



Enquiries to: Committee Services
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Date: 18th September 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **LOCAL PLAN COMMITTEE** will be held in the Council Chamber, Town Hall, Nuneaton, on **Tuesday, 29 September 2026** at 6.00 p.m.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Borough
Plan Committee

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

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

AGENDA

1. EVACUATION PROCEDURE

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

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

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

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

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

3. MINUTES - To confirm the minutes of the meeting of the Borough Plan Committee held on 30th June, 2026 (Page 4**).**

4. DECLARATIONS OF INTEREST

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

Declaring interests at meetings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. LOCAL PLAN COMMITTEE UPDATE– a report of the Planning Policy Manager, attached (**Page 6**).
7. ANY OTHER ITEMS - which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

NUNEATON AND BEDWORTH BOROUGH COUNCIL**BOROUGH PLAN COMMITTEE****30th June 2026**

A meeting of the Borough Plan Committee was held on Tuesday, 30th June 2026. This meeting was held in the Council Chamber.

Present

Councillor S. Coates-Jarman (Chair)

Councillors: M. Bannister, L. Cvetkovic, G. Finch, J. Groves, K. Kondakor, B. Saru, T. Venson and S. Markham (substitute for K. Wilson)

Apologies: Councillor K. Wilson.

PART I – PUBLIC BUSINESSBPC1 **Minutes**

RESOLVED that the minutes of the meeting held on 15th January 2026 be approved and signed by the Chair.

BPC2 **Declarations of Interest**

Councillor B. Saru declared that as of today (30th June 2026) he is the Community Ambassador for Etone College.

RESOLVED that the declarations of interests are as set out in the Schedule which can be viewed on the Council website ([Councillor Declarations of Interests](#)), with the addition of the declaration from Councillor B. Saru above.

BPC3 **Local Plan Update**

A report of the Planning Policy Manager provided Members with an update on Local Plan related matters following the introduction of the Town and Country Planning (Local Planning) (England) Regulations 2026 (the Regulations) which came into force on 25 March 2026.

RESOLVED that

- a) the key stages and timescales involved with the new Local Plan- making system be noted,
- b) the contents of the Local Plan Commencement Report which went to Cabinet on 17 June 2026 be noted,
- c) the publication of the following documents be noted which, at the time of writing this report, were recommended to be approved by Cabinet on 17th June 2026:
 - i) the 'Notice to Intention to Commence' the NBBLP
 - ii) the NBBLP Timetable, which will be updated on a monthly basis
 - iii) the Scoping Consultation running from 29th June to 10th August 2026;
- d) **IT BE RECOMMENDED TO COUNCIL** that the Leader of Nuneaton and Bedworth Borough Council
 - i) writes to other Local Authorities in a similar situation (relating to the need to produce a new Local Plan before a decision on LGR has been made); and
 - ii) writes to the Secretary of State to ask for a deferral of the Local Plan process until after a LGR decision has been made.

BPC4

Local Plan Working Group

The Planning Policy Manager advised Members about the need for a Local Plan Working Group, to be made up from Members of this Committee.

RESOLVED that a working group be made up of the following Members: Councillors S. Coates-Jarman, K. Kondakor, T. Venson and K. Wilson.

Chair

AGENDA ITEM NO. 6

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Local Plan Committee
Date of Meeting:	29 September 2026
Subject:	To update Members on key Local Plan matters since the last Borough Plan Committee on 30 June 2026.
Portfolio:	Planning, Enforcement and Public Services
Responsible Officer:	Assistant Director for Planning
Corporate Plan – Theme:	Place and Prosperity, Housing, Health and Communities and Green Spaces and Environment
Corporate Plan – Aim:	All
Ward Relevance:	All
Public or Private:	Public
Amendment to Budget:	No Council Tax Related: No
Recommendation to Council/Cabinet/Committee:	No
Forward Plan:	Yes
Subject to Call-in:	No. This report is a factual update to Members.

1. Purpose of report

- 1.1. The purpose of this report is to update Members on Local Plan related matters since the last Borough Plan Committee meeting held on 30 June 2026.

