

Contents

Chapter One: Introduction	2
Chapter Four: Vision and strategic objectives.....	5
Chapter Six: Development strategy	5
Chapter Seven: Strategic allocations.....	37
Chapter Eight: Housing.....	80
Chapter Nine: Employment.....	97
Chapter Ten: Town, district and local centres.....	98
Chapter Eleven: Healthy, safe and inclusive communities.....	100
Chapter Twelve: Natural Environment	110
Chapter Thirteen: Built Environment.....	132
Appendix A: Schedule of policies from the Borough Plan superseded by the Borough Plan Review	144
Appendix B: Housing Trajectory.....	145
Appendix C: Employment Trajectory.....	146
Appendix K: Local Wildlife Sites	147
Glossary	147

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Main Mod Ref	Plan page	Policy / paragraph	Main Modification
Chapter One: Introduction			
MM1	1	1.3	DELETE paragraph 1.3: The proposed publication plan represents what the Borough Council considers to be the final version of this plan, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). AMEND paragraph 1.4: The publication plan allows interested parties to comment on the plan before it is submitted to the Secretary of State. After responses are received, they are sent, along with the plan and its evidence, to the Secretary of State and the examination in public will follow. Once adopted, the Borough Plan Review will replace the current Borough Plan, which was adopted in 2019 and guides development in the Borough up to 2031. The Borough Plan Review seeks to review and where relevant update all the policies within the adopted Borough Plan as well as create new policies. A list of all the adopted policies within the

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			Borough, which are proposed to be replaced or deleted once the Borough Plan Review is adopted, is set out within Appendix A. AMEND paragraph 1.6: The National Planning Policy Framework (NPPF) (2021<u>2023</u>) sets out Government policy on planning matters, seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared. The Planning Practice Guidance (PPG) provides, among other things, direction in preparing evidence to inform the Borough Plan Review. The Borough Plan Review has been prepared in accordance with the NPPF and PPG. AMEND paragraph 1.11: Introduced through the Localism Act 2011, the duty to cooperate is a legal requirement of the plan making process. The NPPF states that, “Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries”. Throughout the preparation of the Borough Plan Review, the Council has positively engaged with partner organisations, such as statutory consultees and other relevant local authorities, under the duty to cooperate. Collaboration between the Council and other local authorities and infrastructure providers, will be<u>is</u> documented through Statements of Common Ground, demonstrating effective and on-going joint working and indicating cross boundary matters
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			are being addressed and progressed. These documents also identify relevant strategic matters which will be addressed in the Borough Plan Review. AMEND paragraph 1.12 as follows: Publication draft plan (this stage) — this Regulation 19 document represents the Council's view of the contents of the Borough Plan Review, published for consultation prior to the submission and examination. <u>Publication – this document was consulted on between September and October 2023. The Regulation 19 stage was the final consultation stage before the plan was submitted and sent for examination.</u> <u>Submission – the Borough Plan Review was submitted to the Secretary of State for Housing, Communities and Local Government on 12th February 2024.</u> <u>Examination in Public hearing sessions – July, September and October 2024.</u> ADD a new paragraph 1.13: <u>Development plan documents</u>
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			<u>The development plan documents for the area of Nuneaton and Bedworth Borough Council constitute the following documents:</u> • <u>Borough Plan: 2021-2039</u> • <u>Gypsy and Traveller Site Allocations DPD: 2021-2037</u> • <u>Warwickshire Minerals Local Plan 2018-2032</u> • <u>Warwickshire Waste Core Strategy Adopted Local Plan 2013-2028</u>
Chapter Four: Vision and strategic objectives			
MM2	11	Vision for the Borough	ADD a new paragraph at the end of the vision: <u>The Borough is committed to working with neighbouring authorities; authorities within the sub and wider region and infrastructure providers to ensure that the region thrives cohesively socially, economically and environmentally.</u>
Chapter Six: Development strategy			
MM3	14	Strategic Policy DS1	Strategic Policy DS1 – <u>Delivering s</u>Sustainable development The Council will secure sustainable development by requiring all new development to contribute towards the national need to achieve net zero carbon emissions. <u>The Council will require development to contribute towards the creation and maintenance of sustainable places, mitigate and adapt to the adverse effects of climate change and reducing carbon emissions. To achieve this, development should:</u>

