



Nuneaton & Bedworth Borough Council - Borough Plan Review 2021-2039

Schedule of Recommended Proposed Minor Modifications

Introduction

This schedule contains all the proposed minor Modifications to the submitted version of the Borough Plan Review (2021-2039) and associated evidence base, which Nuneaton and Bedworth Borough Council has recommended to the Inspector to make the DPD sound and legally compliant. The minor modifications are clearly set out with deletions being shown as strikethrough and new text being underlined and in bold. The format of the minor modifications is in line with guidance published by the Planning Inspectorate [Procedure Guide for Local Plan Examinations - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/442222/Procedure_Guide_for_Local_Plan_Examinations.pdf).

The Minor Modifications found in this document are those that the Council consider do not materially affect the Policies in the DPD, but which are generally minor factual updates largely due to the submission of planning applications; or discussions with agents; requests from consultees; corrections of any errors; or which are considered necessary for clarity.

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Chapter Three: Key issues facing the borough – Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm1.	3.0 Key issues facing the Borough: Issues associated with the local economy	Paragraph 3.4	9	<p>AMEND text in bullet point to read:</p> <ul style="list-style-type: none"> Access to some leisure facilities is restricted for people without a car. Public transport to Bermuda Park, for instance, is limited and there are no public footpaths along the A444 <u>segregated cycle paths within the site.</u> 	More accurate description of the active travel issues within Bermuda Park following comments by the Agent/promoter of SHA2 in representation ref. 106.21.

Chapter Six Development Strategy - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification																
mm2.	6.0 Development strategy: Strategic Policy DS1 - Sustainable development	DS1 Policy box.	14	<p>ADD wording to second paragraph to read:</p> <p>Climate change adaption includes building new developments in line with water resource efficient design to 110 litres/person/day (<u>as a minimum standard</u>), as well as environmental mitigation such as sustainable urban drainage systems.</p>	For clarity and as requested by the Environment Agency following representation ref.13.3.																
mm3.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing Delivery.	Table 3: Housing delivery	21	<p>REPLACE all of the figures shown in the ‘Total’ column and INSERT amended figures in Table 3: Housing Delivery to read:</p> <table border="1"> <thead> <tr> <th>Status</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Net Completions (1 April 2021 – 31 March 2023)</td> <td><u>1,725</u> 4,790</td> </tr> <tr> <td>Committed supply of dwellings (at 1 April 2023)</td> <td><u>4,070</u> 4,207</td> </tr> <tr> <td>Residual need for plan period</td> <td><u>4,015</u> 3,813</td> </tr> <tr> <td>Strategic housing allocations</td> <td><u>4,737</u> 4,769</td> </tr> <tr> <td>Non-strategic housing allocations</td> <td><u>636</u> 689</td> </tr> <tr> <td>Borough Plan Review allocations</td> <td><u>5,737</u> 5,458</td> </tr> <tr> <td>Windfall sites</td> <td><u>546</u></td> </tr> </tbody> </table>	Status	Total	Net Completions (1 April 2021 – 31 March 2023)	<u>1,725</u> 4,790	Committed supply of dwellings (at 1 April 2023)	<u>4,070</u> 4,207	Residual need for plan period	<u>4,015</u> 3,813	Strategic housing allocations	<u>4,737</u> 4,769	Non-strategic housing allocations	<u>636</u> 689	Borough Plan Review allocations	<u>5,737</u> 5,458	Windfall sites	<u>546</u>	To ensure the housing delivery figures, for the plan period, are up to date.
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				<table border="1"> <tr> <td></td> <td>630</td> </tr> <tr> <td>10% deduction for non-delivery on small sites</td> <td>-192</td> </tr> <tr> <td>Total Housing Supply</td> <td>11,522 12,127</td> </tr> </table>		630	10% deduction for non-delivery on small sites	-192	Total Housing Supply	11,522 12,127	
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10% deduction for non-delivery on small sites	-192										
Total Housing Supply	11,522 12,127										
mm4.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing delivery.	Footnote added to Table 3 Housing Delivery	21	<p>INSERT footnote after 'Total Housing Supply' in Table 3: Housing Delivery to read:</p> <p>Totals for strategic sites and non strategic sites exclude C2 units and therefore include only 93 C3 units for SEA3 at Bowling Green Lane (allocation for 150 units) and 58 units for NSRA2 at Former Manor Park Community School (allocation for 123 units).</p>	For clarity of the housing supply position and to align with planning applications.						
mm5.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing delivery.	Supporting text. Paragraph 6.26.	21	<p>REPLACE figure within paragraph to read:</p> <p>6.26 Table 3 demonstrates the provision of approximately 11,522 42,085 dwellings through the Borough Plan Review. Such supply is in excess of the minimum housing requirement of 9,810 homes within Strategic Policy DS3 – Overall Development Needs. This buffer provides flexibility in the housing supply across the plan period in the unforeseen event that some of the identified sites do not come forward as predicted.</p>	To ensure the housing delivery figures, for the plan period, are up to date.						

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm6.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing delivery.	Supporting text. Paragraph 6.27.	21	REPLACE figure to read: 6.27 In the two years prior to April 2023, the Council has delivered 1,725 1,790 new homes within the Borough, at an average rate of 895 dwellings per annum. Housing delivery has increased significantly since 2021. In the ten years before the plan period the average number of homes completed each year had been 424 dwellings. This increase in the number of homes completed annually is primarily due to a large number of strategic allocations, from the adopted Borough Plan 2011-2031, delivering homes in the early part of this plan period.	To ensure the housing delivery figures, for the plan period, are up to date.
mm7.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing delivery.	Supporting text. Paragraph 6.29	21 and 22	DELETE text and REPLACE figure in the paragraph to read: 6.29 The NPPF requires the Council to maintain a five year supply of housing sites. At the point of submission of the plan, for the five years 2023 – 2027, based on the projected completions in the trajectory, there is a 10.1 10.9 year supply (with a 20% buffer). This is justified given the plan seeks to ensure the continued delivery of strategic sites allocated within the adopted Borough Plan, of which the majority are either under construction, benefit from planning permission or are at an advanced stage in the application process. Therefore, it is realistic that the majority of strategic sites will deliver a significant number of units over the next five years.	This is no longer a requirement of the NPPF (December 2023). To ensure the housing delivery figures, for the plan period, are up to date.
mm8.	6.0 Development strategy: Strategic Policy DS3 –	Footnote 25.	21	REPLACE year to read: Windfall sites only include the years 2026/27 (2024 (anticipated year of adoption) – 2039 to avoid double counting.	No windfall figure included in first 3 years of deliverable tranche to avoid potential double

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	Overall development needs. Housing delivery.				counting with permissioned sites. following comments in representation from Richborough ref.110.2.																
mm9.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Employment land supply.	Table 1: Employment land supply.	25	<p>AMEND Table 5: Employment land supply.</p> <p>AMEND 2021/22 - 2022/23 completions and Extant planning permissions - April 2023.</p> <p>AMEND Extant allocations and Total supply.</p> <table border="1"> <thead> <tr> <th></th> <th>Land (ha)</th> </tr> </thead> <tbody> <tr> <td>2021/22 – 2022/23 completions</td> <td>2.12 2.33</td> </tr> <tr> <td>Extant planning permissions - April 2023</td> <td>34.69 34.48</td> </tr> <tr> <td>Reuse of vacant floorspace</td> <td>0</td> </tr> <tr> <td>Vacant plots within employment areas</td> <td>2.99</td> </tr> <tr> <td>Extant allocations - April 2023</td> <td>52.15 53.25</td> </tr> <tr> <td>Windfall allowance</td> <td>15.1</td> </tr> <tr> <td>Total supply</td> <td>107.05 108.15</td> </tr> </tbody> </table>		Land (ha)	2021/22 – 2022/23 completions	2.12 2.33	Extant planning permissions - April 2023	34.69 34.48	Reuse of vacant floorspace	0	Vacant plots within employment areas	2.99	Extant allocations - April 2023	52.15 53.25	Windfall allowance	15.1	Total supply	107.05 108.15	<p>To reflect updated AMR.</p> <p>Site Agent Opus Land Nuneaton Ltd., consultation response to Reg 19 ref.121.15 to reflect submitted planning applications and subsequent internal red line amendment.</p>
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mm10.	6.0 Development strategy: Strategic Policy DS3 –	Supporting text. Paragraph 6.44	25	<p>AMEND paragraph to read:</p> <p>6.44 Calculating the identified employment land need and the supply position there is a surplus of 19.15ha 20.30ha of employment land.</p>	<p>Site Agent Opus Land Nuneaton Ltd., consultation response to Reg 19 ref.121.15 and to reflect</p>																

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	Overall development needs. Employment land supply.				submitted planning applications and subsequent internal red line amendment.								
mm11.	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Supply demand balance.	Table 6: Surplus employment land.	25	<p>AMEND table 6: Surplus employment land.</p> <p>AMEND total identified supply 407.05 <u>108.15</u></p> <p>AMEND Surplus 49.20 <u>20.30</u></p> <p>As per all above AMEND to read:</p> <table border="1" data-bbox="920 858 1798 1050"> <thead> <tr> <th></th> <th>Land (ha)</th> </tr> </thead> <tbody> <tr> <td>Total employment land needed (2021-2039)</td> <td>87.85</td> </tr> <tr> <td>Total identified supply</td> <td>407.05 <u>108.15</u></td> </tr> <tr> <td>Surplus</td> <td>49.20 <u>20.30</u></td> </tr> </tbody> </table>		Land (ha)	Total employment land needed (2021-2039)	87.85	Total identified supply	407.05 <u>108.15</u>	Surplus	49.20 <u>20.30</u>	
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mm12	6.0 Development strategy: Strategic Policy DS4 - Residential allocations	DS4 Policy box	28/29	<p>REPLACE approximate dwellings figure for 'SHA5 West of Bulkington' in table to read:</p> <p><u>375</u> 348</p> <p>ADD text after approximate dwellings for 'Adjacent to the employment allocation (SEA6) Bowling Green Lane' to read:</p>	Based on the latest evidence from approved or current planning applications or from discussions with the landowners over how sites can be delivered viably and								

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
				<p>150 (<u>including extra care units</u>, remainder as employment)</p> <p>REPLACE approximate dwellings figure for 'Adjacent to the employment allocation (SEA2)' in table to read:</p> <p><u>73</u> 75-(remainder as employment)</p> <p>REPLACE approximate dwelling figure for NSRA1 to read: <u>122</u> 124</p> <p>ADD text after approximate dwellings for NSRA2 to read: 123: (<u>including extra care units</u>)</p> <p>REPLACE approximate dwellings figure for 'NSRA7' to read: <u>30</u> 33</p> <p>REPLACE approximate dwellings figure for 'NSRA9' to read: <u>42</u> 25</p> <p>ADD text after approximate dwellings for NSRA10 to read: 25: (<u>or potentially extra care units</u>)</p> <p>AMEND Total Strategic Allocations 4,769 <u>4,794</u> AMEND Total Non-strategic Allocations 689 <u>701</u></p> <p>As per all above AMEND figures and some wording in Policy as follows:</p> <p>Strategic Policy DS4 - Residential allocations</p>	<p>meet a range of needs for the Borough. The table needs amending to be consistent with other parts of the Plan.</p>