- 1.2. This report summarises the key stages undertaken to date on the Nuneaton and Bedworth Borough Local Plan (NBBLP). It also outlines the next stages of plan-making and provides updates on other relevant Planning Policy matters.
2. Recommendations
 - 2.1. That the Committee note the contents of this report.
3. Background
 - 3.1. Members will recall that, following the introduction of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#) (the “2026 Regulations”), which came into force on 25 March 2026, authorities with adopted plans that do not meet the relevant housing need threshold for their authority area are required to prepare a new-style Local Plan within a prescribed 30- month timeframe. The threshold is determined by comparing the housing requirement contained within the adopted plan against the authority’s current local housing need.
 - 3.2. NBBC is one of 39 authorities affected by this change in England, as the housing requirement contained within the BPR does not meet the prescribed threshold. The government’s new standard methodology for calculating local housing need, updated in May 2026, has set the Council’s need at 760 homes per year. This represents a 39% increase on the 545 homes per year required under the adopted BPR.
 - 3.3. Accordingly, the Council is currently in its ‘getting ready’ phase of plan making, having published its [Notice of Intention to Commence a new Local Plan](#), which will be known as the Nuneaton and Bedworth Borough Local Plan (the NBBLP) and [Local Plan Timetable](#) on 29 June 2026, in line with national requirements and set prescribed timescales.
 - 3.4. Members should note that there is a requirement for the Local Plan Timetable to be reviewed and updated monthly. At the time of writing, no changes have been made to the published NBBLP timetable.
4. Body of report and reason for recommendations

Plan making and local government re-organisation

Local Government Re-organisation and transitional arrangements

- 4.1. At the previous Borough Plan Committee on 30 June 2026 (Minute Item BPC3), it was recommended to Full Council that the Leader write to other authorities in a similar position and to the Secretary of State requesting a deferral of the Local Plan process until after a Local Government Re-organisation (LGR) decision has been made.
- 4.2. Due to summer recess, the next available Full Council meeting this recommendation can go to is on 30 September 2026. However, the Local Plan Working Party (LPWP) has proactively met to agree the draft terms of the letter, assuming the recommendation is approved by Full Council. It is intended that if the recommendation is approved at Full Council the letter will be circulated to the Leader of the Council and Members of the LPWP.
- 4.3. Notwithstanding the decision on 7 September 2026 to pause LGR, since the previous meeting, further clarity has been provided by Government regarding the relationship between plan-making and LGR. On 6 July 2026, the Ministry for Housing, Communities and Local Government (MHCLG) published [Planning Practice Guidance](#) relating to plan- making and local government reorganisation. The guidance makes clear that authorities should not delay the preparation of Local Plans because of LGR. It states:

'Forthcoming local government reorganisation is not a reason to delay plan-making. You must start your plan at the latest by the timings set out in regulations'.
- 4.4. In relation to transitional arrangements for those authorities, such as NBBC going through LGR, it goes on to state:

'MHCLG is working to enable plan-making to continue through the transitional period to ensure a smooth transition from the two-tier system to the new unitary system.'

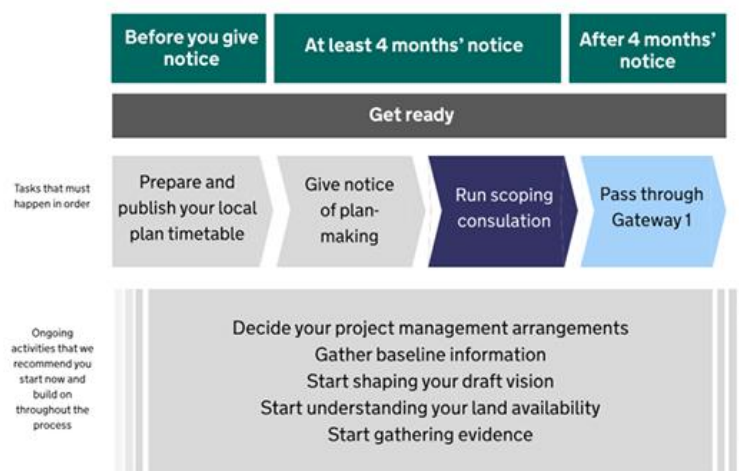
We intend to publish transitional regulations in due course to deal with the various plan-making complexities arising because of local government reorganisation...'

- 4.5. The guidance goes on to clarify that it is the intention that adopted plans remain in force for the part of the new unitary area to which they relate until they are superseded by a new unitary-wide plan.

Progress on the Nuneaton and Bedworth Borough Local Plan

Work undertaken to date

- 4.6. The 2026 Regulations establish key dates whereby the Council is required to have reached certain stages. Having successfully met the first date of 30 June 2026 to give notice, the Council is currently in the 'getting ready' stage of plan- making.
- 4.7. This stage does not count towards the 30-month period, however it must be for a period of at least 4 months. Figure 1 below outlines the key activities being undertaken during this stage.



- 4.8. Notwithstanding the concerns raised by the Committee regarding progressing the NBBLP in advance of LGR, MHCLG is clear that plan-making should not be delayed. Therefore, local plan work has been progressing since the Committee last met. The six-week Scoping Consultation has closed. Approximately 50 responses were received and are currently being reviewed and summarised to inform later stages of plan preparation. A further 15 sites were submitted as part of the Call for Sites which will be assessed alongside those sites previously submitted.

