 20cm and in some areas 30cm (maximum). The areas which may be affected by the development would be the access points to the dwellings from Woodlands Road. The NPPF states that in relation to flooding risk and planning, a site-specific flood risk assessment is required where land is subject to other sources of flooding, this includes surface water flooding. However, it also states that this is relevant where the development would introduce a more vulnerable use. In this case, as per the presentation plan, the built form (i.e. the residential dwellings) are to be located outside of the area at risk of surface water flooding.



- 5.3 However, access is considered at this stage, and the proposed access to Plots 2 and 3 may be affected by surface water flooding, which could disrupt driveway access, with the northern corner of Plot 3's dwelling also at risk. To mitigate this, raised access routes and/or permeable surfaces should be considered to ensure continued access during heavy rainfall.
- 5.4 A flood risk assessment (FRA) has been submitted to support the application. The FRA states that the EA surface water flood maps show that the majority of the site is at very low risk (less than 0.1% of surface water flooding). Approximately 41m² is at high risk of surface water flooding, with approximately 61m² at a medium risk. Therefore, 5% of the total site area is between a medium and high risk of surface water flooding.
- 5.5 Even though the layout and scale are to be considered at a later date, the flood risk mapping identifies areas of surface water flooding predominantly affecting part of the access/driveways to Plots 2 and 3, part of the rear garden of Plot 3, and the northern corner of Plot 3's residential dwelling. A 1% AEP (medium risk) event would result in a slight increase in flooding in these areas, with additional minor impact to the rear gardens of Plots 1 and 2.
- 5.6 The FRA identifies that surface water flooding represents the primary flood risk to the site. However, the risk is classified as ranging from very low to high, with the primary receptors at risk being the site users. As a result, a comprehensive and suitably designed surface water drainage strategy is considered essential for the development.
- 5.7 The proposed surface water drainage system will consist of a gravity-fed network, designed to manage runoff in a sustainable manner. This will direct surface water flows to permeable paving areas, where they will be temporarily stored and managed. The permeable paving system will be designed to accommodate stormwater from rainfall events up to and including the extreme 1 in 100-year storm, with an additional allowance for climate change of 40% to ensure the system remains effective under future conditions. In addition, a private packaged surface water pumping chamber will be incorporated into the drainage system. This chamber will serve to lift uncontaminated surface water flows from the site at a rate of 1 litre per second (1 l/s) and discharge them into the ditch located to the east of the site, across Woodlands Road.
- 5.8 The details of the proposed surface water drainage system, as outlined in the FRA, will be secured through a planning condition, ensuring that the system is designed, implemented, and maintained to meet the required flood risk management standards.
- 5.9 The application form states that the foul sewage will be disposed via a main sewer and will connect to the existing sewer system. Furthermore, surface water shall be disposed of via a sustainable water system and the main sewer.
- 5.10 The National Planning Policy Framework (NPPF) promotes the use of Sustainable Drainage Systems (SuDS) by aligning modern drainage systems with natural water processes. The aim is to manage surface water runoff as sustainably as possible. The hierarchy is as follows:

1. Infiltration: Discharge surface water runoff into the ground (e.g., through soakaways or infiltration trenches).
2. Surface Water Body: Discharge to a surface water body (e.g., rivers, streams, or lakes).
3. Surface Water Sewer or Highway Drain: Discharge to a surface water sewer, highway drain, or another drainage system.
4. Combined Sewer: As a last resort, discharge to a combined sewer.

5.11 Therefore, the proposed use to dispose of surface water via combined sewer and as part of a sustainable drainage system is considered to be at the top of the hierarchy. A drainage plan, submitted with this application, titled '82872-110-P4' shows how the disposal of water is proposed to be dealt with.