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		• <u>Re-use previously developed land and re-use buildings as a sustainable option, where applicable.</u> • <u>Be of high quality, relative to its use and locality.</u> • <u>Use natural resources prudently.</u> • <u>Be supported by infrastructure provision.</u> • <u>Encourage car-free neighbourhoods and sustainable modes of travel.</u> • <u>Maximise opportunities to enhance and expand the natural and built environment, in line with policies in this plan.</u> Development must be adaptable/resilient to climate change, of a high quality, address the prudent use/safeguarding of natural resources and be fully supported by infrastructure provision. Development should also provide environmental mitigation and enhancement, whilst at the same time sustaining and enhancing the historic environment in line with policies set out in this plan. Car-free neighbourhoods will be encouraged. Furthermore, the re-use of previously developed land and the re-use of buildings as a sustainable option is encouraged whilst the achievement of national standards for highway design and sustainable transport infrastructure will be supported. Climate change adaption includes building new developments in line with water resource efficient design to 110 litres/person/day as a minimum, as well as environmental mitigation such as sustainable urban drainage systems. The Council will secure sustainable development by requiring all new development to contribute towards the national need to achieve net zero carbon emissions. Planning applications that accord with national policies and the policies in this Borough Plan Review (and where relevant, with policies in neighbourhood plans, other adopted
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			Development Plans and adopted supplementary planning documents (SPDs) (or as per any subsequent updates) will be supported unless material considerations indicate otherwise. <u>When considering development proposals, these will be determined in accordance with policies in this Borough Plan Review (and where applicable, with the other adopted Development Plan Documents and neighbourhood plans) unless material considerations indicate otherwise. In determining applications, consideration should be given, where relevant, to adopted Supplementary Planning Documents.</u> Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the Framework that indicate development should be restricted.
MM4	16 - 17	Strategic Policy DS2	ADD text to supporting text paragraph 6.6: A key priority for the development strategy is to direct growth to the most sustainable locations which make full use of public transport, walking and cycling. <u>The strategy comprises of those strategic sites within the Borough Plan (2019) which were allocated and are still considered deliverable within this plan period with the non-strategic sites being delivered on previously developed land, promoting urban dispersal and prioritising brownfield land first in accordance with national policy.</u>

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			AMEND the monitoring target for DS2a: Scale of major development in settlements proportional to position in settlement hierarchy.
MM5	18 - 27	Strategic Policy DS3	AMEND wording in Strategic Policy DS3: 19.4ha of employment land for strategic B8 warehousing and distribution development (indicative). AMEND wording in Strategic Policy DS3: (due to be adopted 2023) <u>(adopted in 2024)</u>. REPLACE the standard method annual requirement (2014 household projections with March 2024 affordability ratios) for Nuneaton and Bedworth in paragraph 6.15: 442421 <u>421</u> dwellings per annum which incorporates the affordability ratios released in March 2023 <u>2024</u>.

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			AMEND Table 2, column 2: <table><tr><td>Standard method annual requirement (2014 household projections with March 2023<u>2024</u> affordability ratios)</td></tr><tr><td>3,247<u>3,081</u></td></tr><tr><td>168<u>163</u></td></tr><tr><td>442<u>421</u></td></tr><tr><td>506<u>525</u></td></tr><tr><td>569<u>553</u></td></tr><tr><td>670<u>653</u></td></tr></table> AMEND paragraph 6.25 and Table 3: Housing Delivery: The delivery of housing development, for the plan period, is broken down through the following means <u>for the plan period to 2039</u> (base date 31st March 2023<u>2024</u>). <table><tr><td>Status</td><td>Total</td></tr><tr><td>Net Completions (1 April 2021 – 31 March 2023<u>2024</u>)</td><td>4,790 <u>2,761</u></td></tr><tr><td>Committed supply of dwellings (at 1 April 2023<u>2024</u>)</td><td>4,207 <u>3,100</u></td></tr></table>	Standard method annual requirement (2014 household projections with March 2023 <u>2024</u> affordability ratios)	3,247 <u>3,081</u>	168 <u>163</u>	442 <u>421</u>	506 <u>525</u>	569 <u>553</u>	670 <u>653</u>	Status	Total	Net Completions (1 April 2021 – 31 March 2023 <u>2024</u>)	4,790 <u>2,761</u>	Committed supply of dwellings (at 1 April 2023 <u>2024</u>)	4,207 <u>3,100</u>
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			Residual need for plan period	<u>3,949</u> 3,813	
			Strategic housing allocations	<u>3,978</u> 4,769	
			Non-strategic housing allocations	<u>638</u> 689	
			Borough Plan Review allocations	<u>4,616</u> 5,458	
			Windfall sites	<u>504</u> 630	
			<u>10% deduction for non-delivery on small sites</u>	<u>-18</u>	
			Total Housing Supply	<u>10,963</u> 12,127	
			INSERT footnote after 'Total Housing Supply' in Table 3: Housing Delivery: <u>Totals for strategic sites and non-strategic sites exclude C2 units and therefore include only 93 C3 units for SEA6 at Bowling Green Lane (allocation for 150 units) and 58 units for NSRA2 at Former Manor Park Community School (allocation for 123 units including extra care units).</u>		