- 4.9. The Council is also progressing the scoping and commissioning of evidence-based documents and gathering relevant baseline data in accordance with national planning policy and [guidance](#). To date, alongside internal workstreams, consultants have been appointed to undertake a Green and Grey Belt Review, Housing and Economic Development Assessment, Strategic Flood Risk Assessment and Gypsy and Traveller Accommodation Assessment.

Next Stage

- 4.10. The next backstop date that the Council is required to meet is Gateway 1, which requires the submission of a self-assessment summary by 30 October 2026. The Council is working towards reaching this stage given the timescales are a statutory requirement.

Other Policy Related Matters

National Planning Policy Framework

- 4.11. MHCLG published a revised [National Planning Policy Framework](#) (NPPF) on 17 August 2026, following consultation on the draft version between 10 December and 10 March 2026. NBBC submitted representations in response to the draft consultation.
- 4.12. The revised NPPF represents a significant restructuring of national planning policy, separating policies for plan-making from national decision-making policies and placing greater emphasis on a plan-led system. The Council is required to have regard to the revised NPPF in preparing the NBBLP and ensuring that emerging policies align with national planning policy. Appendix A provides a summary of the key changes between the December 2024 NPPF and the revised August 2026 version.

Spatial Development Strategies

- 4.13. Strategic Development Strategies (SDSs) are a new component of the plan-making system, intended to provide a statutory framework for strategic planning across wider geographic areas. SDSs will address cross-boundary matters that extend beyond local authority boundaries. Local Plans will be required to be prepared in

general conformity with any adopted SDS covering the area, ensuring that local planning policies align with agreed strategic priorities.

- 4.14. The August 2026 NPPF provides further clarity regarding the relationship between Strategic Development Strategies (SDSs) and Local Plans. Further Planning Practice Guidance is anticipated in due course to support implementation of the new strategic planning arrangements. However, the NBBLP is being prepared in advance of any SDS being adopted.

Housing Land Supply

- 4.15. To maintain a five-year housing land supply, the Council must be able to evidence that there are enough deliverable sites in the Borough to meet the established local housing need over the next five-year period. If an authority cannot demonstrate a five-year housing land supply, then it can lose control over where development goes.
- 4.16. Given the transitional arrangements which apply to authorities such as NBBC, whose plan was examined under the 2023 version of the NPPF, from 1 July 2026, the Council is required to apply a 20% buffer to its five-year housing land supply calculation.
- 4.17. Since the last meeting, the Council has published its updated [Housing Land Supply Position Paper](#) on 1 April 2026, applying a 20% buffer in accordance with national planning policy requirements. The Council can demonstrate a robust deliverable housing supply of 10.2 years.

Community Infrastructure Levy

- 4.18. Members will recall at the last Committee, questions were raised about the appropriateness of Section 106 agreements, compared with introducing a Community Infrastructure Levy (CIL). This followed an update to Members regarding a CIL Viability Scoping Exercise, which was prepared by Dixon Searle Partnership following the adoption of the BPR. The report sought to assess at a high level, whether the 2021 approach not to pursue a Community Infrastructure Levy (CIL) and instead use Section 106 planning obligations to secure developer

contributions remains appropriate or whether introducing CIL should be reconsidered.

- 4.19. The assessment concludes that, at the present time, the Council is likely to continue securing more income and be able to do so and apply it in a more adaptable way, responsive to development needs by continuing with the current approach of securing developer contributions via Section 106.
- 4.20. The assist Members' understanding of the assessment findings, Appendix B provides a high level overview of the advantages and disadvantages of Section 106 Agreements and Community Infrastructure Levy.
5. Consultation with the public, members, officers and associated stakeholders
 - 5.1. Consultation has taken place with:
 - Portfolio Holder – Planning, Enforcement and Public Services
 - All Members - a Briefing Note on the Housing Land Supply Position has been circulated.
6. Financial Implications
 - 6.1. There are costs associated with the delivery of a local plan, including, the need for evidence base studies, legal support, digital plan development, consultation, engagement and the holding of an Independent Examination. For context, the cost from preparation to adoption of the BPR cost approximately £700,000. This excludes the costs associated with the Gypsy and Traveller Development Plan Document, which will be incorporated into the NBBLP plan going forward.
 - 6.2. The Local Plan budget for 2026/27 was approved by Full Council in February 2026. The grant funding received in March 2026 of £108,474.57 was reported to and noted by Full Council in April 2026. This is consistent with the figures reported last time and there is no further update.
7. Legal Implications
 - 7.1. The Council has a statutory duty to prepare a new Local Plan in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England)

Regulations 2026. Breaches of this statutory requirement could result in government intervention and the Council having to pay the full costs.