6 Ecology and Biodiversity

- 6.1 Biodiversity Net Gain (BNG) became mandatory under the Environment Act 2021, specifically, it is implemented through Schedule 7A of the Town and Country Planning Act 1990, as inserted by Schedule 14 of the Environment Act 2021. This policy requires that from 12th February 2024 all new major developments and from 2nd April 2024 for minor applications must achieve a minimum of 10% net gain in biodiversity compared to the pre-development state.
- 6.2 This application includes a submitted biodiversity metric matrix setting out the baseline level of biodiversity on site, expressed as baseline units for habitat, hedgerows, and watercourses. The baseline matrix identifies 1.24 habitat units and 1.04 hedgerow units on the site. In accordance with the requirement for a 10% biodiversity net gain, the development is therefore required to deliver a minimum of 1.37 habitat units and 1.14 hedgerow units.
- 6.3 Warwickshire County Council (WCC) Ecology was consulted on the application and raised no objection, subject to a number of conditions being attached to any decision notice. WCC Ecology have also confirmed that the submitted biodiversity metric has been completed correctly and demonstrates that the proposed development would result in a deficit of 0.94 biodiversity units. To address this shortfall, biodiversity units will need to be secured through the purchase of off-site units from a habitat bank or, as a last resort, through the acquisition of statutory biodiversity credits. This forms the basis of the first condition recommended by WCC Ecology and is standard practice for applications of this nature. The off-site biodiversity units has been identified and agreed as an acceptable option within the submitted Preliminary Ecological Assessment.
- 6.4 Furthermore, a Biodiversity Gain Plan will be required pursuant to the statutory deemed condition before development commences. As the proposed on-site habitat creation does not constitute a significant enhancement, no separate biodiversity monitoring or reporting to the Local Planning Authority is considered necessary beyond the statutory Biodiversity Gain Plan requirements.
- 6.5 The three further conditions relate to a Construction Environment Management Plan, a Biodiversity Management Plan and conditioning the lighting levels on the proposed site. All proposed conditions are pre-commencement; however, they are required to be so given the need to protect important and priority species and their habitats.

- 6.6 The presence of protected species is a material consideration, in accordance with the National Planning Policy Framework, Natural Environment & Rural Communities (NERC) Act 2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. In the UK the requirements of the EU Habitats Directive is implemented by the Conservation of Habitats and Species Regulations 2010 (the Conservation Regulations 2017). Where a European Protected Species ('EPS') might be affected by a development, it is necessary to have regard to Regulation 9(3) of the Conservation Regulations 2017, which states: "a competent authority, in exercising any of its functions, must have regard to the requirements of the Habitats Directives so far as they may be affected by the exercise of those functions".
- 6.7 Policy NE3 of the Borough Plan Review sets out that development proposals will ensure ecological networks and services, and biodiversity and geological features are either conserved, enhanced, restored or created to assist in nature recovery. The policy further states in terms of protected, UK priority, rare or endangered species, surveys will be required where there is a reasonable likelihood of their presence.
- 6.8 WCC Ecology were consulted on the application and for protected species they stated that the willow tree and three wooden structures within the site were assessed as having potential to support roosting bats. A survey was recommended but given that the tree and wooden structures were previously assessed as having low and negligible suitability respectively, it was considered by WCC Ecology to secure any future assessment through a condition.
- 6.9 With regard to great crested newts, the report omits referencing a pond within the residential area, as identified in the Preliminary Ecological Appraisal, however WCC Ecology do agree with the report's conclusion that a Natural England licence will be required for the works to proceed lawfully, and that a detailed method statement for great crested newts should be produced and this they feel can be secured through a suitably worded condition should this application be approved. This will be via the Construction Environmental Management Plan proposed condition.
- 6.10 Therefore, with the inclusion of the conditions, the impact of the development on the ecology and biodiversity of the area is acceptable and will have positive weighting towards the planning balance for this application.

7 Impact on Trees

- 7.1 As part of the supporting documentation, a tree survey was submitted with the application. On site currently, there are 10 trees, 3 hedges and 1 group of trees which will need to be assessed as part of any future reserved matters application. The site is not located within a conservation area and none of the existing trees have a tree preservation order (TPO) placed upon them.
- 7.2 The submitted tree report states that of the 10 trees, 3 are category B, 1 is category U and 6 are category C with none being category A. Out of the 1 group of trees on site or nearby, it is 1 category B. Out of 3 hedgerows, 2 are category B and 1 is category C. Paragraph 136 of NPPF (in part) states '*Trees make an important contribution to the character and quality of urban environments...*' and continues by stating '*... that appropriate measures are in place to secure the*

long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.' These sections of the paragraph are appropriate as they highlight the importance that trees have on developments and as such it does state that existing trees are to be retained wherever possible and that maintenance of newly planted trees is in place.

- 7.3 Policy NE2 of the Borough Plan Review sets out that new development must demonstrate how it will improve the green network of publicly accessible and linked open space to support growth by providing areas of tree planting of a mix of predominantly native trees, street trees of appropriate species and where appropriate community orchards.
- 7.4 Layout and landscaping are to be considered at a later date, but a condition requesting details is to be included. Therefore, further justification will be required at this stage as to which trees are to be removed or retained and the reasons why this is the case.

8 Waste and Refuse

- 8.1 Paragraphs 11.28 to 11.34 of the Sustainable Design and Construction SPD 2026 details the guidance around how waste and refuse should be considered on applications.