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				<p>The following strategic sites will be allocated for residential development and associated infrastructure uses, as shown on the proposals map. Further specific policies for each of the strategic allocations are detailed within Chapter 7.</p> <p>Strategic Allocations for Housing Land</p> <table border="1" data-bbox="920 544 1796 1171"> <thead> <tr> <th data-bbox="920 544 1196 647">Strategic Housing Allocation (SHA)</th> <th data-bbox="1200 544 1541 587">Site Name</th> <th data-bbox="1545 544 1796 616">Approximate Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="920 651 1196 679">SHA1</td> <td data-bbox="1200 651 1541 679">Top Farm</td> <td data-bbox="1545 651 1796 679">1,700</td> </tr> <tr> <td data-bbox="920 683 1196 711">SHA2</td> <td data-bbox="1200 683 1541 711">Arbury</td> <td data-bbox="1545 683 1796 711">1,525</td> </tr> <tr> <td data-bbox="920 715 1196 743">SHA3</td> <td data-bbox="1200 715 1541 743">Tuttle Hill</td> <td data-bbox="1545 715 1796 743">350</td> </tr> <tr> <td data-bbox="920 746 1196 775">SHA4</td> <td data-bbox="1200 746 1541 775">Hospital Lane</td> <td data-bbox="1545 746 1796 775">445</td> </tr> <tr> <td data-bbox="920 778 1196 807">SHA5</td> <td data-bbox="1200 778 1541 807">West of Bulkington</td> <td data-bbox="1545 778 1796 807">348 375</td> </tr> <tr> <td data-bbox="920 810 1196 890">SHA6</td> <td data-bbox="1200 810 1541 890">Hawkesbury Golf Course (remaining land)</td> <td data-bbox="1545 810 1796 890">176</td> </tr> <tr> <td data-bbox="920 893 1196 1023">Adjacent to the employment allocation (SEA6)</td> <td data-bbox="1200 893 1541 1023">Bowling Green Lane</td> <td data-bbox="1545 893 1796 1023">150 (including extra care units, remainder as employment)</td> </tr> <tr> <td data-bbox="920 1026 1196 1129">Adjacent to the employment allocation (SEA2)</td> <td data-bbox="1200 1026 1541 1129">Wilsons Lane</td> <td data-bbox="1545 1026 1796 1129">73 75 (remainder as employment)</td> </tr> <tr> <td colspan="2" data-bbox="920 1133 1541 1171">Total Strategic Allocations</td> <td data-bbox="1545 1133 1796 1171">4,769 4,794</td> </tr> </tbody> </table> <p>Along with the Strategic Development Allocations listed above and identified on the policies map, the following non-strategic sites are allocated for residential development within the plan period. Some of the non-strategic housing sites have site specific considerations, which are outlined in the supporting text below.</p>	Strategic Housing Allocation (SHA)	Site Name	Approximate Dwellings	SHA1	Top Farm	1,700	SHA2	Arbury	1,525	SHA3	Tuttle Hill	350	SHA4	Hospital Lane	445	SHA5	West of Bulkington	348 375	SHA6	Hawkesbury Golf Course (remaining land)	176	Adjacent to the employment allocation (SEA6)	Bowling Green Lane	150 (including extra care units, remainder as employment)	Adjacent to the employment allocation (SEA2)	Wilsons Lane	73 75 (remainder as employment)	Total Strategic Allocations		4,769 4,794	
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				<p>These include the loss of playing fields which might require compensation, or biodiversity and heritage considerations, including the setting of the Coventry Canal. Opportunity should be taken to use, enhance and sustain these assets, or in exceptional circumstances, compensate, where possible, as part of any development proposal. Any planning applications that come forward on non-strategic development sites must follow the recommendations of Nuneaton and Bedworth's Heritage Sites Assessment.</p> <p>Non-strategic Allocations for Housing Land</p> <table border="1" data-bbox="920 715 1794 1334"> <thead> <tr> <th data-bbox="920 715 1149 847">Non-strategic Residential Allocation (NSRA)</th> <th data-bbox="1155 715 1541 783">Site Name</th> <th data-bbox="1547 715 1794 783">Approximate Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="920 852 1149 954">NSRA1</td> <td data-bbox="1155 852 1541 954">Former Bedworth Rugby Club, Smarts Road, Bedworth</td> <td data-bbox="1547 852 1794 954">424-<u>122</u></td> </tr> <tr> <td data-bbox="920 959 1149 1091">NSRA2</td> <td data-bbox="1155 959 1541 1091">Former Manor Park Community School, Nuneaton</td> <td data-bbox="1547 959 1794 1091">123: (<u>including extra care units</u>)</td> </tr> <tr> <td data-bbox="920 1096 1149 1158">NSRA3</td> <td data-bbox="1155 1096 1541 1158">West of Coventry Road/Wilsons Lane, Exhall</td> <td data-bbox="1547 1096 1794 1158">95</td> </tr> <tr> <td data-bbox="920 1163 1149 1225">NSRA4</td> <td data-bbox="1155 1163 1541 1225">Vicarage St Development Site, Nuneaton</td> <td data-bbox="1547 1163 1794 1225">65</td> </tr> <tr> <td data-bbox="920 1230 1149 1260">NSRA5</td> <td data-bbox="1155 1230 1541 1260">Land rear of Burbage Lane</td> <td data-bbox="1547 1230 1794 1260">47</td> </tr> <tr> <td data-bbox="920 1265 1149 1327">NSRA6</td> <td data-bbox="1155 1265 1541 1327">Land at Bucks Hill, Nuneaton</td> <td data-bbox="1547 1265 1794 1327">40</td> </tr> </tbody> </table>	Non-strategic Residential Allocation (NSRA)	Site Name	Approximate Dwellings	NSRA1	Former Bedworth Rugby Club, Smarts Road, Bedworth	424- <u>122</u>	NSRA2	Former Manor Park Community School, Nuneaton	123: (<u>including extra care units</u>)	NSRA3	West of Coventry Road/Wilsons Lane, Exhall	95	NSRA4	Vicarage St Development Site, Nuneaton	65	NSRA5	Land rear of Burbage Lane	47	NSRA6	Land at Bucks Hill, Nuneaton	40	<p>Re NSRA2 the Site has outline permission which includes extra care units.</p> <p>Re NSRA10: Based on discussions with the landowner/promoter Deeley Group over how this site can be delivered viably and meet a range of needs for the Borough ref. 120.2.</p>
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mm13.	6.0 Development strategy:	Supporting text	29	REPLACE the dwellings figure in the second bullet point to read:	To align with planning permission																														

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	Strategic Policy DS4 - Residential allocations. NSRA1: Former Bedworth Rugby club			Dwellings: 424- 122	
mm14.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA1: Former Bedworth Rugby club	Supporting text.	30	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application and a watching brief may also be required. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	Requested by Historic England following comments in representation ref.15.27.
mm15.	6.0 Development strategy:	Supporting text.	31	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as</u>	Requested by Historic England following comments

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
	Strategic Policy DS4 - Residential allocations. NSRA2: Former Manor Park Community School.			<u>scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluative archaeological works to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	in representation ref.15.28.
mm16.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA2: Former Manor Park Community School.	Supporting text. Bullet points.	30	REPLACE the dwellings figure in the second bullet point to read: <ul style="list-style-type: none"> Dwellings: 123 <u>58 residential and 65 extra-care.</u> 	Site has outline permission which includes extra care units.
mm17.	6.0 Development strategy:	Supporting text.	33	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local</u>	Requested by Historic England following comments

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
	Strategic Policy DS4 - Residential allocations. NSRA3: West of Coventry Road/Wilsons Lane			<u>Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	in representation ref.15.29.
mm18.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA4: Vicarage Street Development	Supporting text.	34	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as medium Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets and whilst scoring limited potential for archaeological remains, the Document states that:</u> <u>”The south-east corner of the site is the least developed area and could contain surviving deposits. This area may warrant some further archaeological investigation to identify and record any archaeological remains which would be affected by the allocation.”</u> <u>Therefore, any formal planning application for this site will need to include the submission of a Heritage Impact Assessment to consider how development will respond or enhance the special interests of the site in the context of the</u>	Requested by Historic England following comments in representation ref.15.30.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
				<u>Conservation Area and the setting of the nearby listed buildings. The Document will also need to include archaeological evaluation. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm19.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA5 Land rear of Burbages Lane, Ash Green	Supporting text.	36	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and may require evaluation archaeological recording with any formal planning application and may a watching brief may be required for the site. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	Requested by Historic England following comments in representation ref.15.31.
mm20.	6.0 Development strategy: Strategic Policy DS4 -	Supporting text.	37	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential</u>	Requested by Historic England following comments in representation ref.15.36.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
	Residential allocations. NSRA6: Land at Bucks Hill, Nuneaton.			<u>for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.”</u>	
mm21.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA7: Abbey Street Nuneaton	Supporting text.	38	<p>ADD a new bullet point at end of section to read:</p> <p><u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for development to potentially impact on proposed locally listed buildings, the impact on the setting of Nuneaton Town Centre Conservation Area and on the setting of the nearby Grade II listed Ritz Cinema building.</u></p> <p><u>A Heritage Impact Assessment must be submitted with any formal planning application to consider heritage and non-heritage assets and consider the elements identified within the Heritage Site Assessment (2023). Development should consider the opportunity, for any development, to give a better sense of the historic form of Abbey Street and restoration of a continuous street frontage, as per historic mapping. (Historic England welcomes the addition of this criterion.)</u></p>	Requested by Historic England following comments in representation ref.15.33.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm22.	<p>6.0 Development strategy: Strategic Policy DS4 - Residential allocations.</p> <p>NSRA:8 Land rear of Lilleburne Drive and Willow Close</p>	Supporting text.	40	<p>ADD a new bullet point at end of section to read:</p> <p><u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion). The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	Requested by Historic England following comments in representation ref.15.34
mm23.	<p>6.0 Development strategy: Strategic Policy DS4 - Residential allocations.</p> <p>NSRA9: Former New Inn Public House, Bulkington</p>	Supporting text.	40	<p>REPLACE the dwellings figure in the second bullet to read:</p> <ul style="list-style-type: none"> • Dwellings 29 <u>42.</u> 	The quantity has been updated due to an extant planning permission/current planning application and to bring the Policy in line with other parts of the Plan.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm24.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA10: Land at Bermuda Road, Nuneaton.	Supporting text.	41	ADD the following text after the bullet on number of dwellings to read: <ul style="list-style-type: none"> Dwellings: 25. <u>(The site also has the potential to meet known extra care needs within the Borough)</u> 	Based on the latest evidence and discussions with the landowner/promoter over how this site can be delivered viably and meet a range of needs for the Borough and following comments in representation from landowner/promoter of site Deeley Group ref. 120.2
mm25.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA10: Land at Bermuda Road, Nuneaton	Supporting text.	41	AMEND bullet point in supporting text to read: The site has planning consent for a GP surgery (Application reference 031064). Any application will need to demonstrate that there is no longer a need for this. <u>Development on this site would need to demonstrate that delivery of a medical centre is not currently viable.</u>	Based on the latest evidence and discussions with the landowner over how this site can be delivered viably and meet a range of needs for the Borough following comments in Reg 19 representation from landowner/promoter of site - Deeley Group ref. 120.2.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm26.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA10: Land at Bermuda Road, Nuneaton.	Supporting text.	42	AMEND bullet point in supporting text to read: Any re-provisioning of car parking should not take place on the adjoining playing field land nor should the proposed residential development prejudice the use of the playing field site ' accordance with Sport England requirements ' <u>and provide adequate parking for the existing community facilities</u> '.	Requested by Sport England following comments in representation ref.11.11.
mm27.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA10: Land at Bermuda Road, Nuneaton.	Supporting text.	41	At the end of the bullet point regarding the Phoenix Centre the following should be added to read: The Phoenix Centre will be retained and car parking reconfigured to accommodate new residential development <u>or potentially extra care housing</u> .	Following comments in representation from landowner/promoter of site - Deeley Group ref. 120.2.
mm28.	6.0 Development strategy:	Supporting text.	42	ADD a new bullet point at end of section to read:	Requested by Historic England following comments

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
	Strategic Policy DS4 - Residential allocations NSRA10: Land at Bermuda Road, Nuneaton.			<u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require archaeological recording to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	in representation ref.15.36.
mm29.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA11: Upper Abbey Street Nuneaton.	Supporting text.	43	ADD a new bullet point at end of section to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for development to potentially impact on the nearby Grade II listed Ritz Cinema. A Heritage Impact Assessment is therefore required to be submitted with any formal planning application to consider heritage and non-heritage assets including the former Ritz building. Development will also need to consider the opportunities to enhance the setting of the nearby Grade II Ritz Cinema listed including low rise development so as not to compete with the scale of the cinema. (Historic England welcomes the addition of this criterion).</u>	Requested by Historic England following comments in representation ref.15.37.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm30.	<p>6.0 Development strategy: Strategic Policy DS4 - Residential allocations.</p> <p>NSRA12: Kingswood Road, Nuneaton.</p>	Supporting text.	44	<p>ADD a new bullet point at end of section to read:</p> <p><u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for development to potentially impact on the nearby ancient woodland of Kings Wood and the site has:</u></p> <p><u>“the potential to contain previously unidentified medieval and post-medieval remains which could be truncated or removed by ground works associated with the proposed allocation.”</u> The report recommends: <u>“a programme of desk-based assessment and archaeological recording, likely in form of evaluation trenching, may be required to investigate the nature of and significance of any archaeological remains present. The results of this survey could be used to design a programme of mitigation measures intended to reduce or remove any potential impacts upon the archaeological resource of the area.”</u></p> <p><u>It then follows on with:</u></p> <p><u>“proximity of a remnant of ancient woodland (Kings Wood) presents an opportunity to maintain or improve access and public understanding of a rare historic landscape. “</u></p> <p><u>Therefore, any formal planning application needs to demonstrate how the Kings Wood has been considered and evaluative archaeological recording documentation may need to be submitted. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	Requested by Historic England following comments in representation ref.15.38.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm31.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA13: Armson Road Exhall.	Supporting text.	45	<p>ADD a new bullet point at end of section to read:</p> <p><u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023). The Assessment states:</u></p> <p><u>“The development of the site will likely have an effect on the wider archaeological and historical setting of the site. The nature of the development has not been finalised, but it is likely that any intrusive activities within the site will have the potential to affect any hitherto undetected archaeological deposits within the site. While the site has been assessed to have a low archaeological potential, the possibility of as yet undetected archaeological material cannot be negated.”</u></p> <p><u>Therefore, evaluative archaeological recording such as evaluation trenching may be required with any planning application and potentially the site may require a watching brief. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	Requested by Historic England following comments in representation ref.15.39.
mm32.	6.0 Development strategy: Strategic Policy DS4 -	Supporting text.	46	<p>ADD a new bullet point at end of section to read:</p> <p><u>This site has been noted in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as “being surrounded by, and partially within, the Nuneaton Town Centre</u></p>	Requested by Historic England following comments in representation ref.15.40.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
	Residential allocations. NSRA14: Mill Street/Bridge Street, Nuneaton			<p><u>Conservation Area.” The Document also makes reference to nearby Listed Buildings and is within the medieval settlement of Nuneaton (MWA9548) and contains the site of the post-medieval Nuneaton Watermill (MWA5014). A small part of the modern George Eliot Memorial Gardens (MWA30888) is situated within the site. In terms of archaeology the Document states:</u></p> <p><u>“the archaeological potential of the site is considered to be medium. The site is situated within the historic core of Nuneaton and Bedworth and as such it has the potential to contain medieval and post-medieval remains associated with the settlement and the former mill. The survival of such remains will have been affected by the development along Bridge Street and Church Street and by the construction of the Job Centre. However remains could survive in less disturbed areas such as the carpark and the green space surrounding the jobcentre.”</u></p> <p><u>Therefore, a Heritage Impact Assessment should be submitted with any formal planning application to consider the comments in the Heritage Site Assessment Document in relation to heritage, non-heritage assets and to demonstrate how development could respond to and enhance the special interests of the Nuneaton Town Centre Conservation Area and the setting of the nearby listed buildings, whilst also enhancing the significance and setting of the Conservation Area. The Document will also need to provide evaluative archaeological recording documentation. (Historic England welcomes the addition of this criterion.) The level of such will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage</u></p>	