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			AMEND supporting text paragraph 6.26: Table 3 demonstrates the provision of approximately <u>10,963</u>12,085 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. AMEND supporting text paragraph 6.27: In the three<u>two</u> years prior to April 20234, the Council has delivered <u>2,761</u>1,790 new homes within the Borough, at an average rate of <u>920</u>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. AMEND supporting text paragraph 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
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			completions in the trajectory, there is a <u>7.49</u>10.9 year supply (with a <u>52</u>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. AMEND footnote 25: Windfall sites only include the years <u>2027/28</u>2024 (anticipated year of adoption) – 2039 to avoid double counting. AMEND supporting text paragraph 6.40: The West Midlands Strategic Employment Site Study has not reached a stage where a strategic employment land figure can be established or attributed to a Local Authority. The review of Nuneaton and Bedworth Employment Land Portfolio Study assessed all employment sites in the Borough and considered employment sites which are physically or functionally obsolete. The identified sites have been removed from the employment land portfolio and added to the overall employment land need. The HEDNA and subsequent e<u>E</u>mployment L<u>and</u> r<u>Review</u> identified an indicative figure for strategic B8 which will act in lieu of a growth figure yet to be established in the West Midlands Study.
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AMEND Table 4: Employment land need (2021-2039):

	Developable Land (ha)
Office needs	2
Local Industrial and Warehouse needs	61.1
Replacement provision for site losses	5.35
Indicative Minimum provision for strategic B8 needs	19.4
Total employment land needed (2021-2039)	87.85

AMEND Table 5: Employment land supply:

	Land (ha)
2021/22 – 2022/23 completions	2.1 <u>2.33</u>
Extant planning permissions - April 2023	34.69 <u>34.48</u>
Reuse of vacant floorspace	0
Vacant plots within employment areas	2.99
Extant allocations - April 2023	52.15 <u>53.25</u>
Windfall allowance	15.1
Total supply	107.05 <u>108.15</u>

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			AMEND supporting text paragraph 6.44: Calculating the identified employment land need and the supply position there is a surplus of 19.15ha<u>20.30ha</u> of employment land. AMEND Table 6: Surplus employment land: <table><tr><td></td><td>Land (ha)</td></tr><tr><td>Total employment land needed (2021-2039)</td><td>87.85</td></tr><tr><td>Total identified supply</td><td>107.05<u>108.15</u></td></tr><tr><td>Surplus</td><td>19.20<u>20.30</u></td></tr></table> AMEND supporting text paragraph 6.48: The Council will regularly review the employment trajectory and is informed by the findings of the e<u>Employment</u> L<u>and</u> r<u>Review</u> and Housing and Economic Land Availability Assessment. An employment trajectory of the anticipated completions of development is set out in Appendix C. Delivery will not be consistent over the plan period as the proposed schemes tend to deliver large units. The positive progress regarding planning applications is reflected in the trajectory, with delivery anticipated in the short to medium term.		Land (ha)	Total employment land needed (2021-2039)	87.85	Total identified supply	107.05 <u>108.15</u>	Surplus	19.20 <u>20.30</u>
	Land (ha)										
Total employment land needed (2021-2039)	87.85										
Total identified supply	107.05 <u>108.15</u>										
Surplus	19.20 <u>20.30</u>										