Bin Collection

- 8.2 Paragraph 11.28 of the Council's Sustainable Design and Construction Supplementary Planning Document (2026) sets out that designs should consider arrangements for bin collections. It goes on to state that developments without collection areas can result in wheelie bins strewn across public areas until they are reclaimed by residents. It further advises that bins can represent a safety risk to pedestrians and vehicles and can be visually unappealing.

Bin Storage

- 8.3 Paragraph 11.29 states that designs must have consideration for waste bin storage; there should be sufficient space to accommodate all the different types of bins used for waste collection. Bin stores should be located no more than 25m from the highway (where the bin collection lorry can park) for normal two-wheeled household bins. Paragraphs 11.30-11.31 further advises that bin storage should not harm the visual amenity of the area, must be managed so as not to pose a risk to water, air, soil, plants, or animals, should not cause nuisance through odours, and should not adversely affect the countryside or areas of special interest. In addition, waste bin storage areas should be well ventilated, located away from direct sunlight.
- 8.4 It is considered that at reserved matters stage, designs must have considerations for storage of refuse bins in accordance with the SPD.

9 Conclusion

- 9.1 The NPPF promotes a presumption in favour of sustainable development, and in line with the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in line with an adopted Development Plan, unless material considerations indicate otherwise.

- 9.2 The potential impacts of the proposed development in relation to the principle of development, residential amenity, visual amenity, highway safety, flood risk and drainage, ecology and biodiversity and waste and refuse, have all been considered and assessed against both national and local policies. The assessment has subsequently shown that, there would be no significant adverse impact to these material considerations. However, where potential adverse impacts are identified, it would be possible to mitigate against this through the use of conditions. Therefore, on balance, the recommendation for the application is approval subject to the conditions printed below.
- 9.3 Taking into account the above assessment, it is consequently considered that the proposed development would be in accordance with the development plan and other policies within the NPPF. Furthermore, there are no material considerations or adverse impacts which indicate that the application should be refused. It is therefore considered that the proposed development would achieve sustainable development which should consequently be approved subject to conditions.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

1. This permission is granted under the provisions of Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015, on an outline application and the further approval of the Local Planning Authority shall be required with respect to the undetermined matters for each phase of development hereby reserved before any development commences:
 - a) Layout
 - b) Scale
 - c) Appearance
 - d) Landscaping
2. In the case of the reserved matters specified above, application for approval accompanied by all detailed drawings and particulars, must be made to the Council not later than the expiration of three years from the date of this permission.
3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of all reserved matters.
4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<u>Plan Description</u>	<u>Plan Reference</u>	<u>Date Received</u>
Site Location Plan	24/21 07A	17/09/2025
Proposed Site Access	24/21 02G	17/09/2025
Visibility Splays Plan	3502-ADC-ZZ-XX-DR-Z-0100-P1-S1-PO3	17/09/2025

5. The proposed vehicular accesses to the site shall not be used unless public highway footway/verge crossings have been laid out and approved in writing by the council.
6. No gates, barriers or means of enclosure shall be erected across a vehicular access within 6 metres of the highway boundary. All such features erected beyond that distance should be hung to open inward away from the highway.
7. No development shall commence until full details of the surfacing, drainage and levels of the access, car parking and manoeuvring areas as shown on the approved plan have been submitted to and approved in writing by the Council. The unit shall not be occupied until the areas have been laid out in accordance with the approved details and such areas shall be permanently retained for the parking and manoeuvring of vehicles.
8. The development shall not be occupied until vehicular visibility splays have been provided to each vehicular access to the site with 'x' distances of 2.4 metres and 'y' distances of 50 metres to the south and 46 metres to the north measured to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.
9. No development shall commence until details of site levels and finished floor levels have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.
10. The development hereby permitted shall not commence, including any site clearance, until proof that offsite biodiversity units have been purchased and allocated to the development by a Biodiversity Gain Site on the Biodiversity Gain Sites Register and has been submitted to and approved in writing by the Local Planning Authority.
11. The development hereby permitted shall not commence until details of all external lighting (to include location, height from ground level, lux level contour plan, and hours of operation) have been submitted to and approved by the Local Planning Authority. External lighting proposed should conform to the protocols set out in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). In discharging this condition, the Local Planning Authority expects lighting to be restricted in proximity to key habitats, trees, hedgerows, and the proposed bat boxes and to be kept to a minimum at night across the whole site to minimise impact on emerging and foraging bats. This could be achieved (but not limited to) in the following ways:
 - Narrow spectrum lighting used to avoid the blue-white wavelengths
 - Lighting directed away from vegetated areas
 - The brightness of lights will be as low as legally possible
 - Use a warm white light (3000k or lower)
 - Lighting timed to provide some dark periods
 - Connections to areas important for foraging will contain dark corridors
12. No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning

Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Updated ecological surveys, if required.
- d) An assessment of the building for the presence of bats, comprising a bat survey, endoscope inspection, torch inspection or other appropriate assessment method as required, as determined by a suitably qualified ecologist, together with details of any precautionary measures or mitigation required.
- e) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction on bats, badgers, nesting birds, great crested newts and reptiles (may be provided as a set of method statements).
- f) Precautionary working practices and appropriate disposal measures to avoid the spread of invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).
- g) Pollution prevention measures.
- h) The times during construction when specialist ecologists need to be on site to oversee works.
- i) Responsible persons and lines of communication.
- j) The role and responsibilities of an ecological clerk of works (ECoW)/similarly competent person.
- k) Use of protective fences, exclusion barriers and warning signs.

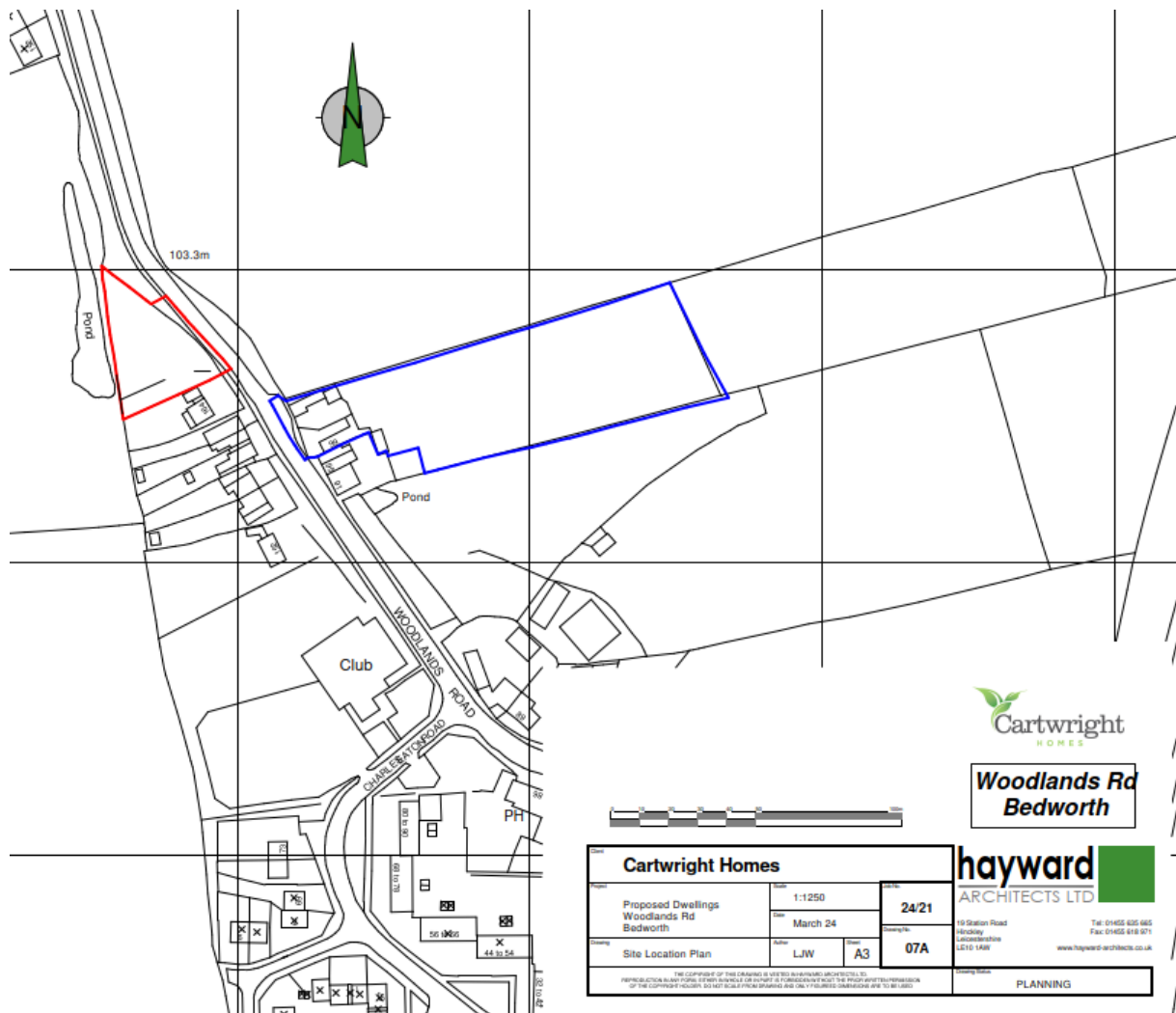
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 13. The development hereby permitted (including site clearance) shall not commence until a Biodiversity Management Plan (BMP) to include a plan of habitats, biodiversity enhancements and long-term management (to include location of measures, installation timescale, timing of works, species lists for proposed planting) has been submitted to and approved in writing by the Local Planning Authority. Such measures will be shown on all applicable annotated site plans and elevations, such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity.
- 14. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site, has been submitted to and approved in writing by the local Planning Authority. The approved scheme shall be implemented in full prior to occupation of any development to the satisfaction of the Local Planning Authority.
- 15. No development shall commence including any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to through the construction period. The approved plan shall provide for:
 - i. The routing and parking of vehicles of HGVs, site operatives and visitors;
 - ii. Hours of work;
 - iii. Loading and unloading of plant/materials.
 - iv. Storage of plant and materials used in constructing the development.