8. Equalities implications

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

9. Health implications

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

10. Climate and environmental implications

- 10.1. No direct climate or environmental implications have been identified. Whilst the recommendations set out in this report do not in themselves have any direct climate or environmental implications, climate and environmental factors will be addressed through the policies in the NBBLP.

11. Section 17 Crime and Disorder Implications

- 11.1. No direct Section 17 crime and disorder implications have been identified. Whilst the recommendations set out in this report do not in themselves have any direct Section 17 Crime and Disorder Implications, these will be addressed through the policies in the NBBLP.

12. Risk management implications

- 12.1. The following risk management implications have been identified:
- i. Failure to continue preparing the NBBLP and to meet the Government's prescribed backstop dates could result in intervention and the grant funding is tied to the backstop dates.

- ii. Staffing changes, which could adversely impact resourcing and the ability to meet key milestones and deadlines.
 - iii. Evidence prepared to inform the new Strategic Development Strategies may emerge at a late stage in the plan-making process, potentially requiring additional work or changes to the NBBLP.
 - iv. Delays in commissioning and completion of evidence base studies may impact the Council's ability to meet prescribed Gateway deadlines.
- 12.2. It is proposed to mitigate the above by implementing the following mitigations:
- i. Continuing the progress with plan making with a view to reaching Gateway 1 by the statutory deadline of 30th October 2026 to demonstrate compliance with the new plan- making system requirements.
 - ii. Ensuring appropriate staffing and budget resources are in place to deliver the Local Plan, with the work programme kept under regular review to respond to any changes in capacity or circumstances.
 - iii. Active engagement in the Strategic Development Strategy process, enabling early identification of any emerging issues that may have implications for the NBBLP.
 - iv. Regular project programme meetings are held and updates with consultants to ensure the evidence base is delivered in accordance with the agreed timescales.

13. Human resources implications

- 13.1. No direct human resource implications have been identified. However, the Local Plan Timetable has been set out in the context of existing resources within the Planning Policy Team.

14. Biodiversity Implications

- 14.1. No direct biodiversity implications have been identified. Whilst the recommendations set out in this report do not in themselves have any biodiversity implications,

biodiversity will be addressed through the policies in the NBBLP.

15. Local Government Reorganisation (LGR) Implications

15.1. The following LGR implications have been identified:

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

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

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

16. Options considered and reason for their rejection

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

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

17. Conclusion

17.1. The introduction of the 2026 Regulations represents a significant change to the Local Plan – making system, requiring the Council to progress a new Local Plan (the NBBLP) within prescribed timescales.

17.2. The Council continues to make good progress through the initial ‘getting ready’ stage of plan-making, including the completion of the Scoping Consultation, progression of evidence base studies and preparation towards reaching Gateway 1 by 30 October 2026.

17.3. Members are asked to note the contents of this report and the progress made to date.

18. Appendices

18.1. Please note the following appendices:

- i. Appendix A – Overview of the key changes between the December 2024 NPPF and updated NPPF published in August 2026.
- ii. Appendix B – Section 106 Agreements and Community Infrastructure Levy

19. Background papers

19.1. Please note the following background papers:

- i) Create or update a local plan using the new system - GOV.UK can be viewed at: [CULP](#)
- ii) Town and Country (Local Planning) (England) Regulations 2026 can be viewed at: [Regulations 2026](#)
- iii) 30-month local plan process: an overview can be viewed at: [30-month plan- making process](#)
- vi) Create or update a local plan using the new system – Plan making and Local Government Re-organisation can be viewed at: [Plan-making and local government reorganisation - GOV.UK](#)

- vii) Nuneaton and Bedworth Local Plan Timetable can be viewed at: [Local Plan Timetable](#)
- viii) Housing Land Supply Position Paper as of 1 April 2026 can be viewed at: [Housing Trajectory \(2026\).xlsx](#)
- vi) Borough Plan Committee – 30 June 2026 can be viewed at: [30 June 2026: Borough Plan Committee | Nuneaton and Bedworth Borough Council](#)

20. Report Writer Details:

Officer Job Title: Planning Policy Manager

Officer Name: Sarah Matile

Appendix A - National Planning Policy Framework (August 2026)

On 17th August 2026 a new National Planning Policy Framework, hereby referred to as the NPPF or 'the Framework', was published by the MHCLG:

[National Planning Policy Framework.pdf](#) The below provides an overview of the key changes between the December 2024 NPPF and this new version.

- Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.
- The policies in this Framework are material considerations which must be considered in decision-making from the day of its publication (17th August 2026).
- Annex A – The Nuneaton and Bedworth Borough Local Plan (emerging Local Plan) should be produced in accordance with this new Framework.
- Policy PM1 introduces Spatial Development Strategies into national policy (to cover at least 25 years and there's a requirement to commence a replacement no later than seven years after adoption).
- PM10/PM11: The Duty to Cooperate has been abolished – However, there is still an expectation that authorities should engage proactively and regularly to maintain cooperation and Statements of Common Ground should be used to evidence this.