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
				<u>impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm33.	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA15: Bennetts Road, Keresley	Supporting text.	47	ADD a new bullet point at end of section before Borough Plan objectives to read: <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.”</u>	Requested by Historic England following comments in representation ref.15.41.
mm34.	6.0 Development strategy: Strategic Policy DS5 – Employment allocations	DS5 Policy box	48	AMEND in Policy box DS5: under row: SEA6 Bowling Green Lane, size to read: 49.89 <u>20.99</u>	To reflect red line plan submitted for planning applications for housing and employment sites. Also due to same red line amendment requested by Land owner/promoter in

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
					response to Reg 19 L&Q Estates ref 121.15.
mm35.	6.0 Development strategy: Strategic Policy DS7 – Monitoring of housing delivery	DS7 Policy box	53	<p>ADD to the second bullet point after the first paragraph to in Policy box, and ADD to the second paragraph and separate and REPLACE the text into bullet points to read :</p> <ul style="list-style-type: none"> • Working with developers, site promoters and other interested parties to help unlock potential sources of funding for identified infrastructure, or where necessary consider the use of compulsory purchase powers to help address known land acquisition issue. <p><u>Once the above have been considered sequentially, the Council will then look at</u> bringing forward additional sites where it can be demonstrated that such sites will assist with delivery to address short terms needs. <u>It will need to be demonstrated that these sites are sustainable and deliverable in the short term and sites must be considered in the following order:</u></p> <ul style="list-style-type: none"> • <u>Town centre redevelopment opportunities in Nuneaton;</u> • <u>Edge of settlement sites within the Settlement Boundaries (following the settlement hierarchy set out in Policy DS2);</u> • <u>Only when the above two steps have been fully explored, and sustainable sites have not been</u> 	To provide clarity that the policy and proposed steps should be read in order.

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
				<p><u>identified, will consideration be given to edge of settlement sites within the rural areas of the Borough or areas located beyond the defined settlement boundaries.</u></p> <ul style="list-style-type: none"> • <u>The development of edge of settlement sites in the rural areas beyond the defined settlement boundaries will be permitted, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.</u> <p>Where additional housing sites need to be brought forward, initial priority will be given to sustainable sites, including town centre redevelopment opportunities in Nuneaton and edge of settlement sites, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.</p>	
mm36.	6.0 Development strategy: Strategic Policy DS8 Review	DS8 Policy box	53/54	<p>Split the first bullet point in the Policy box into two and add new fourth bullet and rearrange bullets to read:</p> <ul style="list-style-type: none"> • If there is clear evidence that the Borough's local housing need or employment need has changed significantly since the adoption of the plan. • <u>Strategic employment land need will be reviewed following publication by the Council of a West Midlands Strategic Employment Land Needs Study.</u> • Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed. • Any other reason that would render the plan, or part of it, significantly out of date. 	<p>These are two separate trigger points for a quicker review so should be stated separately. following comments in representation from Richborough ref.110.4 and Taylor Wimpey 129.5.</p> <p>New third bullet is to account for emerging evidence regarding</p>

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
					<p>strategic employment land need in the West Midlands region and following representation comments from: North Warwickshire Borough Council ref. 1.2, Coventry City Council ref. 2.1 and 2.2, Rugby Borough Council ref 3.2, Warwick District Council and Stratford-upon-Avon District Council ref. 4.2, Coventry and Warwickshire Chamber of Commerce ref.17.1, Nurton Developments Ltd. ref. 104.1, Arbury - Agent/promoter of SHA2 ref. 106.7 and 106.19, Holt Property Ltd. ref .109.18, L&Q Estates ref. 115.2, 115.4, 115.5 , 115.6, 115.13,115.16, CEG</p>

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
					Land Promotion 116.4, Stoford Properties Ltd ref.136.3 and 136.410.
mm37.	6.0 Development strategy: Policy DS8 – Review	New Paragraph in supporting text.	54	ADD as new paragraph at the end of supporting text to read: <u>The Council is working with other local authorities in the West Midlands region and the West Midlands Combined Authority to identify the land need for large scale industrial and logistics. Following publication by NBBC of a West Midlands Strategic Employment Land Needs Study, the Council will continue to work with other West Midlands local authorities to meet the identified need.</u>	To account for emerging evidence regarding strategic employment land need in the West Midlands region and following representation comments from: North Warwickshire Borough Council ref. 1.2, Coventry City Council ref. 2.1 and 2.2, Rugby Borough Council ref 3.2, Warwick District Council and Stratford-upon-Avon District Council ref. 4.2, Coventry and Warwickshire Chamber of Commerce ref.17.1,

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					<p>Nurton Developments Ltd. ref. 104.1, Arbury - Agent/promoter of SHA2 ref. 106.7 and 106.19, Holt Property Ltd. ref .109.18, L&Q Estates ref. 115.2, 115.4, 115.5 , 115.6, 115.13,115.16, CEG Land Promotion 116.4, Stoford Properties Ltd ref.136.3 and 136.410.</p>

Chapter Seven Strategic Allocations - Proposed Modifications

Minor Mod Ref.	Policy/Sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm38.	7.0 Strategic allocations: Strategic Policy SA1 – Development principles on strategic sites	SA1 Policy box.	57	ADD to Policy box criteria 12 at end of criteria to read: 12 Community, sport, physical activity, play and open space facilities should relate well to each other and to existing areas, and the new facilities and spaces should be safe, convenient, accessible, well designed, easy to maintain and function well. Proposals shall be assessed against Sport England’s Active Design Guidance and its checklist. <u>A completed checklist to demonstrate compliance with the Design Guidance will be required with any application submission.</u>	As required by Sport England following comments in representation ref. 11.1.
mm39.	7.0 Strategic allocations: Strategic Policy SA1 – Development principles on strategic sites	SA1 Policy box.	57	ADD to Policy box criteria 13 at end of criteria to read: 13. New proposals will need to ensure that the development includes fundamental mitigation for climate change, carbon reduction leading to neutral carbon emissions by 2050 and for a nature recovery strategy. For example, new developments should be built in line with water resource efficient design standards (110 litres/person/day – <u>as a minimum standard.</u>	For clarity and to encourage higher restrictions and as requested by the Environment Agency following comments in representation ref. 13.3.
mm40.	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	SHA1 Policy box.	62	ADD to Policy box criteria 15 to read: 15. Financial contributions towards sport and physical activity based on the requirements of the Council’s Playing Pitch and Outdoor Sports Strategy <u>and Indoor Sports Facility Needs Assessment and Strategy</u> for pitch sport	As required by Sport England following comments in representation ref. 11.4.

				improvements works, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, rugby pitch provision at Nicholas Chamberlaine School and community centre, outdoor tennis facilities and athletics facility at Pingles, Nuneaton	
mm41.	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	SHA1 Policy box.	62	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.16.
mm42.	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	New subheading and supporting text.	65	ADD new subheading and text at end of supporting text to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring high for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u> <u>There is potential for any development on this site to impact on archaeological features Therefore, evaluative archaeological recording documentation is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts</u>	Requested by Historic England following comments in representation ref.15.16.

				<u>refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm43.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box criteria 14 to read: 14. Provision or financial contributions towards sport and physical activity based on the requirements of the Council’s Playing Pitch and Outdoor Sports Strategy <u>and Indoor Sports Facility Needs Assessment and Strategy</u> for pitch sport improvements, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, rugby pitch provision at Nicholas Chamberlaine School and community centre, outdoor tennis facilities and athletics facility at Pingles, Nuneaton.	As required by Sport England following comments in representation ref. 11.5.
mm44.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	Add the letter ‘s’ to ‘plays’ in the bracketed text of criteria 7 of the Key Development Principles to read: ‘splays’	Typing error.
mm45.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	67	Remove criteria 30 of the Form of development. 30. Creation of wildflower and wetland habitat and pathway to Arbury Estate woodland extension.	Lack of justification following comments from agent/promoter of SHA2 in representation ref.106.9.
mm46.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>A Landscape Visual Impact Assessment will be required to be submitted with any planning application.</u>	As requested with the promoter of the site and agreed by the Council, following comments made from the Agent of

					SHA2 representation ref.106.28.
mm47.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>A landscape buffer is required to the western edge of the development.</u>	As requested with the promoter of the site and agreed by the Council. following comments in representation ref. following comments made from the Agent of SHA2 representation ref.106.28.
mm48.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	68	ADD word to Policy box criterion 37 to read: 37. Development proposals should comply with the requirements of the latest adopted Concept Plan SPD and <u>Arbury</u> Design Code SPD.	If the Council introduce more Design Code SPDs in the future, it would not be clear which Design Code the Council are referring to.
mm49.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>A Heritage Impact Assessment will need to be submitted with any formal planning application for this site, this will need to include evaluative archaeological recording likely in the form of evaluation trenching.</u>	Requested by Historic England following comments in representation ref.15.1.7

mm50.	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	New subheading and supporting text.	69	<p>ADD new subheading and text at end of supporting text to read:</p> <p><u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium under the Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets and medium for archaeological potential. Historic England consider the Sensitivity scoring should be high and that there is potential for any development on this site to impact on the historic environment.</u></p> <p><u>A Heritage Impact Assessment is therefore required to be submitted with any formal planning application for this site to consider the potential impacts on designated and non-designated heritage assets (to include evaluative archaeological recording in the form of evaluation trenching. (Historic England welcomes the addition of this criterion.) The level of such archaeological work will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.”</u></p>	Requested by Historic England following comments in representation ref.15.17.
mm51.	7.0 Strategic allocations: Strategic Policy SHA3 – Land at	New subheading and supporting text	73	<p>ADD new subheading and text at end of supporting text to read:</p> <p><u>Contamination</u> <u>The nature of the site and adjacent land use means that contamination, landfill gas, odour and noise will need to</u></p>	As requested by the Environment Agency following comments in representation ref.13.5.

	Tuttle Hill (Judkins Quarry)			<u>be considered as part of any formal planning application. For information part of the site is included within the Environmental Permit area associated with an active landfill known as Judkins Landfill Phase 3 (EP reference EPR/JP3033YQ). The Applicant is therefore advised to have discussions with the Environment Agency prior to the submission of any formal planning application.”</u>	
mm52.	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	SHA4 Policy box.	75	<p>COMBINE Policy box criteria 5 and 15, DELETE criteria 15 and ADD to the combined criteria to read:</p> <p>5. Financial contribution towards the upgrading of the existing sports pitches and play facilities at Anderton Road, Heath Road/Newtown Road, facilities at Newdigate Recreation Ground and Miners Welfare Park. <u>Provision of play area, MUGA and playing pitches and financial contributions towards sport and physical activity based on the requirements of the Council’s Playing Pitch and Outdoor Sports Strategy and Indoor Sports Facility Needs Assessment and Strategy for pitch sport improvements, including off-site swimming pool provision, cycle facilities at Bedworth Physical Activity Hub, Pingles athletic facility, rugby pitch provision at Nicholas Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.</u></p> <p>Delete all of 15: 15. Provision of play area, MUGA and playing pitches and financial contributions towards sport and physical activity based on the requirements of the Council’s Playing Pitch and Outdoor Sports Strategy and Indoor Sports Facility Needs Assessment and Strategy for pitch sport improvements, including off-site swimming pool provision, cycle facilities at Bedworth Physical Activity Hub, Pingles athletic facility, rugby</p>	As required by Sport England following comments in representation ref. 11.6.

				pitch provision at Nicholas Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.	
mm53.	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	SHA4 Policy box.	75	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.19.
mm54.	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	New subheading and supporting text.	77	ADD new subheading and supporting text to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring high for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u> <u>There is potential for any development on this site to impact on archaeological features Therefore, evaluative archaeological recording documentation is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	Requested by Historic England following comments in representation ref.15.19.

mm55	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	SHA5 Policy box.	78	REPLACE the figure in key development principle 1 to read: Provision of at least 348 375 dwellings in a mix of dwelling types and sizes	The figures align with the permissions for development on the site
mm56	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	SHA5 Policy box.	79	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.20.
mm57.	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	SHA5 Policy box.	79	ADD to Policy box criterion 13 to read: 13. Financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy (2023) <u>and Indoor Sports Facility Needs Assessment and Strategy</u> for pitch sport improvements, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, Pingles athletics facility, rugby pitch provision at Nicholas Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.	As required by Sport England following comments in representation ref 11.7.
mm58	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	7.76	80	REPLACE the figure in the supporting text to read: The site covers 18.2ha and is effectively spilt into two parcels. The site will deliver approximately 348 375 new dwellings in a mix of sizes and tenures.	The figures align with the permissions for development on the site.
mm59.	7.0 Strategic allocations:	New subheading and	81	ADD new subheading and text at end of supporting text to read: <u>Historic Environment</u>	Requested by Historic England following comments

	Strategic Policy SHA5 – West of Bulkington	supporting text		<p><u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u></p> <p><u>There is potential for any development on this site to impact on archaeological features.) Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	in representation ref.15.20.
mm60.	7.0 Strategic allocations: Strategic Policy SHA6	SHA6 Policy box.	83	<p>ADD within Policy box criterion 1 to read:</p> <p>Provision of <u>at least</u> 176 dwellings in a mix of dwelling types and sizes (accounting for approval 036870 for 204 dwellings).</p>	Requested by Tilia Homes during the writing of the Statement of Common Ground.
mm61.	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former	Supporting text. Paragraph 7.89.	84	<p>ADD within supporting text paragraph 7.89 to read:</p> <p>7.89. The eastern part of the site will deliver <u>at least</u> 176 dwellings in a mix of sizes and tenures.</p>	Requested by Tilia Homes during the writing of the Statement of Common Ground.

