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Additional Mod Ref	Plan page	Policy / paragraph	Additional Modification	Reason for modification	When was the modification suggested?
<b>All the Borough Plan Review document</b>					
AM1	All	All	<p>ALIGN all text to the left.</p> <p>CAPITALISE the first letter of each word:</p> <p><u>Local Wildlife Site</u>.</p>	<p>The Plain English Campaign set out that justified text, as the Borough Plan currently has, is more difficult to read than text aligned left, and therefore disadvantages those with visual impairments.</p> <p>For grammar and for emphasising the importance of this designation.</p>	<p>Following the Block 3 Examination in Public hearing session (October 2024).</p> <p>Suggested additional modifications (March</p>

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					2024) [CD22].
<b>Chapter Three: Key issues facing the borough</b>					
AM2	9	3.4	<p>AMEND text in bullet point six:</p> <ul style="list-style-type: none"> <li>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 <del>public footpaths along the A444</del> <u>segregated cycle paths within the site.</u></li> </ul>	This is a more accurate description of the active travel issues within Bermuda Park following comments by the agent/promoter of SHA2 in representation ref. 106.21.	Suggested additional modifications (March 2024) [CD22].
<b>Chapter Five: Key diagram</b>					
AM3	13	Key diagram	<p>ADD strategic housing allocation site SHA7 – East of Bulkington to the Key diagram.</p> <p>AMEND the site boundaries for the housing and employment sections of strategic site SEA6, on the Borough Plan Policies Map.</p>	<p>For consistency with the rest of the Borough Plan Review/Policies Map modifications.</p> <p>For consistency with the rest of the Borough</p>	<p>Post EiP hearing sessions.</p> <p>Post EiP hearing sessions.</p>

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				Plan Review/Policies Map modifications.	
<b>Chapter Seven: Strategic allocations</b>					
AM4	101	Strategic Policy CEM1	<p>ADD an additional key development principle:</p> <p><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></p> <p>ADD to supporting text paragraph 7.132:</p> <p>In the event that the existing playing pitch provision, immediately north of Marston Lane Cemetery, is</p>	<p>The modifications proposed to CEM1 are deemed necessary as they were requested by the Environment Agency, Sport England and Historic England at Regulation 19 stage, for inclusion in the final plan, and were discussed in the Statements of Common Ground (areas of agreement).</p> <p>The modifications proposed to CEM1 are deemed necessary as they were requested</p>	<p>Originally proposed as AMs at submission [CD22] but later moved to MMs. Now moved back to AMs.</p> <p>Originally proposed as AMs at submission</p>

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			<p>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></p> <p>ADD a new subheading and text to the end of the supporting text:</p> <p><b><u>Environmental Protection</u></b></p> <p><u>The Environment Agency advise:</u>  <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.</u></p>	<p>by the Environment Agency, Sport England and Historic England at Regulation 19 stage, for inclusion in the final plan, and were discussed in the Statements of Common Ground (areas of agreement).</p> <p>The modifications proposed to CEM1 are deemed necessary as they were requested by the Environment Agency, Sport England and Historic England at Regulation 19 stage, for inclusion in the final plan, and were discussed in the Statements of</p>	<p>[CD22] but later moved to MMs. Now moved back to AMs.</p> <p>Originally proposed as AMs at submission [CD22] but later moved to MMs. Now moved back to AMs.</p>
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			<p><u>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>  <a href="https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution">https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution</a></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"> <li><u>• A minimum of 250m from a potable groundwater supply source</u></li> <li><u>• A minimum of 30m from a watercourse or spring</u></li> <li><u>• A minimum of 10m from any field drain</u></li> <li><u>• A minimum of 1m above the highest annual groundwater level.</u></li> </ul> <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>Common Ground (areas of agreement).</p>	
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			<p><u>For information on Environment Permits and the approach to protecting groundwater from cemetery developments read, “Protecting 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"> <li>• <u>Exemptions (low risk)</u></li> <li>• <u>Standard Rules Permit (medium risk)</u></li> <li>• <u>Bespoke Permit (high risk)</u></li> </ul> <p><u>A new cemetery development is defined as:</u></p>		
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			<ul style="list-style-type: none"> <li>• <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></li> <li>• <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></li> </ul> <p><u>New cemetery developments that can meet 14 exemption conditions will be exempt from the requirement of an environmental permit. Further details on the exemption conditions can be found at: <a href="#">Low environmental risk cemeteries: exemption conditions - GOV.UK (www.gov.uk)</a></u></p> <p>ADD a new subheading and text at the end of the supporting text:</p> <p><b><u>Historic Environment</u></b></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 2022) as scoring medium for all, or parts of the site for archaeological potential and</u></p>	<p>The modifications proposed to CEM1 are deemed necessary as they were requested by the Environment Agency, Sport England and Historic England at Regulation 19 stage, for inclusion in the final plan, and were</p>	<p>Originally proposed as AMs at submission [CD22] but later moved to MMs. Now moved back to AMs.</p>
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			<p><u>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. The detail of the documentation will need to be discussed with Warwickshire County Council 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 2022) and Policy BE4.</u></p>	discussed in the Statements of Common Ground (areas of agreement).	
<b>Chapter Eight: Housing</b>					
AM5	112	Policy H3	<p>AMEND supporting text paragraph 8.49:</p> <p>The 2021 Gypsy, Traveller and Travelling Showperson Accommodation Assessment showed a need to find an overall requirement for 20 permanent pitches for the period up to 2036/37 (at least 6 permanent residential pitches by 2025 and a further 5 between 2025 and 2037) and no need for transit pitches for the same</p>	The Gypsy and Traveller Site Allocations DPD was adopted in January 2024.	Following the Block 1 Examination in Public hearing sessions (July 2024).

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		<p>period. This need and how it would be met through the allocation of land for new pitches is set out in the separate Gypsy and Traveller Site Allocations DPD <del>which is due to be adopted in 2023</del>. This separate DPD sets out a strategy for the location of new gypsy and traveller pitches. The accommodation assessment will be updated every five years and these subsequent updates will be used to calculate the number of pitches and plots required in the future and, if necessary, these will in turn be used to update the separate DPD.</p> <p>AMEND supporting text paragraph 8.52:</p> <p>The delivery mechanisms for this policy will be as per the Gypsy and Traveller Site Allocations DPD. <del>(due to be adopted in 2023)</del>.</p> <p>AMEND supporting text paragraph 8.53:</p>	<p>The Gypsy and Traveller Site Allocations DPD was adopted in January 2024.</p> <p>The Gypsy and Traveller Site Allocations DPD was</p>	<p>Following the Block 1 Examination in Public hearing sessions (July 2024).</p> <p>Following the Block 1 Examination</p>
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			<p><del>appropriate by the Council, the applicant may be requested for a bond to be provided, under a planning obligation, to cover the cost of decommissioning and/or restoration of the site.</del> <u>A bond may be requested, by the Council, under a planning obligation, to cover the cost of decommissioning and/or restoration of the site.</u></p>		
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