Interpretation of policies in this Framework

- Paragraph numbering is gone – policies carry codes by chapter.
- Paragraph 8 states that plan-making policies must not be used when determining applications.
- Paragraph 9 states that annexes are national planning policy (Annex B – glossary now carries a lot of operative weight).
- Paragraph 10 states that the boxed objectives at the head of each chapter are for context only.
- Paragraph 11 is important for interpreting the Framework's policies:
 - “Where policies in this Framework set out lists in the form of sub-paragraphs, all of those sub-paragraphs apply unless the text indicates otherwise (such as through the use of ‘or’ at the end of one or more sub-paragraphs”.

- National Decision Making Policies are material considerations to be considered alongside the development plan policies but are not statutory. Development plans maintain their primacy.
- Development plan policies, or parts of those policies, which are materially inconsistent with the NDMPs should be given very limited weight, whatever their age. Age alone no longer reduces weight. Plans may not duplicate, restate or contradict national decision policies.

Plan-making

- PM2: Minimum plan period from adoption of 10 years.
- PM6: When plan-making, policies should not extend beyond site or location-specific requirements unless there is a clear and justified reason; and policies should not duplicate, substantively restate or be inconsistent with the content of national decision-making policies, unless directed by other policies in the Framework.
- PM15: A sound plan should satisfy the following tests:
 - o Positive – the plan sets out a positive approach to delivering growth to meet the development needs of the area in accordance with policy S1, and is based on effective joint working on cross-boundary strategic matters;
 - o Appropriate – the plan sets out an appropriate strategy to enable the delivery of sustainable development, taking into account reasonable alternatives, and is based on proportionate evidence;
 - o Effective – the plan sets out effective policies for development, and there is a reasonable prospect that its site allocations are capable of being deliverable at the time envisioned;
 - o Consistent with national policy – the plan accords with the policies for plan-making in this Framework and other statements of national planning policy where relevant, and does not include policies which duplicate, substantively restate or are inconsistent with the content of national policies for decision-making; and
 - o Conformity – the plan is in general conformity with any adopted spatial development strategy for the area²¹.

New structure to the Framework

- The new Framework is organised around named policy does rather than largely paragraph numbers.
- There are dedicated plan-making policies and national decision-making policies, with thematic codes for subjects such as housing, transport and Green Belt.
 - o The Framework highlights that plan-making policies should not be used to decide development proposals.

- o The annexes are also national planning policy and contain important information including implementation, definitions, application information requirements, housing supply and Green Belt assessment provisions.

Major applications: a concise planning statement is now national policy

- Policy DM1 – introduces a new national expectation for major development.
- Proposals should be informed by proportionate early engagement and should be accompanied by a concise planning statement.
 - o The statement should explain how the proposal is consistent with the relevant development plan and national decision-making policies, the outcome of pre-application engagement and how the scheme changed in response, and the proposed use of planning obligations to make the development acceptable.
- For other development, the Framework emphasises the minimum information genuinely necessary to make a decision.
 - o Links directly with the new DM2 approach to validation.

Local Validation Checklist

- DM2: Local Validation Checklists should set out the information required to support an application for development and include the information specified in the relevant national decision-making policies (Annex C).
- Local Validation Checklists should only include additional information requirements if there is a policy in the development plan requiring a specific further assessment.
 - o Therefore, NBBC's Checklist will need updating.

Unauthorised development and enforcement

- DM8: Where there has been unauthorised development and local planning authorities are considering whether enforcement action is expedient, they should take account of their local enforcement plan, the impact of the breach in planning control and the extent to which the breach would otherwise be acceptable.
- In case of unauthorised development where consideration is being given to retrospective planning permission (or through an enforcement appeal, whether to grant planning permission in respect of a breach of planning control), if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission.

Setting Standards (PM13)

- Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet.
 - Such standards should be justified and not cover matters that are already addressed by Building Regulations other than in relation to accessibility standards, water efficiency and energy efficiency.
- Quantitative standards should not cover other matters, or relate solely to the internal layout of buildings, unless they are to implement nationally described space standards and have a clear and robustly costed rationale.

Local Parking Standards

- Policy TR2: Development plans should set local parking standards for residential and non-residential development, across the plan-area or for specific sites or sub-areas in a way which aligns with the transport vision for the plan and opportunities to promote sustainable development.

Accessible and adaptable homes: a 40% minimum in plan-making

- Development plans should set the proportions of housing on major developments to be delivered to Building Regulations standards M4(2) and M4(3) based on local need.
- However, the Framework says plans should ensure that no less than 40% of homes on major developments are delivered to M4(2), subject to any appropriate exemptions set out in the development plan.
- Please note, this is a plan-making requirement not a decision-making policy.