	Hawkesbury Golf Course				
mm62.	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former Hawkesbury Golf Course	SHA6 Policy box	83	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.21.
Mm63.	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former Hawkesbury Golf Course	New subheading and supporting text.	85	ADD new subheading and text at end of supporting text but before paragraph 7.96 to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u> <u>There is potential for any development on this site to impact on archaeological features.) Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more</u>	Requested by Historic England following comments in representation ref.15.21.

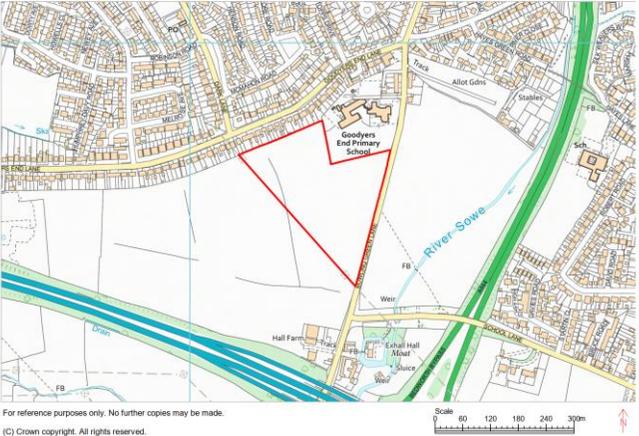
				<u>information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm64.	7.0 Strategic allocations: Strategic Policy SEA2 – Wilsons Lane	SEA2 Policy box.	87	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.22.
mm65.	7.0 Strategic allocations: Strategic Policy SEA2 – Wilsons Lane	SEA2 Policy box.	88	ADD word to Policy box criterion 16 to read: Retain areas of ridge and furrow, within open spaces, <u>where possible.</u>	To ensure the policy is not too restrictive and enables development on the site and to reflect WCC Archaeology comments from the Outline, following comments in representation from site owner/promoter L&Q Estates from ref.114.4.
mm66.	7.0 Strategic allocations: Strategic Policy SEA2 – Wilsons Lane	New subheading and supporting text.	90	ADD new sub heading and text at end of supporting text to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and</u>	Requested by Historic England following comments in representation ref.15.22.

				<p><u>Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u></p> <p><u>There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	
mm67.	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	SEA3 Policy box	91	<p>ADD to Policy box additional criterion at the end of Key Development Principles to read:</p> <p><u>Evaluative archaeological recording will need to be submitted with any formal planning application for the site.</u></p>	Requested by Historic England following comments in representation ref.15.23.
mm68.	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	Paragraph 7.112	92	<p>AMEND Paragraph 7.112 of supporting text to read:</p> <p>7.112 Beyond the mitigation measures for great crested newts, development of SEA3 may will result in an overall loss of habitat, but much of this will be poor semi-improved grassland of low biodiversity distinctiveness. However, to ensure that there is no net loss of biodiversity, the proposed development will be subject to a Warwickshire Biodiversity</p>	To more closely align the Borough Plan Review with the outline planning permission granted, on the site, in July 2022 and due to discussions during

				Impact Assessment to identify the level of compensatory habitat creation/enhancement that will be required, either within the site , Prologis Country Park or at another appropriate off-site location.	writing of Statement of Common Ground.
mm69.	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	New subheading and supporting text.	92	<p>ADD new subheading and text at end of supporting text to read:</p> <p><u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u></p> <p><u>There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	Requested by Historic England following comments in representation ref.15.23.
mm70.	7.0 Strategic allocations:	Paragraph 7.114	92	<p>AMEND Paragraph 7.114 in supporting text to read:</p> <p>7.114. The Transport Modelling Report, commissioned by Warwickshire County Council, sets out a number of strategic road improvements in close proximity to SEA3 to</p>	To more closely align the Borough Plan Review with the outline planning

	Strategic Policy SEA3 – Prologis extension			mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of SEA3 may be is expected to contribute financially towards the A444 corridor road and Bedworth area improvement schemes, set out in the Transport Modelling Report, via planning obligation.	permission granted, on the site, in July 2022 and due to discussions during writing of Statement of Common Ground.
mm71.	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	SEA4 Policy box.	94	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.24.
mm72.	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	New subheading and supporting text.	96	ADD new subheading and text at end of supporting text but before paragraph 7.122 to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u> <u>There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will</u>	Requested by Historic England following comments in representation ref.15.24.

				<u>need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm73.	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	New subheading and supporting text.	96	ADD new subheading and text at end of supporting text but before paragraph 7.122 to read: <u>Contamination</u> <u>The Environment Agency have advised that their records show parts of the site include a former quarry, historic landfill and floodplain along the southern site boundary. Therefore contamination, landfill gas and fluvial run off will need to be considered as part of any formal planning application. The Applicant is therefore advised to have discussions with the Environment Agency prior to the submission of any formal planning application.</u>	Request from the Environment Agency following comments in representation ref.13.7.

mm74.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	Policy maps	96/97	<p>DELETE existing two maps and ADD new Policy maps as follows (See appendix i and ii of Minor Mods.)</p> <p>SEA6 employment area</p>  <p>SEA6 residential area</p>  <p>For reference purposes only. No further copies may be made. (C) Crown copyright. All rights reserved.</p>	To more closely align with the outstanding Outline applications currently being considered following comments from Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.15.
mm75.	7.0 Strategic allocations:	SEA6 Policy box.	97	<p>AMEND Policy box criterion 1 and 2 to read:</p> <p>1. Provision of approximately 49.89ha 20.99ha of employment land.</p>	To more closely align with the outstanding Outline applications currently being

	Strategic Policy SEA6 – Bowling Green Lane			2. Provision of approximately 6 ha of land to deliver <u>at least approximately</u> 150 dwellings <u>(including extra care units)</u> .	considered and discussions with the landowner over how this site can be delivered viably and meet a range of needs for the Borough and following comments from Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.16.
mm76.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box.	97	AMEND Policy box criteria 3 to read: 3. Provision of a junction <u>or junctions onto Bowling Green Lane to serve the residential development element of SEA6. The employment site is to be served by the provision of a new junction</u> onto Bowling Green Lane at the School Lane junction, with associated traffic lights and any transport improvements/new junctions and upgrades required along Bowling Green Lane and School Lane (in conjunction with both the development on School Lane and either by agreement with the landowner or securing the transfer of the land to the highway authority to facilitate the use of highway powers for land outside of the School Lane site. The developer will be expected to submit for agreement an HGV routing strategy which will show HGVs accessing/egressing the site from the School Lane direction and avoiding the local schools on Bowling Green Lane, Ash Green Lane and Wheelwright Lane).	Amended following comments from land owner/promoter Opus Land Nuneaton Ltd. ref. 121.16 and agreed with the Council and WCC Highways.

mm77.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box	98	ADD to Policy box criteria 8 to read: 8. Contribution towards increased personnel and vehicles for Warwickshire Police. <u>(Requirement for 100 or more C3 dwellings) subject to the request being CIL Regulation 122 compliant.</u>	For clarity of when requirement kicks in. from Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.16 and as agreed with Warks. Police.
mm78.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box	98	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Evaluative archaeological recording will need to be submitted with any formal planning application for the site.</u>	Requested by Historic England following comments in representation ref.15.25.
mm79.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	New subheading and supporting text.	99	ADD new subheading and text at end of supporting text to read: <u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u> <u>There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal</u>	Requested by Historic England following comments in representation ref.15.25.

				<u>planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u>	
mm80.	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	New subheading and supporting text to read:	99	Add new title and paragraph in supporting text to read: <u>Treatment of boundary edges</u> <u>The Ecological Report carried out for the Local Plan Review (July 2022) (EMP7 page 8) specifically refers to 30m buffers to woodland and 5m to hedgerows and 8m to wetland; all of which are either features of the southern or the eastern boundary of the western third of the (employment part) SEA6 site (see text and plan in the Statement of Common Ground).</u>	For clarity following comments from Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.17.
mm81.	7.0 Strategic allocations: Strategic Policy SEA6: Bowling Green Lane	Paragraph 7.125	98	AMEND Paragraph 7.125 to read: 7.125 The site comprises 26ha of open land and will deliver 19.89ha <u>20.99ha</u> for employment uses,	To more closely align with the outstanding Outline applications currently being considered and discussions with the landowner over how this site can be delivered viably and meet a range of needs for the Borough and following comments from Land

					Owner/promoter Opus Land Nuneaton Ltd. ref. 121.16.
mm82.	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	CEM1 Policy box.	101	ADD to Policy box additional criterion at the end of Key Development Principles to read: <u>Due to the nature of the proposed development on the site, advice will need to be sought from the Environment Agency before a formal planning application is submitted.</u>	As requested by the Environment Agency following comments in representation ref.13.8.
mm83.	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	Paragraph 7.132.	101	ADD to paragraph 7.132 to allow the provision of an alternative on or off-site playing field provision (and ancillary provision) to read: 7.132 In the event that the existing playing pitch provision, immediately north of Marston Lane Cemetery, is required to be used to deliver burial space in the short-term, the use of the CEM1 land to deliver alternative playing pitch provision will be consider an acceptable use. However, this should be delivered prior to the loss of the existing playing field site, to the north of Marston Lane Cemetery, unless it can be clearly demonstrated that the use is no longer required in the area. Consideration should also be given to visitor parking, in relation to any increase in playing field provision in terms of size and/or use for formalised sports facilities. <u>This can be provided on or off site.</u>	As required by Sport England following comments in representation ref.11.8.
mm84.	7.0 Strategic allocations:	New subheading and	101	ADD as new subheading and text at the end of supporting text to read: <u>Environmental Protection</u>	As requested by the Environment Agency following comments

	Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	supporting text.	<p><u>The Environment Agency advise:</u></p> <p><u>“For any formal planning application submission, a minimum tier 1 hydrogeological risk assessment will need to be undertaken, including a water features survey. Where the tier 1 risk assessment shows that there is a need for more detailed assessment (i.e. the best practice controls cannot be met) a tier 2 risk assessment may be required.</u></p> <p><u>For information refer to the Environment Agency’s guidance: ‘Cemeteries and burials: prevent groundwater pollution’.</u> <u>https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution</u></p> <p><u>To ensure the site is an appropriate use of the land, all burials shall be:</u></p> <ul style="list-style-type: none"> <u>• A minimum of 250m from a potable groundwater supply source</u> <u>• A minimum of 30m from a watercourse or spring</u> <u>• A minimum of 10m from any field drain</u> <u>• A minimum of 1m above the highest annual groundwater level.</u> <p><u>This will ensure the protection of the quality of controlled waters in the local area, specifically the secondary aquifer and adjacent waterbodies. Refer to position statement L3 of The Environment Agency’s approach to groundwater protection (publishing.service.gov.uk).</u></p> <p><u>For information on Environment Permits and approach to protecting groundwater from cemetery developments is published in “Protecting</u></p>	in representation ref.13.8.
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				<p><u>groundwater from human burials” on the .GOV.UK website. This explains the basics of why cemeteries have the potential to cause groundwater pollution and introduces the regulatory framework that cemeteries sit within. Burials of human remains (other than the burial of human ashes from crematoria) within cemeteries are “groundwater activities” as defined in paragraph 3 of Schedule 22 to the Environmental Permit Regulations (EPR).</u></p> <p><u>The EPR provides a tool for the Environment Agency to use in its regulation of groundwater activities. The level of regulatory control that we apply to new cemetery developments is proportionate to the level of risk the cemetery poses to the environment. As a result of the EPR amendments, there are now 3 tiers of regulatory control:</u></p> <ul style="list-style-type: none"> • <u>Exemptions (low risk)</u> • <u>Standard Rules Permit (medium risk)</u> • <u>Bespoke Permit (high risk)</u> <p><u>A new cemetery development is defined as:</u></p> <ul style="list-style-type: none"> • <u>A cemetery development requiring planning permission under section 57 of the Town and Country Planning Act 1990 which was granted on or after 2 October 2023.</u> • <u>An extension to a cemetery requiring planning permission under section 57 of the Town and Country Planning Act 1990 which was granted on or after 2 October 2023.</u> <p><u>New cemetery developments that can meet 14 exemption conditions will be exempt from the requirement of an environmental permit. Further</u></p>	
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				<u>details on the exemption conditions can be found at: Low environmental risk cemeteries: exemption conditions - GOV.UK (www.gov.uk)”</u>	
mm85.	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	New subheading and supporting text.	101	<p>ADD as new subheading and text at end of supporting text to read:</p> <p><u>Historic Environment</u> <u>This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.</u></p> <p><u>There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.</u></p>	Requested by Historic England following comments in representation ref.15.26.