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			AMEND paragraph 6.50: The 2021 Gypsy, Traveller and Travelling Showperson Accommodation Assessment has been used to calculate the number of pitches and plots required between 2021/22 – 2036/37 and the Gypsy and Traveller Site Allocations DPD (due to be adopted in 2023) uses this as the basis for setting out the need and where the need will be met. 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 this separate DPD. AMEND paragraph 6.54: • The Economic Development Strategy will include a work programme to assist in the delivery of strategic employment sites and town centre projects as well as proactively attracting investment. • Gypsy and Traveller Site DPD (due to be adopted in 2023 and as per any subsequent updates). • Maintenance of a five-year supply and delivery of the housing target for the plan period. • Work in partnership with landowners and agents.
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MM6	28 – 47	Strategic Policy DS4	REPLACE approximate dwellings figure for ‘SHA5 - West of Bulkington’, in the table: <u>375</u>348 ADD text after approximate dwellings for ‘Adjacent to the employment allocation (SEA6) - Bowling Green Lane’: 150 (<u>including extra care units</u>, remainder as employment) ADD row under SHA6: <table><tr><td><u>SHA7</u></td><td><u>East of Bulkington</u></td><td><u>230</u></td></tr></table> REPLACE approximate dwellings figure for ‘Adjacent to the employment allocation (SEA2) – Wilsons Lane’, in the table: <u>73</u>75 (remainder as employment)	<u>SHA7</u>	<u>East of Bulkington</u>	<u>230</u>
<u>SHA7</u>	<u>East of Bulkington</u>	<u>230</u>				

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			REPLACE the 'Total Strategic Allocations' figure, in the table: <u>4,769</u>4,403 AMEND the second paragraph of Strategic Policy DS4: 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 <u>Each</u> of the non-strategic housing sites have site specific considerations, which are outlined in the supporting text below. 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. REPLACE approximate dwellings figure for 'NSRA1: Former Bedworth Rugby Club', in the table: <u>122</u>424
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			ADD text after the approximate dwellings figure for ‘NSRA2: Former Manor Park Community School’, in the table: 123 <u>(including extra care units)</u> REPLACE approximate dwellings figure for ‘NSRA7 – Abbey Street’, in the table: <u>30</u>33 REPLACE approximate dwellings figure for ‘NSRA9 – Former New Inn Public House’, in the table: <u>42</u>25 ADD text after approximate dwellings for ‘NSRA10 – Land at Bermuda Road’, in the table: 25 <u>(or potentially 60 extra care units)</u>
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			AMEND the table and REMOVE reference to 'NSRA12: Kingswood Road':		
			Non-strategic Residential Allocation (NSRA)	Site Name	Approximate Dwellings
			NSRA1	Former Bedworth Rugby Club	424 122
			NSRA2	Former Manor Park Community School	123 (<u>including extra care units</u>)
			NSRA3	West of Coventry Road / Wilsons Lane	95
			NSRA4	Vicarage Street Development	65 60
			NSRA5	Land Rear of Burbages Lane	4746

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			NSRA6	Land at Bucks Hill	40
			NSRA7	Ex co-op buildings, Abbey Street	33 <u>30</u>
			NSRA8	Land rear of Lilleburne Drive and Willow Close	29
			NSRA9	Former New Inn Public House	25 <u>42</u>
			NSRA10	Land at Bermuda Road	25 (or <u>potentially 60 extra care units</u>)
			NSRA11	Upper Abbey Street	22
			NSRA12	Kingswood Road, Nuneaton	20
			NSRA13	Armson Road	16 <u>15</u>
			NSRA14	Mill Street / Bridge Street	15
			NSRA15	Bennetts Hill	10