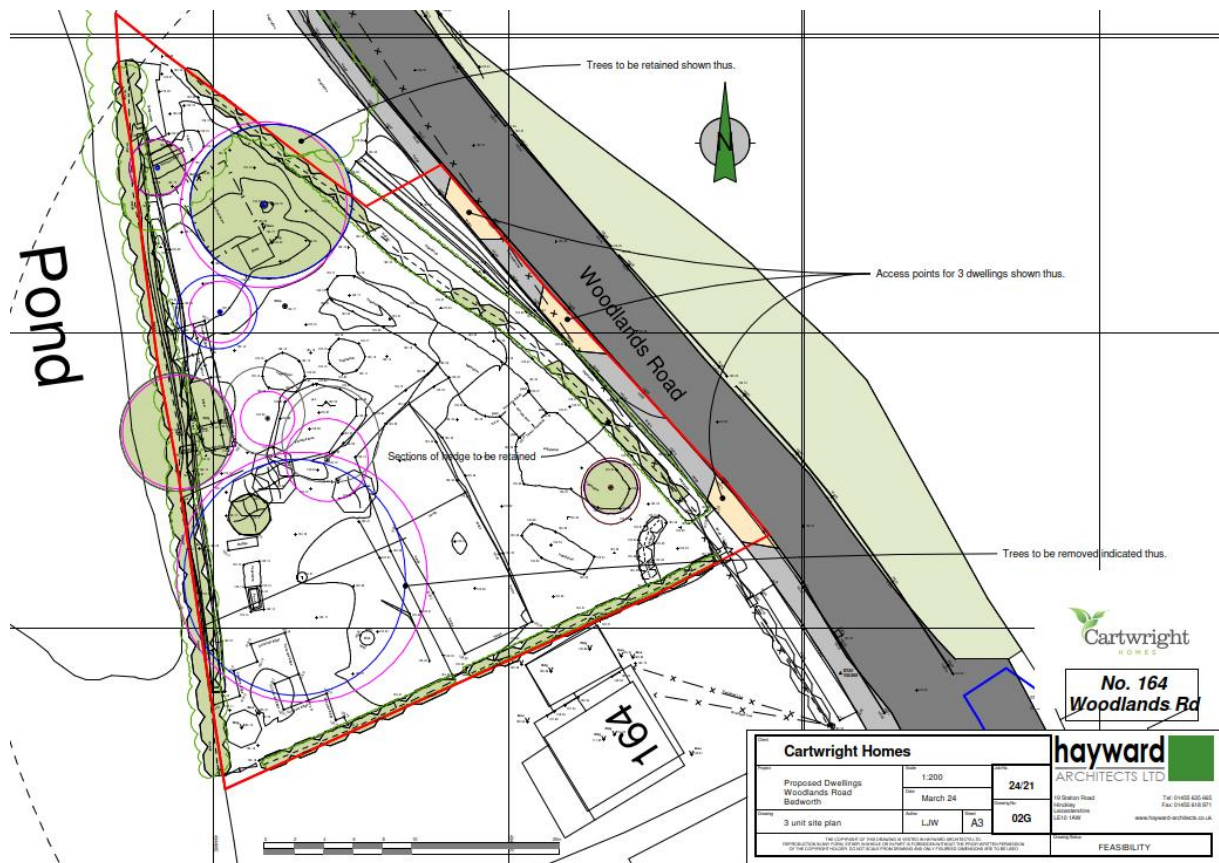
- v. The erection and maintenance of security hoarding.
 - vi. Wheel washing facilities to prevent mud and debris being passed onto the highway.
 - vii. A scheme for recycling/disposing of waste resulting from construction works.
 - viii. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.
16. Prior to the commencement of development, a Dust Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include details of measures to prevent and control dust emissions during site preparation, construction, and operation, including but not limited to:
- identification of potential dust sources and sensitive receptors;
 - Mitigation measures to be implemented (e.g., water suppression, covering of stockpiles, wheel washing);
 - Monitoring arrangements and trigger levels for action;
 - Procedures for responding to dust complaints;
 - Responsibilities of site personnel for dust control.
- The development shall thereafter be carried out in full accordance with the approved DMP for the duration of the works and operation, unless otherwise agreed in writing by the Local Planning Authority.
17. No development above slab level shall commence until full details and samples of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.
18. No development above slab level shall commence until full details of the boundary treatments, including new walls, fences, gates and other means of enclosure, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the boundary treatment to that plot has been carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
19. The details required by condition 1(d) (Landscaping) shall be carried out in the following manner:
Soft landscaping shall be carried out in full in the first planting season following the first occupation of a dwelling. Hard landscaping works within each phase shall be carried out in full prior to the first occupation of each dwelling.
- Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Local Planning Authority consents in writing to any variation.
20. There shall be no occupation of any dwelling until Electric Vehicle (EV) charging points at a rate of; one charging point per dwelling with dedicated parking have been provided. Following installation, the EV charging points shall be retained and maintained in perpetuity. In addition, at that time of their installation, the developer shall also ensure that appropriate cabling is provided to enable increase in future provision.
21. Any reserved matters applications seeking approval of scale, layout, or landscaping shall be submitted with an Arboricultural Method Statement and Arboricultural Impact Assessment which shall include details of all existing trees and hedgerows on site, including those to be retained and removed, together with