Tilted Balance (Please read these policies in full within the Framework)

- The December 2024 Framework (paragraph 11(d)) regarding the tilted balance has now been replaced by policies S3 to S6 in the August 2026 Framework.
- S4: Strong support to development within settlements. The policy balance is deliberately favourable: development should be approved unless the benefits would be substantially outweighed by the adverse effects, taking account of the relevant national decision-making policies and the specific circumstances identified in S4 (safeguarded land or buildings; application of policies in the Framework; undeveloped land used for a cemetery, burial ground or water storage and/or flood risk management).

- o This does not mean every site within a settlement is automatically suitable but that the principle of suitable development within a settlement now starts from a strongly supportive national policy position.
 - o Therefore, an object is not irrelevant if a site lies within the settlement boundary – the decision-maker still needs to assess the actual effects of the proposal (S4 changes the balance against which those effects are judged).
- S5: Development outside settlements, identifying categories which are acceptable in principle and retaining a separate exceptional-circumstances route for other proposals.
 - o Acceptable categories: agriculture and forestry, outdoor sport and recreation, development requiring a rural location, certain reuse, alteration, extension or replacement of buildings, development of previously developed land, limited infilling, rural exception housing and development associated with qualifying well-connected stations.
 - Permission should be granted unless the benefits are substantially outweighed by the adverse effects when assessed against the relevant national decision-making policies.
 - o There is also a route for development that would meet an evidenced unmet need. For housing, the Framework expressly says this can include a failure to demonstrate the required five year housing land supply, including the appropriate buffer, or a result below 75% in the most recent Housing Delivery Test.
 - o If a proposal does not fall within an acceptable category, there is a separate list of exceptional circumstances route.
 - o S5 does not override the separate protections that apply to Green Belt or designated Local Green Space. A proposal on Green Belt land must be assessed under the Green Belt policies, including whether the development is inappropriate or falls within a category which national policy treats as not inappropriate.
- S6: Protection to qualifying recent neighbourhood plans.
- Housing land supply and delivery are still very important. However, a failure to demonstrate the required five year housing land supply, or the Council's Housing Delivery Test performance is below 75%, can now amount to evidence of unmet housing need under S5 rather than switching to the December 2024 NPPF paragraph 11 balance.
- Annex A – in certain circumstances, where the local housing need figure is higher than the housing requirement in a recently adopted development plan does not, by itself, establish an unmet housing need for S5.

New national definition of a settlement (glossary)

- A settlement is not limited to a town or village with a line drawn around it on a policies map.
- It can include cities, towns, villages and other predominantly built-up areas, together with allocated or permitted land which will become part of the built-up area.
- Plans can identify settlements by boundaries or by criteria. The glossary also addresses hamlets and scattered groups of houses.
 - Implications to policies S4 and S5 which distinguish between development within and outside settlements.

More housing around well-connected stations

- The final Framework contains strong support for housing and mixed-use development around qualifying well-connected railway, underground, tram and light-rail stops.
- A new 'default yes' approach to development around well-connected stations has been introduced.
 - Well-connected station glossary definition: Railway stations and underground, tram and light rail stops located within a top 80 Travel to Work Area located partially or fully within England by Gross Value Added (GVA)⁷² and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by at least four trains or trams per hour overall, or at least two trains or trams per hour in any one direction.
 - The nearest Top 80 Travel to Work area to Nuneaton and Bedworth Borough is Coventry., Therefore, the default 'yes' does not apply to development around well-connected stations for our Borough.
- The expectation is at least (minimum) 35 dwellings per hectare, rising to at least (minimum) 45 dwellings per hectare where the service frequency is at least twice the qualifying minimum. Those minimums should be exceeded where possible, subject to the specific exceptions in the policy. Exceptions only for non-major sites and traveller sites. Proposals that fail to use land efficiently should be refused.
- There is also a separate Green Belt approach for certain qualifying station-related development.

Definition of a reasonable walking distance

Glossary definition:

- For the purpose of policies S5, L3, GB7 (relating to land around well-connected stations), this should be considered to be around 800 metres, or around 10 minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking from up to 800 metres away.
- For the purpose of policy HC5 (hot food takeaways) it should be considered to be around 400 metres, or around five minutes' walk time if topography, route availability and quality or physical barriers would prevent or discourage walking up to 400 metres.
- Where a reasonable walking distance is required to be calculated when applying policies S5(1)(h), L3(2)(c) and GB7(1)(h), and only part of the site falls within the reasonable walking distance, those sub-paragraphs of policies S5, L3 and GB7 only apply to the area of the site within that reasonable walking distance.