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			REPLACE the 'Total Non-strategic Allocations' figure, in the table: 689<u>674</u> ADD the following text after the 'Non-strategic Allocation for Housing Land' table, in the policy box: <u>The housing trajectory, for the plan period, can be found in Appendix B.</u> ADD '<u>Approximate</u>' before 'Dwellings' under each of the non-strategic housing allocation sites in the supporting text of Strategic Policy DS4. REPLACE the 'Dwellings' figure in the supporting text for 'NSRA1: Former Bedworth Rugby Club': Dwellings: 124<u>122</u>.
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			AMEND the first paragraph under ‘NSRA1: Former Bedworth Rugby Club’: The site is a former playing field and other leisure uses, located to the east of Bedworth Road <u>and is currently under construction for 122 dwellings</u>. The site benefits from resolution to grant full permission subject to the signing of a S106 Agreement for 122 dwellings (Application reference 038716). ADD text after the dwellings figure for ‘NSRA2: Former Manor Park Community’, in the supporting text: Dwellings: 123 <u>(including extra care units)</u>. AMEND the first paragraph of NSRA2: The site is a former community school located in a primarily residential area. It adjoins Beaumont Road and Vernons Lane. The site benefits from outline permission for 46 houses, 12 flats and 65 extra care units (Application reference 035587 – November 2022). ADD a new bullet point at the end of the section on NSRA2:
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			<u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> REMOVE the second paragraph under ‘NSRA3: West of Coventry Road/Wilson Lane’: • The site benefits from a resolution to grant full permission subject to the signing of a S106 Agreement for 95 dwellings (Application reference 039136). ADD a new bullet point at the end of the section on NSRA3: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> REMOVE bullet point under NSRA3 relating to contributions to Warwickshire Police: S106 contributions for Warwickshire Police towards Bedworth Police Station. REMOVE the second paragraph under ‘NSRA4: Vicarage Street Development’:
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			There is currently an outstanding outline planning application for the site for the erection of a new Library and Business Centre and up to 65 residential dwellings (Application reference 039175). ADD a new bullet point at the end of the section on NSRA4: <u>Development on the site has the potential to affect heritage assets including archaeological remains and any planning application will need to be accompanied by a Heritage Impact Assessment.</u> ADD a new bullet point at the end of the section on NSRA5: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> REMOVE bullet point under NSRA5 relating to contributions to Warwickshire Police:
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			Responses from the IDS, for the Borough Plan Review, include requirements for contributions specific to this site for Warwickshire Police for additional personnel, vehicles and increased capacity at Bedworth Police Station. ADD a new bullet point at the end of the section on NSRA6: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> DELETE the second paragraph of 'NSRA7: Abbey Street' and REPLACE with the following: • The site benefits from: • o Full consent for a hotel and car parking and outline permission for 30 dwellings, mixed town centre uses including flexible use for retail, leisure, restaurants and 'makers space', medical uses (Class E), multistorey/surface car parking and public plaza (Application reference 037658— Approved January 2022). o Part of the site has also received Reserved Matters for the erection of a food hall and flexible Class E space and residential development of 30 dwellings (Application reference 039160— Approved May 2023). o Full consent for the partial demolition and refurbishment of existing buildings and the erection of a digital skills and innovation centre to Borough Plan Review— Publication Draft Plan 38 include further education college, ancillary uses and a public restaurant (Application reference 038706— January 2023). o There is
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			also an outstanding reserved matters application for the site for flexible Class E or Cinema and flexible Class E (Application reference 039519). <u>In accordance with the hybrid permission (Application Reference: 03765) the site will be developed in phases, with the third phase comprising of 30 residential units expected to be delivered later in the plan period.</u> ADD a new bullet point at the end of the section on NSRA7: <u>Development on the site has the potential to affect heritage assets and any planning application will need to be accompanied by a Heritage Impact Assessment.</u> AMEND the second paragraph under ‘NSRA8: Land rear of Lilleburne Drive and Willow Close’: - The access to the site is located within the North Warwickshire Council boundary. The development within Nuneaton and Bedworth Borough Council benefits from a resolution to grant outline permission subject to the signing of a S106 Agreement for 29 dwellings (Application reference 038144).