measures for the protection of those to be retained during the course of development. The scheme shall also show the typical canopy extent of the retained trees at maturity. No works, including site preparatory works, shall take place on site at any time, unless the approved measures for the protection of those trees and hedgerows to be retained has been provided on site in accordance with the agreed details.

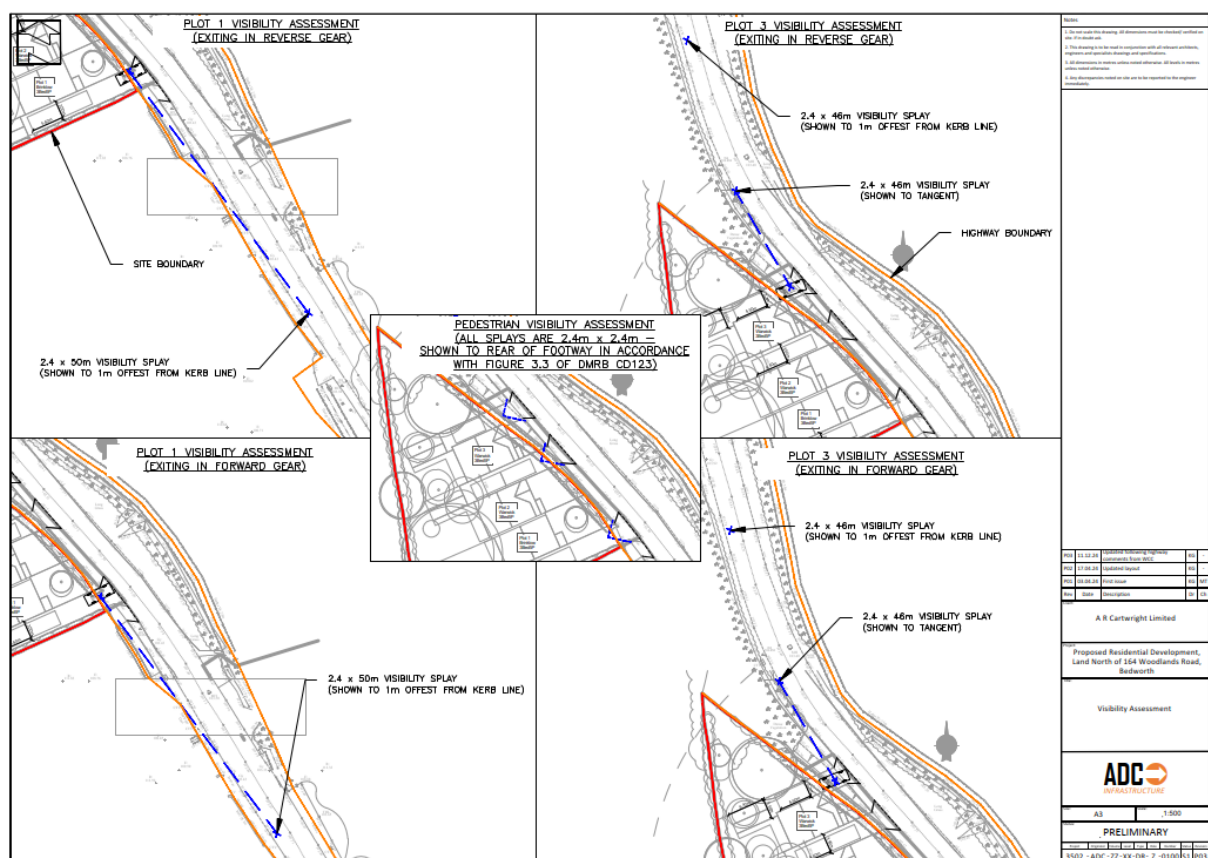
22. Details of the following additional matters shall, where relevant, concurrently with the submission of the reserved matters application, be submitted to and approved in writing by the Local Planning Authority before development of any part of the site to which the submitted details relate is commenced. The development shall be implemented in accordance with the details so approved prior to that part of the development being occupied or brought into use.
 - A. A schedule of the amount and types of accessible, adaptable and wheelchair user dwellings across the whole site to meet Building Regulations requirement M4(2) and M4(3); and
 - B. A schedule of the number of bedrooms, number of persons expected to occupy each dwelling, storey height, total GIA floorspace area and total built-in storage areas for each dwelling type to demonstrate compliance with the most up-to-date publication of the Nationally Described Space Standards.
23. No development shall be carried out until details of the means of foul drainage disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
24. The development shall proceed in strict accordance with the details and recommendations set out in the approved Flood Risk Assessment (FRA) ref: R - 82872-02 A - 2026.04.02 - Land Adjacent 164 Woodlands Road Bedworth - Flood Risk Assessment submitted via email on 8TH April 2026.