Chapter Eight Housing - Proposed Minor Modifications

Minor Mod Ref.	Policy/sub section.	Paragraph/ Policy box/table /map	Page No.	Minor Modification Text	Reason for Modification
mm86.	8.0 Housing: Policy H1 – Range and mix of housing.	H1 Policy box.	102	<p>ADD at end of criteria in Policy to read:</p> <p><u>Developers will also need to consider the character of the local area, surrounding the site, in terms of the types and sizes of new housing.</u></p>	<p>To allow consideration for the site context. following comments from Land owner/promoter L&Q Estates in representation ref.115.18 and Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.11.</p>
mm87.	8.0 Housing: Policy H1 – Range and mix of housing.	Paragraph 8.8.	103	<p>DELETE Paragraph 8.8.</p> <p>8.8 Developers will also need to consider the character of the local area, surrounding the site, in terms of the types and sizes of new housing.</p>	<p>To allow consideration for the site context. following comments from Land owner/promoter L&Q Estates in representation ref.115.18 and Land Owner/promoter Opus Land Nuneaton Ltd. ref. 121.11.</p>

mm88.	8.0 Housing: Policy H2 – Affordable housing	H2 Policy box.	106	<p>DELETE wording at end of first paragraph of Policy under heading ‘Proportion of affordable housing’ to read:</p> <p>Proportion of affordable housing The Council is committed to improving housing affordability in Nuneaton and Bedworth Borough. The Council will seek at least 25% of new dwellings to be delivered as affordable where residential development proposals consist of 15 dwellings or more. For residential development proposals that consist of between, 11 to 14 dwellings, a contribution of two affordable housing units will be required, irrespective of any demolitions.</p>	To reflect the need to credit the existing floorspace lost as per PPG Paragraph: 027 Reference ID: 23b-027-20190315 following comments from Home Builders Federation in representation ref.16.10.
mm89.	8.0 Housing: Policy H2 – Affordable housing	H2 Policy box.	106	<p>MOVE last sentence of first Paragraph of Policy under heading ‘Tenure and First Homes’ to provide a separate new paragraph to read:</p> <p>Tenure Mix and First Homes National policy requires 10% of the total number of homes on a development site to be allocated for affordable home ownership (unless the proposal meets one of the exemption tests in the NPPF).</p> <p>Accounting for the contribution from First Homes, the remainder of the affordable home ownership is to be delivered as shared ownership, or as specified in the Council’s latest published Affordable Housing SPD.</p>	To make the policy clearer. following comments by RentPlus UK in representation ref.105.2

Chapter Ten Town, District and Local Centres - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section.	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm90.	10.0 Town, district and local centre: Policy TC3 – Hierarchy of centres (including district and local centres)	TC3 Policy box.	136	INSET footnote after criteria 1 to read: <u>Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2021). National Design Guide.</u>	To provide justification (evidence) for the 800m walking distance requirement to a local or district centre.

Chapter Eleven Healthy, Safe and Inclusive Communities - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section.	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm91.	11.0 Healthy, safe and inclusive communities: Policy HS1 – Ensuring the delivery of infrastructure	Evidence base	142	<p>ADD to 'Evidence base' section of Policy to read:</p> <ul style="list-style-type: none"> • <u>Water Cycle Study (2017) AECOM (2017). Joint Warwickshire Partnership Water Cycle Study and emerging Joint Warwickshire Partnership Water Cycle Study to be published in 2024. .</u> 	following comments from the Environment Agency in representation ref.13.10.
mm92.	11.0 Healthy, safe and inclusive communities: Policy HS2 – Strategic accessibility and sustainable transport	HS2 Policy box.	144	<p>AMEND punctuation in Policy box criteria 5 to read:</p> <p>5. How the development maximises sustainable transport options such as safe walking and cycling links to the wider transport network. Development needs to include the provision of secure cycle parking; easier access to rental bikes; e-bike hubs; lockers and showers in new workplace developments; and appropriate shelter or cooling along the walking and cycling links.</p>	To clarify the requirements and to make the text clearer.
mm93.	11.0 Healthy, safe and inclusive communities: Policy HS4 – Retaining and	HS4 Policy box	152	<p>DELETE the word 'viable' in the last bullet of the Policy box to read:</p> <p>Proposals for development which would lead to the loss of community facilities will only be permitted where:</p>	As required by Sport England following comments in representation ref. 11.9.

	expanding community facilities			<ul style="list-style-type: none"> adequate alternative facilities and services are available locally; or access to locally alternative facilities are enhanced; or better replacement facilities are proposed nearby; or it can be clearly demonstrated that there is no longer a demand or is surplus to requirements for the use. Alternatively, the use is no longer viable/appropriate and that there is a greater benefit to the area resulting from the proposed use. <p>New development serving a local community or business need (especially in rural areas or where not served by public transport) will be encouraged unless material considerations indicate otherwise.</p>	
mm94.	11.0 Healthy, safe and inclusive communities: Policy HS4 – Retaining and expanding community facilities	Supporting text new paragraph.	153	<p>COPY paragraph 11.57 and 11.58, in the supporting text of policy HS6, into the supporting text of policy HS4 after paragraph 11.41 to read:</p> <p><u>Paragraph 99 of the NPPF contains detailed planning application requirements associated with open space and sports, recreational buildings and land, including playing field losses. These are identified below:</u></p> <ul style="list-style-type: none"> <u>Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</u> <ul style="list-style-type: none"> <u>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;</u> <u>or</u> <u>the loss resulting from the proposed development would be replaced by equivalent or</u> 	As required by Sport England following comments in representation ref 11.10.

				<p><u>better provision in terms of quantity and quality in a suitable location; or</u></p> <ul style="list-style-type: none">○ <u>the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u> <p><u>The policy does not repeat these requirements; however, it is expected that applications take account of this policy and the wider NPPF requirements. In any case, approval and sign off from Sports England will be required.</u></p>	
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Chapter Twelve Natural Environment - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm95.	12.0 Natural environment: Policy NE3 – Biodiversity and geodiversity	NE3 Policy box.	170	<p>AMEND, DELETE and ADD to Policy box subheading and text to read:</p> <p><u>Biodiversity Net Gain</u> offsetting</p> <p>All applicable development must demonstrate a minimum 10% Biodiversity Net Gain with offsite net gain offsetting will being required as a last resort once all available options in the mitigation hierarchy have been explored. Developers must use Warwickshire County Council biodiversity offsetting metrics (until such time this is superseded by the mandatory use of the national metrics) the Statutory Metric to quantify the impact, and to calculate an appropriate level of compensation to replace the lost habitat. If the habitat loss cannot be replaced on site, the replacement habitat should be provided, in the Borough, in the following order:</p> <ul style="list-style-type: none"> • A biodiversity strategic location. • A location adjoining and/or linking a biodiversity strategic location. • A location which significantly increases connectivity between LBAP habitats – and/or any emerging Nature Recovery network location that aligns with targeted areas and corridors for increased ecological connectivity. <p>If this is not possible then the Warwickshire, Coventry and Solihull Green Infrastructure hierarchy is to be applied.</p>	<p>For clarity. 'Biodiversity net gain offsetting' does not make sense and to update Policy to emerging National Policy and WCC evidence base work on net gain. Also updates to Policy and supporting text following comments in representation from Warwickshire Wildlife Trust ref.12.9, the Environment Agency 13.12 and Home Builders Federation ref. 16.18, FCC Environment UK Ltd (owner of SHA3) ref 108.9, ref. Gladman Developments Ltd. 111.11, Seven Homes ref.122.10.</p>

mm96.	12.0 Natural environment: Policy NE3 – Biodiversity and geodiversity	NE3 Policy box.	170/ 171	<p>ADD and DELETE wording in the Policy box under the Policy subheading titled 'Ecological and geological assessment' to read:</p> <p>Ecological and geological assessment <u>All major developments, and minor developments</u> Development proposals affecting the ecological network and / or important geological features, will be accompanied by an <u>an Preliminary Ecological Assessment</u> and/or, where relevant, a Geological Assessment</p> <p>Where the assessment indicates an adverse impact, the assessment must set out a mitigation strategy to halt and reverse the loss of biodiversity, indicate how it will create biodiversity net gains and where relevant, how it will reduce its geological impact</p> <p><u>The Mitigation Hierarchy will be adhered to by development.</u> Any proposal that directly or indirectly impacts on a highly distinctive ecological site <u>or habitat</u> must show that less distinctive ecological sites <u>or habitat</u> have been considered first and explain why those sites <u>alternative locations</u> were not suitable. The assessment must demonstrate that the benefits of the development proposal will outweigh the immediate loss of biodiversity and/or geodiversity before development is permitted. The assessment must also demonstrate that the combination of proposed habitat retention, enhancement and any biodiversity offsetting, results in a minimum of a 10% net gain in biodiversity and where appropriate enhance 'at risk habitats' identified in the Biodiversity Action Plan, Green Infrastructure Strategy and any emerging <u>Warwickshire Local</u> Nature Recovery Plan. The assessment should include retention, enhancement and creation of ecological habitats and nature recovery. Developments that create new</p>	For clarity of what Nature Recovery is being referred to and as per Modification for NE3 above.
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				<p>habitat should seek to accommodate a mix of predominantly native trees, including fruit trees as well as suitable species of street trees.</p> <p>Where there is evidence of deliberate neglect, clearance or damage to biodiversity prior to the submission of an application, the Council will assess the acceptability and biodiversity calculations on what was considered to be the original condition.</p>	
mm97.	12.0 Natural environment: NE3 – Biodiversity and geodiversity	Supporting text Paragraph 12.27	171	<p>ADD to end of Paragraph 12.27 to read:</p> <p>12.27 The NPPF provides opportunities to help redress biodiversity losses from new development, as it promotes the concept of biodiversity net gains. The Environment Act 2021 takes this further and sets a legal requirement for planning permission to exceed the pre-development biodiversity value of the onsite habitat by at least 10%. <u>The Council may wish to adopt a higher percentage after consultations within the preparation of the Warwickshire Local Nature Recovery Strategy. If this is the case, then due process prior to the adoption will be carried out.</u></p>	Due to emerging Regional work on Local Nature Recovery and as per Modification for NE3 above.
mm98.	12.0 Natural environment: NE3 - Biodiversity and geodiversity and to same under NE3 evidence base.	Footnote 106.	171	<p>AMEND footnote 106 to read:</p> <p>Warwickshire County Council (2015). <i>Grassland connectivity 2015, Hedgerow connectivity 2015, Local Wildlife Sites 2015, Phase 1 currency 2015, Phase 1 distinctiveness 2015, Phase 1 habitats 2015, Woodlands connectivity 2015.</i></p>	To update evidence base to 2023 Local Wildlife Site data and as per Modification above.

mm99.	12.0 Natural environment: NE3 - Biodiversity and geodiversity	Supporting text. Paragraph 12.31	171/ 172	<p>Add a letter 'n' and DELETE 'element' and 'coherent physically' and ADD to end of Paragraph to read:</p> <p>12.31 An element of the Borough's ecological network consists of statutory designated sites, including Special Areas of Conservation, SSSIs and local nature reserves. One site, Ensor's Pool, is currently designated all three. The majority of the network is made up of non-statutory local wildlife sites and potential local wildlife sites, as well as priority habitats and species, woodland and ancient woodland, rivers and canals, and green corridors and stepping stones. In line with this, coherent physically connected habitat corridors and networks, linking sites of higher ecological value, are now recognised as essential. Additionally, non-statutory sites contribute to the greater good of conserving biodiversity and geodiversity and are viewed as an integral component of the ecological network. <u>Due to their local ecological network importance, LWS pLWS and key ecological corridors (like water courses, disused and active railways and distinctive hedgerow networks) receive additional protection within this Borough Plan.</u></p>	For clarity and as per Modification for NE3 above. Also following Reg 19 response from Warwickshire Wildlife Trust ref. 12.9. The last new sentence is to emphasise protection to LWS in the Borough.
mm100.	12.0 Natural environment: NE3 - Biodiversity and geodiversity. Sub section Biodiversity offsetting	Supporting text. Subheading.	172	<p>AMEND subtitle 'Biodiversity offsetting' to read:</p> <p>Biodiversity offsetting <u>Net Gain</u></p>	To adhere to implemented 10% minimum net gain and as per Modification for NE3 above.