Five-year housing land supply

- Where the relevant development plan housing requirement is more than five years old, the calculation now uses local housing need.
- The Framework also contains alternative 5% and 20% buffers, including a new 20% decision-making route in specified circumstances where an adopted requirement is substantially below current local housing need.
- Major outline permissions and allocations do not simply count automatically without clear evidence of delivery within the five year period.
- Reference should be made directly to Annex D of the August 2026 NPPF as the PPG is yet to be updated on this point.

A new medium development category

- The NPPF now identifies medium development as housing development of 10 to 49 dwellings inclusive on a site not exceeding 2.5 hectares.
- Important for SME builders.
- Policy HO6 requires at least 10% of the housing requirement on sites of 1 to 2.5 ha, unless there is a strong reason not to do so.

A new national definition for strategic sites

- Glossary definition: A residential, commercial or mixed-use site delivered in multiple phases, with significant infrastructure requirements and a need for a masterplan. For a residential-led scheme, the Framework says this would typically mean capacity for at least 1,500 dwellings, although the scale can vary according to the mix of uses.

Saving pubs and community facilities

- The new Framework strengthens policy around the loss of public houses and other valued community facilities.
- Where loss is justified on the basis that the existing use is no longer viable, the policy expects evidence that reasonable steps have been taken to market the property for its existing use without success for at least 12 months.
- Other routes remain where suitable replacement provision is made or adequate equivalent provision is available.

Farm businesses and on-farm reservoirs

- The amended rural policies give stronger support to development that maintains and enhances agricultural viability and sustainability and supports domestic food production.
- On-farm reservoirs are expressly recognised, alongside improved livestock accommodation, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers where the policy conditions are met.
- This does not grant automatic permission and it does not replace agricultural permitted development rights, but is a positive national policy change where planning permission is required.

Green Belt, grey belt and stations

- The August 2026 NPPF embeds grey belt policy within the new decision-making structure and adds the station-related route referred to above.
- A housing land supply shortfall or Housing Delivery Test below 75% can be relevant to the evidenced unmet housing need part of the grey belt policy.
 - However, the other Green Belt policy requirements will still need to be satisfied and major development may have to meet the Golden Rules.
- Footnote 7 has been removed (related to grey belt land)

Effective use of land

- Chapter 12 promotes the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- The chapter refers to achieving appropriate densities on development sites.

Other changes contained within the new Framework: protected landscapes, growth industries and viability

- The new Framework contains changes across a wider range of areas:
 - Policy for major development in protected landscapes (however, “valued landscapes” have gone).

- o Stronger support for commercial growth including knowledge, data-driven and high-technology industries, data centres and AI Growth Zones
- o Intensification and development within existing residential curtilages
- o Amended policy around viability and developer contributions.
- o Policies HO10, HO11 and HO12 focus on exception sites, isolated homes in the countryside and traveller sites.
- o There are some new chapters within the new Framework, for example on securing clean energy and water and pollution, public protection and security.
- The new Framework contains various other requirements:
 - o Policy HO1: A requirement for development plans to plan for a wider remit of groups and for social rent to be included as a form of affordable housing.
 - o Policy HO5: A requirement for development plans to identify sites which can provide specific types of accommodation where there is an identified need, including but not limited to: specialist housing for older people, purpose-built accommodation for students, plots for self and custom build housing and community-led development; and sites suitable for gypsies and travellers and travelling showpeople.
 - Development proposals to address specialist housing needs should provide living conditions and access to services which are appropriate to the needs of their residents and users (criteria included within Policy HO9).
 - o Policy N2 makes “integrated nest boxes” mandatory as one measure to minimise adverse impacts on biodiversity “unless there are compelling technical reasons preventing their use or would make them ineffective” and also requires threatened species-specific protections, for the first time naming hedgehogs (and so potentially requiring hedgehog highways).

Annex A – implications for the weighting of local plan policies

- The development plan remains the statutory starting points for decisions. However, Annex A now states that an existing development plan policy, or part of a policy, which is **materially inconsistent** with a national decision-making policy should be given **very limited weight**.
 - o An important exception is that this rule does not apply where the relevant policy has been examined or adopted, or a neighbourhood plan made, against the August 2026 Framework.

Additional points of relevance but not contained within the new Framework:

Statutory consultees

- Sport England has been retained as a statutory consultee but with a narrower scope.
- The Gardens Trust and Theatres Trust have been removed as statutory consultees but will be notified instead, preserving an opportunity for involvement in the applications most relevant to their interests.
- Wider changes are also being taken forward for other statutory consultees.
- The necessary regulatory changes are to follow in due course.

2025 Housing Delivery Test

- The Government also published the delayed 2024 and 2025 [Housing Delivery Test measurements](#) on 17 August 2026. The **2025 measurement** is the one now relevant to current decision-making.