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			ADD a new bullet point at the end of the section on NSRA8: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> REPLACE the ‘Dwellings’ figure in the supporting text for ‘NSRA9: Former New Inn Public House’: Dwellings: <u>2942</u>. AMEND the second paragraph of ‘NSRA9: Former New Inn Public House’: • <u>The site benefits from a previous consent for 44 dwellings (Application reference: 035641) which has been partially implemented and so remains extant. The site benefits from full permission for 44 over 55s dwellings (Application reference 035641). The March 2019 application has commenced due to demolition and approval of conditions.</u> ADD text after the approximate dwellings figure for ‘NSRA10: Land at Bermuda Road’, in the supporting text:
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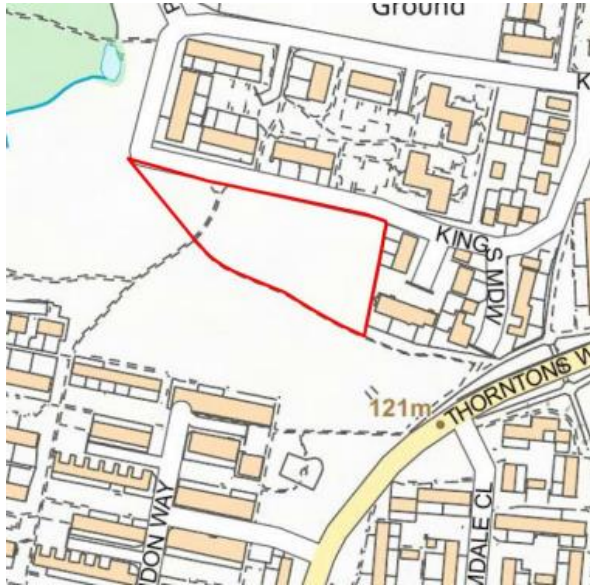
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			Dwellings: 25 <u>(or potentially 60 extra care units)</u>. AMEND the second bullet point under NSRA10, in the supporting text: The site has planning consent for a GP surgery (Application reference 031064). Any application will need to demonstrate 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 viable.</u> AMEND the third bullet point, regarding the Phoenix Centre: The Phoenix Centre will be retained, and car parking reconfigured to accommodate new residential development <u>or potentially extra care units.</u> AMEND the fourth bullet point under NSRA10, in the supporting text: 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 in accordance with Sport England requirements.
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			ADD a new bullet point at the end of the section on NSRA10: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> ADD a new bullet point at the end of the section on NSRA11: <u>Development on the site has the potential to affect heritage assets and any planning application will need to be accompanied by a Heritage Impact Assessment.</u> ADD at the end of the supporting text for NSRA11 but before NSRA13 begins: <u>Reference to NSRA12 was removed following submission of the Borough Plan Review.</u> REMOVE reference to ‘NSRA12: Kingswood Road’, in the supporting text: NSRA12: Kingswood Road Nuneaton • Site Area: 0.6 ha • Dwellings: 20
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			Alternative Site Reference: KIN 2  - The site is triangular shaped grassland and bound by residential development to the north and east. - The SFRA Level 2 (August 2023) provided for the Borough Plan Review, flags the site as at low flood risk and within Flood Zone 1. This document should be referred to and be considered as part of the further site-specific flood risk assessment that will be required for the site with any planning application. AMEND the first and second paragraphs of 'NSRA13: Armson Road':
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			• There is an outstanding full planning application for the site for 15 dwellings (Application reference 039464). • The site <u>currently</u> comprises residential garage parking. ADD a new bullet point at the end of the section on NSRA13: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> REMOVE the second paragraph of ‘NSRA14: Mill Street/Bridge Street’: • The site benefits from resolution to grant full permission subject to the signing of a S106 Agreement for the erection of up to 1,240 sq.m. GEA of commercial/business floorspace, 15 residential units and 4 live/work units (Application reference 038762). ADD two new bullet points at the end of the section on NSRA14:
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			<u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u> <u>Development on the site has the potential to affect heritage assets and any planning application will need to be accompanied by a Heritage Impact Assessment.</u> ADD a new bullet point at the end of the section on NSRA15: <u>The site has been identified as having archaeological potential and any planning application will need to have regard to this and may need to be accompanied by archaeological reports.</u>
MM7	48 - 49	Strategic Policy DS5	REPLACE size (ha) for ‘SEA6 – Bowling Green Lane’, in the table: 19.89<u>20.99</u> DELETE the first paragraph, under the table, within the policy box: Of the 6 employment allocations in the Preferred Options Borough Plan, SEA1 (Faultlands) and SEA5 (School Lane/Longford Road) are under construction and form part of the pipeline supply.