	Sub title Biodiversity offsetting				
mm101.	12.0 Natural environment: NE3 Biodiversity and geodiversity	Supporting text. Paragraph 12.34.	172	<p>ADD to paragraph 12.34 under 'Biodiversity offsetting net gain' sentence at end of Paragraph to read:</p> <p>12.34 The mitigation hierarchy should be applied where relevant, which follows the order of avoid, minimise, restore and offset. <u>Evidence as to why impacts on important biodiversity features cannot be avoided will need to be submitted as part of any application before further levels within the mitigation hierarchy are considered.</u></p>	For clarity of the biodiversity mitigation hierarchy and as per Modification for NE3 above.
mm102.	12.0 Natural environment: NE3 Biodiversity and geodiversity	Supporting text. Paragraph 12.35	172	<p>ADD and OMIT to paragraph 12.35 to read:</p> <p>12.35 Biodiversity calculations <u>A completed Statutory Biodiversity Metric with no errors</u> will be required (except for householders <u>and other exemptions</u>) at the time of any planning application submission. <u>An indicative or fully completed Biodiversity Net Gain Plan that secures gain for at least 30 years will be required prior to determination, unless exceptional circumstances prevail.</u> Biodiversity offsetting metrics have been provided by the Department for Environment, Food and Rural Affairs and Natural England in order to calculate the value of biodiversity in monetary terms. Warwickshire County Council have modified the metrics to take account of local considerations and provide advice to developers in making their</p>	To update from the previous WCC metrics to the mandatory metrics and as per Modification for NE3 above.

				calculations ¹ Applying the metrics ensures that the losses resulting from development and the gains achieved, through biodiversity offsetting, are measured in the same way. Warwickshire County Council's biodiversity offsetting metric is to be used until such time that this is superseded by the mandatory use of the national metrics.	
mm103.	12.0 Natural environment: Policy NE3 Biodiversity and geodiversity. Monitoring	Monitoring. Table 35 Indicators and targets to be monitored for Policy NE3	173	AMEND Indicator in NE3b in Table 35 to read: Development causing habitat net losses (prior to mandatory requirement for 10% net gain <u>Development resulting in less than 10% gains for biodiversity</u>	To reflect future monitoring required by National Government and as per Modification for NE3 above.
mm104.	12.0 Natural environment: Policy NE3 Biodiversity and geodiversity. Monitoring	Evidence base. Paragraph 12.37	173	AMEND evidence base for year of Local Wildlife Sites and CAPITALISE 'W' and 'S' to read: <ul style="list-style-type: none"> Warwickshire County Council (2015). <i>Grassland connectivity 2015, Hedgerow connectivity 2015, Local wWildlife sSites 201523, Phase 1 currency 2015, Phase 1 distinctiveness 2015, Phase 1 habitats 2015, Woodlands connectivity 2015.</i> 	To update evidence base to 2023 Local Wildlife Site data and as per Modification for Policy NE3. Also following representations from Warwickshire Wildlife Trust ref.12.9.
mm105.	Throughout document			Throughout document capitalise first letters of each word of: 'Local Wildlife Site' .	For grammar and emphasise the importance of this Designation.

¹ Delete footnote 110 Warwickshire County Council. Biodiversity Offsetting Activities.

mm106.	12.0 Natural environment: NE4 – Managing flood risk and water quality	New subheading and supporting text.	182	<p>ADD new subheading and text at end of supporting text before Paragraph 12.67 to read:</p> <p><u>Advice from the Environment Agency</u> <u>The Environment Agency wish to advise the following:</u></p> <table border="1" data-bbox="1032 379 1809 979"> <thead> <tr> <th data-bbox="1032 379 1451 456">Development Vulnerability</th> <th data-bbox="1451 379 1809 456">Allowance (lifetime)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1032 456 1451 533">Essential Infrastructure</td> <td data-bbox="1451 456 1809 533">Higher Central - 2080's</td> </tr> <tr> <td data-bbox="1032 533 1451 903">Highly Vulnerable and More Vulnerable (residential), and some Less Vulnerable (commercial, and non-residential development where a period of at least 75 years is likely to form a starting point for assessment (see <u>NPPG</u>)</td> <td data-bbox="1451 533 1809 903">Central - 2080's</td> </tr> <tr> <td data-bbox="1032 903 1451 979">Water Compatible and temporary (shorter lifetime)</td> <td data-bbox="1451 903 1809 979">Central - 2050's</td> </tr> </tbody> </table> <p><u>“In reference to safe access requirements the following criteria should be noted:</u></p> <p><u>“For ‘more vulnerable’ development, where overnight accommodation is proposed, the FRA should demonstrate that the development has safe, pedestrian access above the 1% river flood level plus climate change. Pedestrian access should preferably remain flood free in a 1% river flood event</u></p>	Development Vulnerability	Allowance (lifetime)	Essential Infrastructure	Higher Central - 2080's	Highly Vulnerable and More Vulnerable (residential), and some Less Vulnerable (commercial, and non-residential development where a period of at least 75 years is likely to form a starting point for assessment (see <u>NPPG</u>)	Central - 2080's	Water Compatible and temporary (shorter lifetime)	Central - 2050's	Requested by the Environment Agency following comments in representation ref. 13.13.
Development Vulnerability	Allowance (lifetime)												
Essential Infrastructure	Higher Central - 2080's												
Highly Vulnerable and More Vulnerable (residential), and some Less Vulnerable (commercial, and non-residential development where a period of at least 75 years is likely to form a starting point for assessment (see <u>NPPG</u>)	Central - 2080's												
Water Compatible and temporary (shorter lifetime)	Central - 2050's												

				<p><u>plus climate change. However, in cases where this may not be achievable, the FRA may demonstrate that pedestrian access is acceptable based on an appropriate assessment of 'hazard risk' including water depth, velocity and distance to higher ground (above the 1% river flood level plus climate change). Refer to DEFRA Hazard risk (FD2320) – 'Danger to People for Combinations of Depth & Velocity' (see Table 13.1 – DEFRA/EA Flood Risk Assessment Guidance for New Development FD2320, page 118)''.</u></p> <p><u>Opportunities for flood risk reduction should be considered wherever possible, including the provision of additional flood storage capacity'.</u></p> <p><u>Applicants are encouraged to contact the Environment Agency where a Flood Risk Assessment (FRA) is required and consider the Agency's West Midlands area Flood Risk Assessment guidance and Approach to Groundwater Protection (2018) – Position Statement G13 - Sustainable drainage systems:</u></p> <p><u>The Environment Agency advise that, the Government's expectation is that sustainable drainage systems (SuDS) will be provided in new developments wherever this is appropriate. The Environment Agency supports this expectation. Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should:</u></p> <ul style="list-style-type: none"> • <u>be suitably designed</u> • <u>meet Governments non-statutory technical standards for sustainable drainage systems –</u> 	
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				<p><u>these standards should be used in conjunction with the National Planning Policy Framework (the Framework) and National Planning Practice Guidance (NPPG)</u></p> <ul style="list-style-type: none"> • <u>use a SuDS management treatment train – that is, use drainage components in series to achieve a robust surface water management system that does not pose an unacceptable risk of pollution to groundwater</u> <p><u>Where infiltration SuDS are proposed for anything other than clean roof drainage in a Source Protection Zone 1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply. The design of infiltration SuDS schemes and of their treatment stages needs to be appropriate to the sensitivity of the location and subject to a relevant risk assessment, considering the types of pollutants likely to be discharged, design volumes and the dilution and attenuation properties of the aquifer. Unless the supporting risk assessments show that SuDS schemes in SPZ1 will not pose an unacceptable risk to the drinking water abstraction, the Environment Agency will object to the use of infiltration SuDS.</u></p> <p><u>In line with the Level 2 SFRA, all Flood Risk Assessment should consider ordinary/unmodelled watercourses, which have the potential to cause fluvial flood risk. Modelling of these watercourses will be essential to inform the risk to any development proposals within the vicinity of unmodelled watercourses.”</u></p>	
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				<u>The Environment Agency advises that contributions for flood defences' may be sought by them to enable new flood defence infrastructure, in line with the IDP and the Environment Agency's Programme of pipeline works where considered appropriate.</u>	
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Chapter Thirteen: Built Environment - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm107.	13.0 Built environment: BE1 – Contamination and land instability	New subheading and Supporting text.	188	<p>ADD new subheading and text to supporting text before Paragraph 13.9 to read:</p> <p><u>Advice from the Environment Agency</u></p> <p><u>“When promoting land affected or potentially affected by contamination developers and site promoters are actively encouraged to engage with the Environment Agency as early as possible in the planning process to follow the risk management framework provided in Land Contamination Risk Management (LCRM) 2020, available on gov.uk.</u></p> <p><u>Furthermore, the Environment Agency recommend developers of land affected by contamination should:</u></p> <ul style="list-style-type: none"> • <u>Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination</u> • <u>Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health</u> • <u>Consider using the National Quality Mark Scheme for Land Contamination Management</u> 	Request of the Environment Agency following comments in representation ref.13.14.

				<p><u>which involves the use of competent persons to ensure that land contamination risks are appropriately managed</u></p> <ul style="list-style-type: none"> • <u>Refer to the contaminated land pages on gov.uk for more information “</u> 	
mm108.	13.0 Built environment: BE2 – Renewable and low carbon energy	BE2 Policy box.	189	<p>Add wording to Policy box to the first paragraph to read:</p> <p>To address the climate change emergency, schemes providing renewable and low carbon technologies will be supported unless material considerations indicate otherwise. These include <u>but are not exclusive to</u> schemes that promote biomass energy, ground and air source heat pumps, <u>hydro power</u>, solar thermal and solar photovoltaic.</p>	Requested by Councillor Kondakor and agreed by the Council under Reg 19 response ref. 301.16.
mm109.	13.0 Built environment: BE3 – Sustainable design and construction	Supporting text. Paragraph 13.33.	197	<p>ADD wording at end of Paragraph 13.33 to read:</p> <p>13.33 In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed². This new approach includes the impact of climate change, pressure on the environment and how to meet the challenges they create. The updated water stress method takes a long-term view of the availability and the demand for public water supply, rather than a snapshot of shorter or peak periods. It accounts for future population growth, climate change, environmental needs and increased resilience. The results of this revision in classification, categorises the Severn Trent region as ‘seriously water stressed’. <u>This reference to the area being water stressed is also included in the “The Environment Agency</u></p>	Requested by the Environment Agency representation ref. 13.16.

² Environment Agency (2021). [Water stressed areas – final classification 2021.](#)

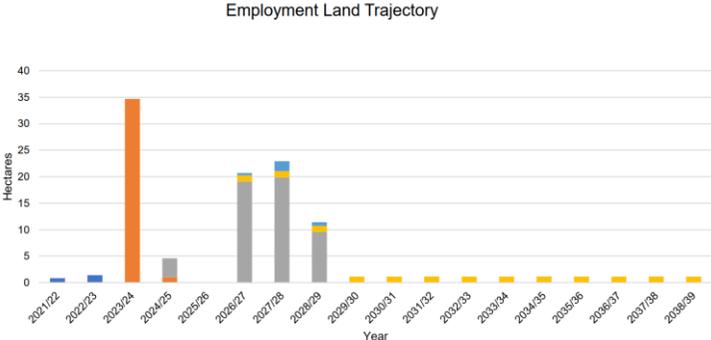
				<p><u>publication - Water Stressed Areas final classification 2021³</u></p> <p>Add as footnote to above.</p> <p>¹ <u>(https://www.gov.uk/guidance/housing-optional-technical-standards) and the Environment Agency publication - Water Stressed Areas final classification 2021</u></p> <p><u>'https://www.gov.uk/government/publications/water-stressed-areas-2021-classification.</u></p>	
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³ (<https://www.gov.uk/guidance/housing-optional-technical-standards>) and the Environment Agency publication - Water Stressed Areas final classification 2021
'<https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>.