Appendix B – Planning Obligations: Section 106 Agreements and the Community Infrastructure Levy (CIL)

Context

This note provides an overview of the two principal mechanisms available for securing developer contributions in England: Section 106 planning obligations (S106) and the Community Infrastructure Levy (CIL). It explains how each system operates, the advantages and disadvantages of both approaches, and outlines the recommendations from the CIL Scoping Exercise prepared by Dixon Searle Partnership following the adoption of the Borough Plan Review in December 2025.

Planning Obligations

New development can place additional pressure on local infrastructure and services, including schools, healthcare facilities, transport networks, public open spaces, community facilities, and environmental assets. The planning system therefore provides mechanisms to ensure that development contributes towards mitigating its impacts and supporting sustainable growth.

There are two principal mechanisms for securing developer contributions:

- Section 106 Agreements
- Community Infrastructure Levy

Section 106 Agreements (S106)

A S106 is a legally binding agreement between a developer and the local planning authority used to mitigate the impacts of a proposed development and make it acceptable in planning terms.

There is a legal basis for securing planning obligations. Any obligation sought through a S106 must satisfy the following three legal tests:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonably related in scale and kind to the development.

S106 are designed to address the specific impacts arising from a development are not intended to operate as general tariff or tax on the development.

NBBC currently secures and spends obligations for a range of matters including Affordable Housing, Ecology and Public Open Space.

Warwickshire County Council (WCC) secures and spends obligations towards matters such as Education, Highways and Transport Improvements and Libraries.

Both NBBC and WCC have a statutory duty to report all S106 contributions paid to them in annual Infrastructure Funding Statements (IFS). These can be found on the councils websites and they list all contributions received, spent and allocated in the previous financial year. The IFS for the financial year 2025/26 is due to be reported to Cabinet in December 2026.

Community Infrastructure Levy (CIL)

CIL is a standardised charge that local authorities can choose to apply to most forms of new development.

CIL charging rates are set through a Charging Schedule, supported by viability evidence and subject to independent examination. Preparation and adoption of a Charging Schedule typically takes at least 18 months and can take longer depending on resource availability and examination requirements.

Unlike Section 106 agreements, CIL is largely non-negotiable once a charging schedule has been adopted. Developers pay the levy based primarily on the amount of additional floorspace created and the adopted charging rates.

CIL income can be pooled and used to fund infrastructure required to support growth across a wider area including transport improvements, education facilities and community infrastructure. However, where a Council adopts CIL, S106 Agreements remain necessary for certain matters, particularly affordable housing and site specific mitigation measures.

Consequently, adoption of CIL does not remove the need to negotiate and monitor S106 Agreements .

Summary of the Key Benefits and Disadvantages

Mechanism	Benefits	Disadvantages
Section 106 Agreements	• Flexible and site specific • Secures affordable housing • Directly linked to development impacts • Brings certainty when securing infrastructure • Well established process already operating in the Borough	• Can be time consuming to negotiate • Ongoing monitoring and enforcement required
CIL	• Greater predictability for developers through fixed charging rates • Reduced reliance on lengthy negotiations	• Significant time and resources required to prepare and adopt a Charging Schedule.

	• Ability to pool funding for larger strategic infrastructure projects • Greater flexibility in how funds are allocated across an area	• Ongoing administration, monitoring and collection requirements. • Potential viability impacts on development delivery • Infrastructure funding may not be available until sufficient receipts have accumulated.
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Position for NBBC

Whilst both S106 and the CIL are recognised mechanisms for securing developer contributions, the Council's recent CIL Scoping Exercise, demonstrates that there is limited viability headroom to introduce a meaningful CIL alongside existing policy requirements. This means that, after taking account of development costs, affordable housing requirements and other planning obligations, there is limited additional capacity for development schemes to support a meaningful CIL charge without affecting viability and delivery. The study found that the Council is likely to continue securing higher levels of funding and do so in a more flexible and responsive manner, through its existing S106 approach. Furthermore, projected S106 income was found to compare favourably with likely CIL income levels, particularly when the costs of implementing and administering a CIL are taken into account.

The study also highlighted that the adoption of CIL would not remove the requirement to negotiate and manage S106 Agreements, as these would still be required for affordable housing and site-specific mitigation measures. As a result, implementation of CIL would result in the operation of two developer contribution mechanisms rather than one.

Conclusion

The findings of the CIL Scoping Exercise indicate that the existing S106 approach currently provides a flexible and effective mechanism for securing developer contributions and mitigating the impacts of development. The evidence suggests that, at present, S106 Agreements are likely to generate greater levels of funding than a CIL, whilst avoiding the additional costs and administrative requirements associated with introducing and operating a CIL charging schedule at the present time.