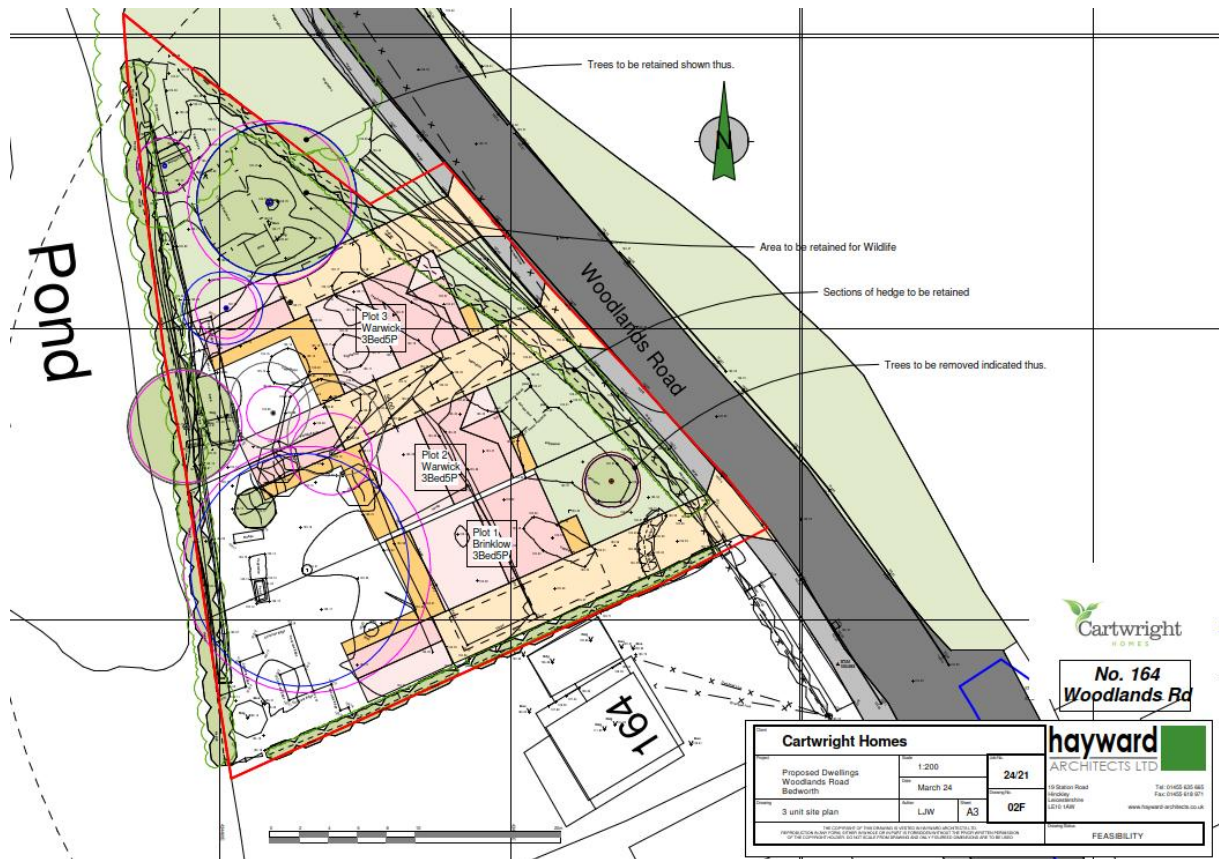
Location plan



Proposed site access plan



Visibility splays plan



Indicative site layout plan

Item No. 3

REFERENCE No. 041347

Site Address: Site 51A025 - Vicarage Street Nuneaton (Church Street Shops & Justice Walk Car Park).

Description of Development: Reserved Matters application for Phase 1a (Library and Business Centre) and Phase 1b (infrastructure works) pursuant to outline planning permission ref. 039175 – seeking approval of access, appearance, layout, scale and landscaping (Phase 1a) and access only (Phase 1b); as amended by ref. 041332.

Applicant: Warwickshire Property and Development Group

Ward: SM

1.1 Related planning application ref. 041332 (*Section 73 application to vary condition 4 to amend the red line boundary and minimum Gross Internal Floor Area pursuant to planning permission ref 039175-Outline planning application (with all matters reserved) for the erection of a new Library and Business Centre (Use Class F1 and Class E(c))and up to 65 no. residential dwellings (Use Class C3), including site clearance and the demolition of the existing library building, former Parish Hall building, Powell House, premises at Number 1-2 Church Street and premises at Number 3 Church Street (including Royal Mail Sorting Office), parking, landscaping and public space*) was previously determined by the Planning Applications Committee ((PAC) - meeting held 10th March 2026, decision issued 13th March 2026).

1.2 The 10th March 2026 PAC agenda (page 40) states '*Detailed plans for the Library and Business Centre have also now been submitted (ongoing Reserved Matters ref. 041347). 041347 will be referred to Planning Applications Committee once that application is ready for determination.*' Likewise the Officer presentation at that PAC meeting echoed this statement.

1.3 Planning applications involving Nuneaton and Bedworth Borough Council (NBBC) as a landowner (where the scheme is not of a minor nature, as defined in statistical returns to Central Government) are referred to PAC per 3E.7 viii in the scheme of delegation contained within NBBC's Constitution. Parts of the 041347 site have historically been within NBBC's ownership, however this is now no longer the case having recently been sold to Warwickshire County Council (WCC). As such 041347 would no longer require inherent referral to PAC for determination (per 3E.7 viii in NBBC's scheme of delegation).

1.4 Currently each Council has its own scheme of delegation to identify the circumstances where planning applications are referred to PAC for determination, or delegated to Officers. Schemes of delegation provide a consistent, transparent and objective framework in the decision-making process. Central Government is intending to implement a national scheme of delegation (statutory guidance published 1st June 2026 sets out this is currently set to come into force on 31st October 2026). Until a national scheme of delegation comes into force, NBBC's scheme of delegation is the