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			ADD to the supporting text: <u>Of the 6 employment allocations in the Preferred Options Borough Plan, SEA1 (Faultlands) and SEA5 (School Lane/Longford Road) are under construction and form part of the pipeline supply.</u>
MM8	50 and 53	Policy DS6	DELETE part of the policy title: Strategie Policy DS6 – Green Belt DELETE the third paragraph from the policy text: Any development proposals considered not inappropriate for locating within the Green Belt should demonstrate how their plans will retain the five key purposes of the Green Belt. Any proposed development in the Green Belt will need to maintain openness and demonstrate compensatory improvements to the environmental quality and accessibility of the land. AMEND monitoring indicator DS6a:

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			Number of applications granted planning permission in Green Belt land although considered inappropriate development <u>unless very special circumstances are demonstrated.</u>
MM9	53	Policy DS7	REPLACE to text for Policy DS7: The Council will monitor the delivery of housing and publish progress against the trajectory (as shown in Appendix B). Where it is apparent that delivery rates are falling short of what was anticipated, then the Council will take the necessary action to address any shortfall. Such action may include (but are not limited to): • Working with developers and site promoters, particularly of the two largest strategic sites, to review the requirements and phasing of infrastructure provision, where such re-phasing would assist with viability. • Working with developers, site promoters and other interested parties to help unlock potential sources of funding for identified infrastructure, or; • considering the use of compulsory purchase powers to help address known land acquisition issues; or • bringing forward additional sites where it can be demonstrated that such sites will assist with delivery to address short-term needs. 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.

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			The Council will monitor the delivery of housing and publish progress against the trajectory (as shown in Appendix B). Where it is apparent that <u>the annual delivery rates are falling short of what was anticipated is less than 75% of the annualised requirement for three consecutive years</u>, then the Council will take the necessary action to address any shortfall. Such action may include (but is not limited to): • Working with developers and site promoters, particularly of the two largest strategic sites, to review the requirements and phasing of infrastructure provision, where such re-phasing would assist with viability. • Working with developers, site promoters and other interested parties to help unlock potential sources of funding for identified infrastructure, or; • e<u>Considering the use of compulsory purchase powers to help address known land acquisition issues;</u> or • bringing forward additional sites where it can be demonstrated that such sites will assist with delivery to address short term needs. • <u>Working with developers, land owners and other interested parties to assist in bringing forward non allocated sites in the borough which would accord with the strategic policy framework in the Plan.</u> • <u>Bringing forward an early review of the Plan in accordance with Policy DS8.</u> 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.
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MM10	53	Policy DS8	REPLACE the text for Policy DS8: The plan will be reviewed (either wholly or partly) in accordance with the requirements set out in national guidance. In the event of one or more of the following circumstances, a quicker review may be required: • If there is clear evidence that the Borough's local housing need or employment need has changed significantly since the adoption of the plan. 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. <u>The Council will carry out a complete review of the Plan's policies and publish its conclusions at least every five years in accordance with national planning policy and guidance.</u> <u>An earlier review may be commenced where one or more of the following circumstances apply:</u> <u>• Significant changes to national planning policy and guidance;</u> <u>• Significant changes to local circumstances including a change in local employment or housing need based upon updated evidence published or accepted by the local authority;</u> <u>• Significant local, regional or national economic changes;</u> <u>• The need to address housing delivery in accordance with the triggers and criteria set out in Policy DS7;</u> <u>• Any other changes which would render the plan, or part of it, significantly out of date.</u>
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			<u>In the event of the Plan not providing adequate provision for any future established unmet need within the Coventry and Warwickshire sub-region, the Council will commence work immediately with the authorities in the sub-region and where necessary will instigate a separate Development Plan Document to address agreed unmet needs.</u> ADD a new paragraph at the end of the supporting text: <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.</u>
Chapter Seven: Strategic allocations			
MM11	56 - 60	Strategic Policy SA1	DELETE criterion 1: 1. Residential development must meet 95% M4(2) and 5% M4(3) Building Regulations standards for access, the Nationally Described Space Standards and the principles set out within the relevant SPDs (including Building for a Healthy Life and the Future Homes and Buildings Standard, where technically and financially feasible). For non-residential buildings, BREAM requirements or Leadership in Energy and Environmental Design (LEED) standards should be complied with (where technically and financially feasible). Where assessment methods are changed or superseded, the appropriate replacement standards will be used.