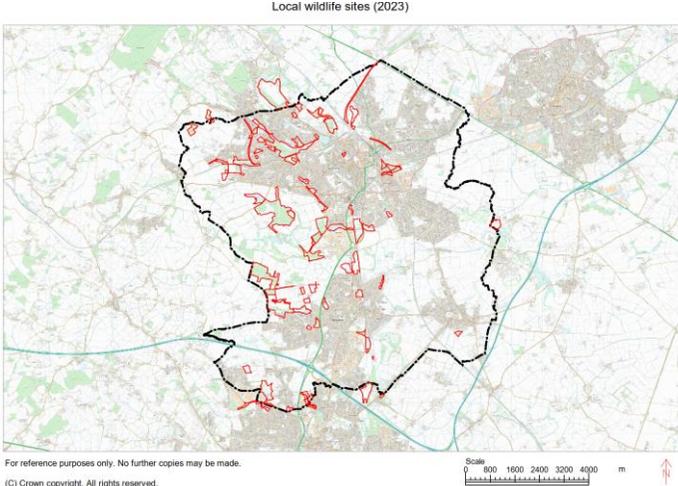
Appendix B - Housing Trajectory - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm110.	Appendix B - Housing Trajectory	Graph	209	<p>Replace 'housing trajectory' (graph). (See appendix iii of Minor Mods.)</p>  <p>Appendix B - Housing Trajectory</p> <p>Housing Trajectory</p> <p>Dwelling Completions (net)</p> <p>Legend:</p> <ul style="list-style-type: none"> Actual Completions Windfalls Strategic Sites Non strategic Sites Prior Notification Outline Planning Permission Full Planning Permission Housing Requirement 	To ensure the housing delivery figures, for the plan period, are up to date. following comments from in representation ref.16.4.

Appendix C – Employment Trajectory - Proposed Minor Modifications

Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	BPR Page No.	Minor Modification Text	Reason for Modification																																						
mm111.	Appendix C - Employment Trajectory	Graph	210	Replace 'employment trajectory' figure (graph). (See appendix iv of Minor Mods.)  <p style="text-align: center;">Employment Land Trajectory</p> <table border="1" style="display: none;"> <caption>Estimated Data for Employment Land Trajectory</caption> <thead> <tr> <th>Year</th> <th>Hectares</th> </tr> </thead> <tbody> <tr><td>2021/22</td><td>1</td></tr> <tr><td>2022/23</td><td>1</td></tr> <tr><td>2022/24</td><td>35</td></tr> <tr><td>2024/25</td><td>4</td></tr> <tr><td>2025/26</td><td>0</td></tr> <tr><td>2026/27</td><td>20</td></tr> <tr><td>2027/28</td><td>22</td></tr> <tr><td>2028/29</td><td>12</td></tr> <tr><td>2029/30</td><td>1</td></tr> <tr><td>2030/31</td><td>1</td></tr> <tr><td>2031/32</td><td>1</td></tr> <tr><td>2032/33</td><td>1</td></tr> <tr><td>2033/34</td><td>1</td></tr> <tr><td>2034/35</td><td>1</td></tr> <tr><td>2035/36</td><td>1</td></tr> <tr><td>2036/37</td><td>1</td></tr> <tr><td>2037/38</td><td>1</td></tr> <tr><td>2038/39</td><td>1</td></tr> </tbody> </table>	Year	Hectares	2021/22	1	2022/23	1	2022/24	35	2024/25	4	2025/26	0	2026/27	20	2027/28	22	2028/29	12	2029/30	1	2030/31	1	2031/32	1	2032/33	1	2033/34	1	2034/35	1	2035/36	1	2036/37	1	2037/38	1	2038/39	1	To ensure the employment delivery figures, for the plan period, are up to date.
Year	Hectares																																										
2021/22	1																																										
2022/23	1																																										
2022/24	35																																										
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2038/39	1																																										

Appendix K – Local Wildlife Sites - Proposed Minor Modifications

Main Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm112.	Appendix K – Local Wildlife Sites	Map	248	<p>Update plan with ‘Local Wildlife Sites’ as assessed in ‘2023’. (See appendix v of Minor Mods.)</p> 	To update the plan to the latest version and following representations from Warwickshire Wildlife Trust ref.12.9.

Evidence Base – Infrastructure Delivery Plan - Proposed Minor Modification

The Modification below have been included in the submitted Jan 2024 Document which was amended after Publication.

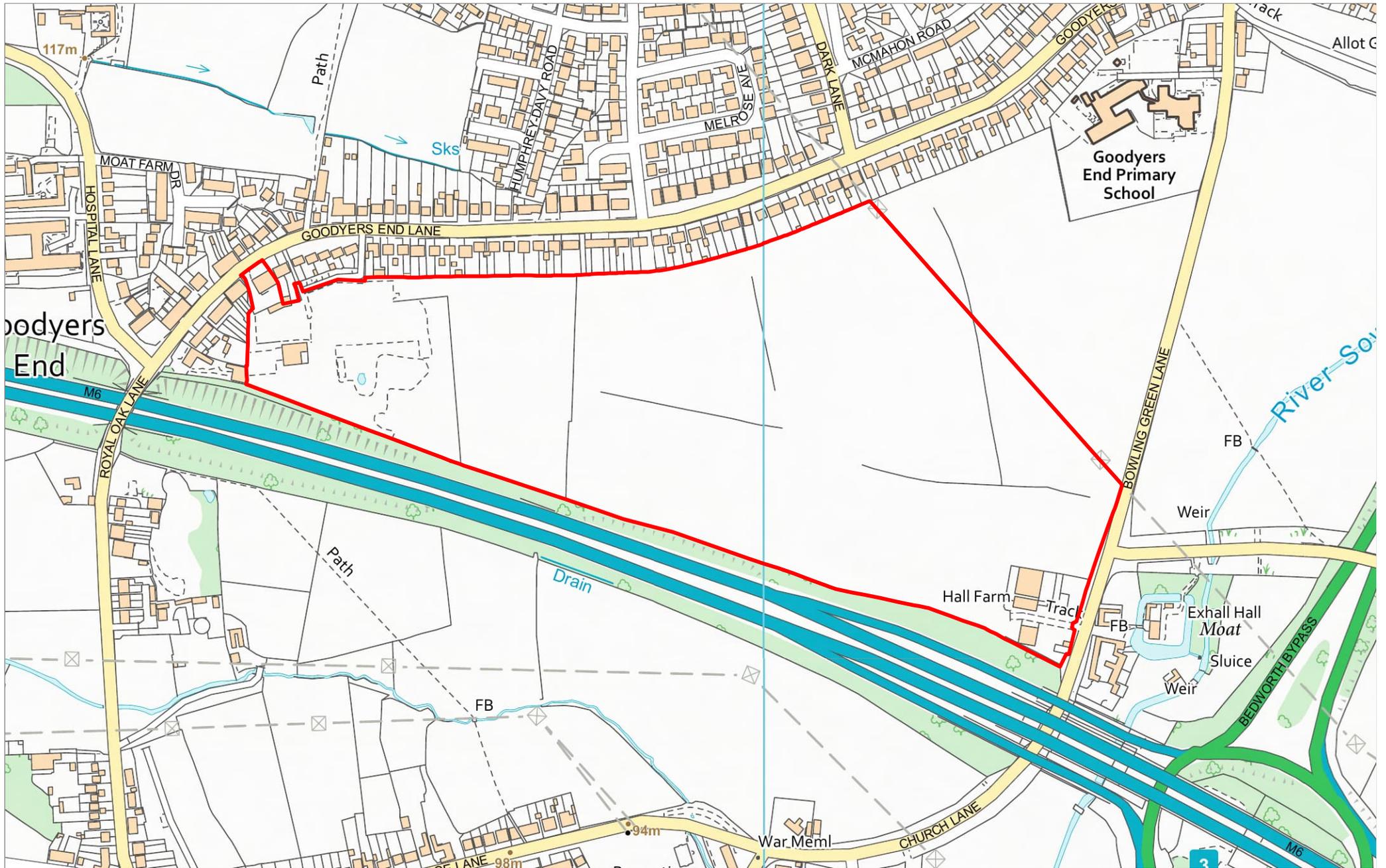
Minor Mod Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Minor Modification Text	Reason for Modification
mm113.	IDP Ability for future infrastructure to meet growth aspirations.	Paragraph 7.7.	34	ADD at end of IDP section 7.7 to read: <u>Queens Road, Nuneaton – this comprises of potential flood defence works.</u>	As requested by the Environment Agency. Although this is not considered to be a matter of soundness for the new Local Plan the Council has amended the content of the Infrastructure Delivery Plan accordingly. following comments in representation ref.13.18.
mm114.	IDP Ability for future infrastructure to meet growth aspirations.	New Paragraph 7.10	34	ADD to IDP section 7 to read: <u>Requirements for the ability for future infrastructure to meet growth aspirations for affected Wastewater treatment works. Reference should be made to the Joint Warwickshire Partnership Water Cycle Study 2017 available at Document downloads - Flooding and water cycle Nuneaton & Bedworth (nuneatonandbedworth.gov.uk) and the emerging Joint Water Cycle Study due for publication 2024.</u>	As requested by the Environment Agency. Although this is not considered to be a matter of soundness for the new Local Plan the Council has amended the content of the Infrastructure Delivery Plan accordingly. following comments in representation ref.13.18.

mm115.	IDP	Table after Paragraph 5.24	28	<p>Amend the timescales in the IDP to reflect those in the Strategic Transport Assessment and IDS to read:</p> <table border="1" data-bbox="954 344 1697 421"> <tr> <td data-bbox="954 344 1070 421">5</td> <td data-bbox="1075 344 1451 421">A5/Woodford Lane Scheme</td> <td data-bbox="1456 344 1697 421">Pre 2039 Pre 2031</td> </tr> </table>	5	A5/Woodford Lane Scheme	Pre 2039 Pre 2031	Following comments in representation from National Highways following comments in representation ref.9.4.				
5	A5/Woodford Lane Scheme	Pre 2039 Pre 2031										
mm116.	IDS	Spreadsheet		<p>Amend line 171 of the IDS from the previous title for this Allocation eg HSG2 to the new title eg SHA2.</p> <table border="1" data-bbox="954 574 1682 686"> <tr> <td data-bbox="954 574 999 686">27</td> <td data-bbox="1003 574 1070 686">Local centre</td> <td data-bbox="1075 574 1142 686">HSG2 SHA2</td> <td data-bbox="1146 574 1272 686">Provision of local centre, including community facilities</td> <td data-bbox="1276 574 1420 686">Delivered by 2039</td> <td data-bbox="1424 574 1532 686">To be determined</td> <td data-bbox="1536 574 1682 686">Developer, CIL/S106</td> </tr> </table>	27	Local centre	HSG2 SHA2	Provision of local centre, including community facilities	Delivered by 2039	To be determined	Developer, CIL/S106	Although this is not considered to be a matter of soundness for the new Local Plan the Council has amended the content of the Infrastructure Delivery Plan accordingly following comments by the Agent/promoter of SHA2 in representation ref.106.1.
27	Local centre	HSG2 SHA2	Provision of local centre, including community facilities	Delivered by 2039	To be determined	Developer, CIL/S106						

Policies map - Proposed Minor Modification

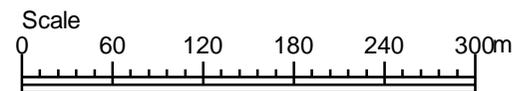
Main Mod Ref.	Paragraph / Policy box / table / map	Minor Modification Text	Reason for Modification
mm117.	Policies map	Amend local park boundary off Thornton Road to exclude Kings View residential development.	This area has been developed for residential use.
mm118	Policies map	Remove local park on existing cemetery site.	Part of the local park is already in use as a cemetery. Remove the part that is now used as cemetery.
mm119.	Policies map	Amend local park overlay at Park Lane to remove the land in the north-eastern corner which is not within the council's ownership.	The land is not in the council's ownership, (the designation of this part of the land was an error) and the owner has requested that the land is removed from the local park in representation 103.1.
mm120.	Policies map	Add Gypsy and Traveller site allocations.	Request from inspector who approved Gypsy and Travellers Site Allocations DPD.