guiding document for establishing which planning applications are referred to PAC in this Borough.

1.5 The Assistant Director - Planning has consulted with the Chair and Vice-Chair of PAC to consider how best to ensure openness and transparency in the Council's decision-making processes with regards to 041347. In the interests of working positively and proactively, this note is being presented to the PAC for Members' information. The purpose of this note is to formally record the circumstances for determining 041347, in line with NBBC's scheme of determination, have changed since 10th March 2026 PAC. 041347 is ongoing and all comments received regarding this application - prior to determination - would be considered in determining the application. No further action is currently required from PAC Members in relation to this matter. 041347 will be determined in line with the relevant scheme of delegation in force at the time of determination.

1.6 NB - Please note official and definitive land ownership records are maintained by the Land Registry (a Central Government department), rather than NBBC or WCC. All publicly available information regarding ownership of this site is available from the Land Registry.

Glossary

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. **Change of use** – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Major Planning application-

- the winning and working of minerals or the use of land for mineral-working deposits
- waste development
- Residential development of 10 or more residential dwellings
- Residential development of on a site of 0.5 hectares or more (where the number of residential units is not yet known i.e. for outline applications)
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more.
- development carried out on a site having an area of 1 hectare or more

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – First published in 2012 and has subsequently been revised, most recently in December 2024. It sets out the Government's planning policies for England and how these are expected to be applied. The NPPF includes a presumption in favour of sustainable development and confirms that the purpose of the planning system is to contribute to the achievement of sustainable development through its economic, social and environmental objectives.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is

kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Tree Preservation Order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.