SEA6 employment area

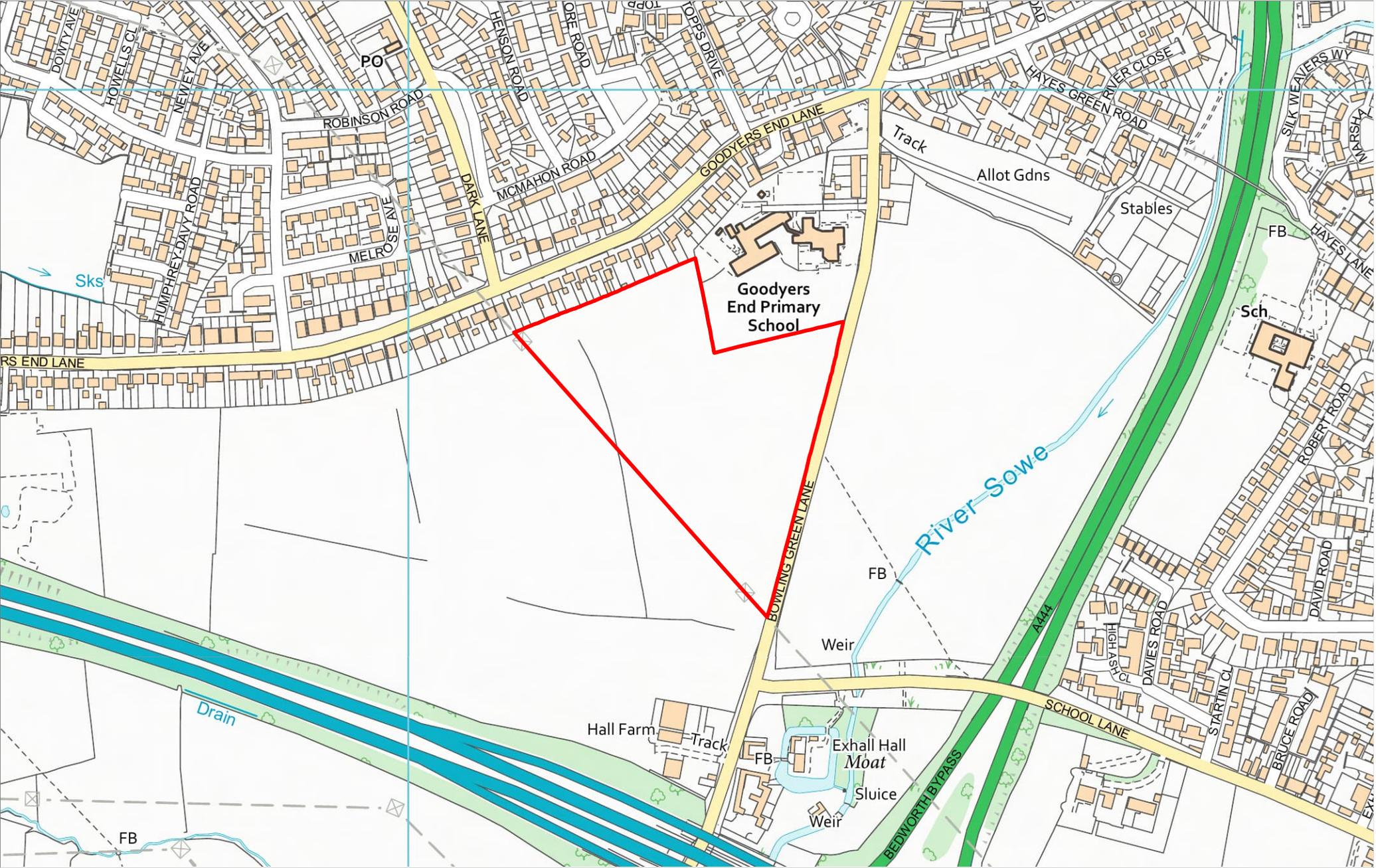


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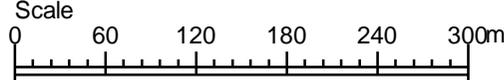


SEA6 residential area

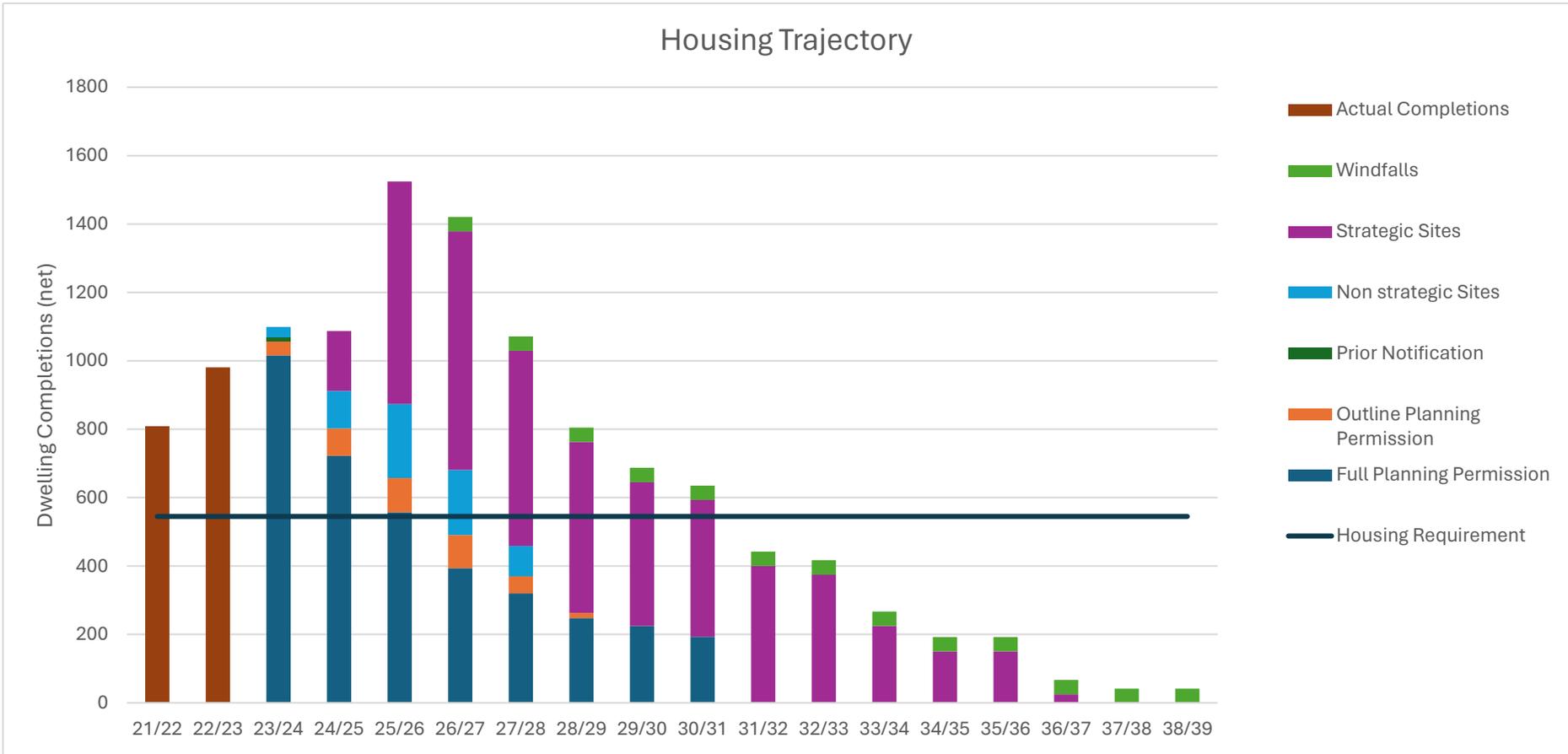


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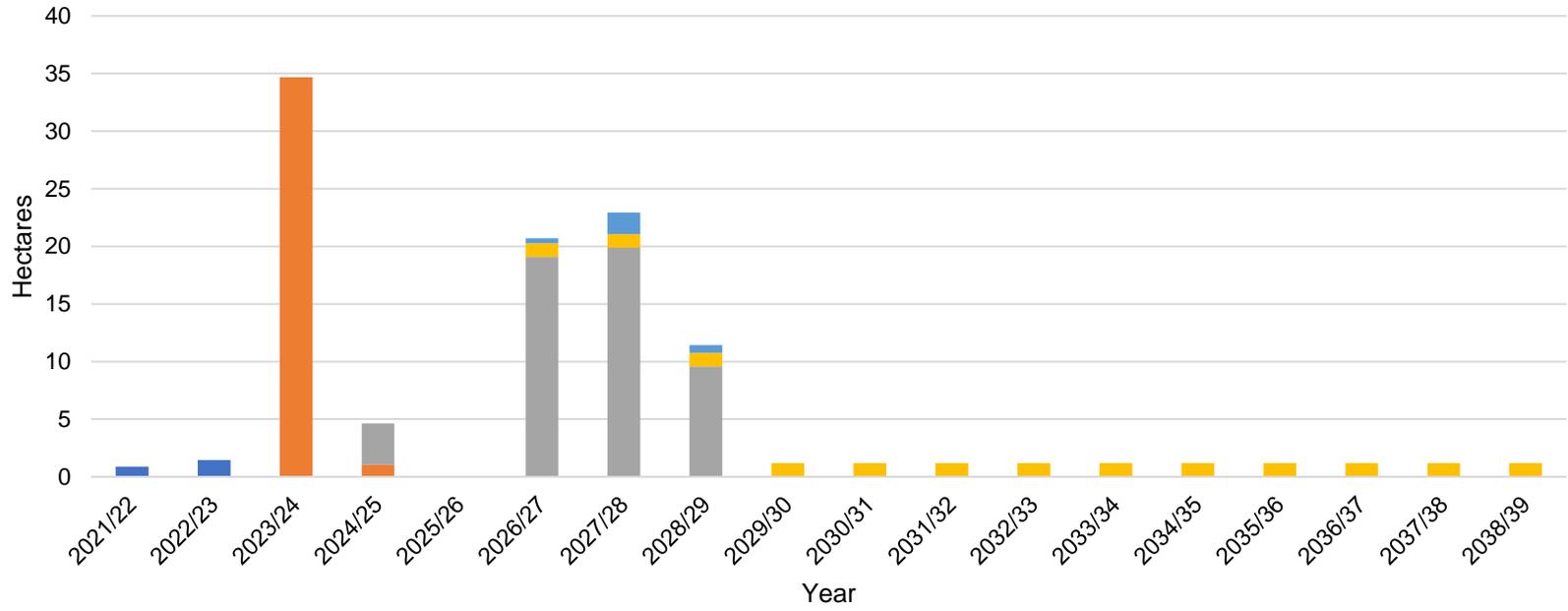
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Appendix B – Housing Trajectory

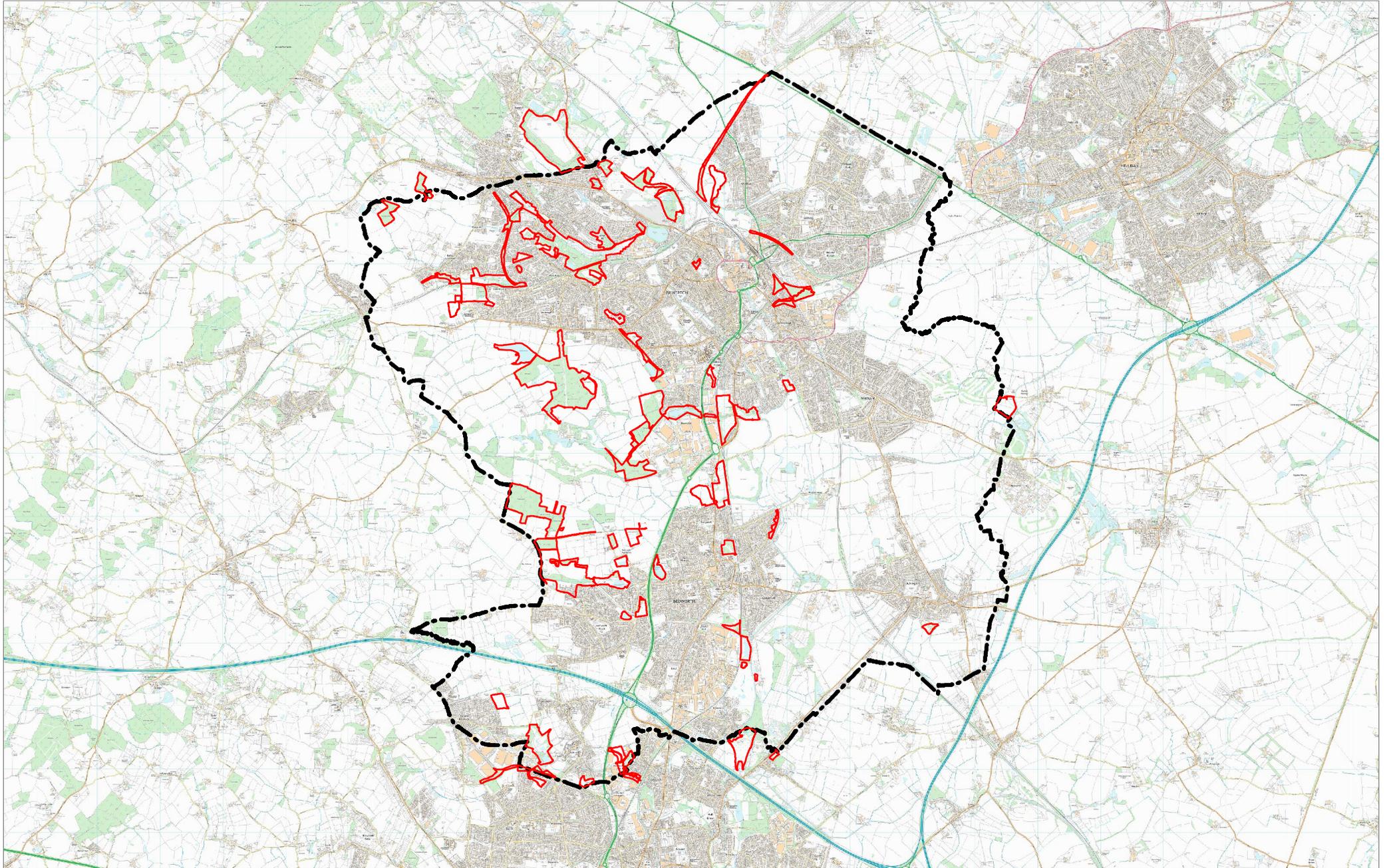


Employment Land Trajectory



■ Completions ■ Sites with FPP ■ Strategic Allocations ■ Windfall ■ Vacant Plots within Existing Employment Areas

Local wildlife sites (2023)



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