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			ADD the following as the final criterion in the policy: <u>Where financial contributions are sought, these should be justified and compliant with the CIL Regulations.</u> AMEND criteria 6: 6. Heritage assets should be conserved and <u>where possible</u> enhanced, with focus placed on the assets most at risk from neglect, decay or other threats. AMEND criteria 7: 7. Potential Local Wildlife Sites (<u>pLWS</u>) within or affecting the site will be surveyed for their ecological importance <u>against the Guidance for the Selection of Local Wildlife Sites.</u> Whilst Designated local wildlife sites <u>LWS</u> will be <u>surveyed and</u> protected, <u>commensurate with their quality to safeguard the criteria for which they were designated and thereby maintain their contribution to supporting a functional Green Infrastructure throughout the borough, county, sub-region and nationally.</u> ADD a new footnote to criterion 7:
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			<u>THE GREEN BOOK Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull Local Wildlife Sites Project Habitat Biodiversity Audit (HBA) Warwickshire Wildlife Trust Ecological Services available at: Guidance Note on Application of Site Selection Criteria (warwickshire.gov.uk). Page 138 provides guidance notes for any planning application/development that is likely to impact on a pLWS.</u> AMEND criteria 8: 8. Areas of high distinctiveness (value 6) should be retained and <u>where possible</u> enhanced, along with other habitat retention, creation and enhancement required to achieve a minimum of 10% net biodiversity gain. Existing high quality biodiversity features must be retained and where possible enhanced, <u>Section 106</u> including financial contributions <u>may be required</u> for long-term management. ADD to the end of the policy text: <u>In terms of criterion 7 and 8 - Where protection, retention and enhancement is not possible, this must be clearly demonstrated by supporting information (including survey work).</u> AMEND criteria 10:
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			Doors and windows to housing should <u>seek to</u> overlook all streets and public spaces in order to provide natural surveillance. ADD to the end of criteria 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> AMEND criteria 13: 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 dwellings should be built in line with water resource efficient design standards (110 litres/person/day). AMEND criteria 15: 15. Service bays on employment sites, adjacent to housing, will need to have loading areas set away from residential properties or any other sensitive noise receptors and car parks at least 50m from residential properties. <u>Loading areas and car parks within service bays on</u>
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			<u>employment sites will need to be sited a minimum distance of 50m away from residential properties or any other sensitive noise receptors, unless it can be demonstrated that a reduced distance would not give rise to unacceptable levels of noise and disturbance.</u> AMEND criteria 16: <u>16. In determining applications, consideration should be given, to adopted Proposals should comply with the requirements of the relevant Supplementary Planning Documents (SPD) including Concept Plan SPDs and Design Codes for the sites (where extant/adopted).</u> AMEND supporting text paragraph 7.15: Any transport improvements/upgrades required by the s<u>Strategic</u> t<u>Transport</u> a<u>Assessment</u> or transport assessment will be secured by planning condition attached to the grant of any planning permission. The development of each of the strategic allocations may also be expected to contribute financially towards wider road improvement schemes, proposed within the Borough, during the development plan period, in order to ensure that the local highway network is able to accommodate all strategic housing and employment sites
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			ADD a full stop to the end of supporting text paragraph 7.19: These facilities will include, but are not limited to, local centres, community halls, sports and physical activity facilities, play and open space provision and playing pitches within the Council's Open Space Strategy and Playing Pitch and Outdoor Sports Strategy. ADD the following heading and supporting text after paragraph 7.29: <u>Collaboration</u> <u>Strategic sites that are to be developed in separate parcels or phases; in different land ownership; or to be developed by more than one developer, must demonstrate that a collaboration agreement has taken place between the parties. This is to evidence 'equalisation' between the owners/phases, to ensure that on-site requirements and infrastructure facilities such as schools, open space, parks and affordable housing are shared equally across the phases. Collaboration will need to prescribe the rules of engagement between owners/developers. The possible methods for this are:</u> <u>A legal equalisation agreement between the parties, to ensure the provision of onsite infrastructure and affordable housing is distributed fairly across the site.</u> <u>A land pooling trust involving the landowners transferring land into a trust with shares in proportion to their original ownership.</u> <u>The approval of a masterplan for the entire site at the initial outline stage, with demonstration of a formal agreement between all participants on the land involved.</u>
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			ADD the following heading and supporting text to SA1: <u>Compliance with other policies</u> <u>Strategic sites will need to meet all the other policies within the Borough Plan Review Document which includes, but is not exclusive, to the requirements in policies H1, H2, H4, H5 and BE3.</u>
MM12	61 - 65	Strategic Policy SHA1	AMEND key development principle 1: Provision of at least <u>approximately</u> 1,700 dwellings in a mix of dwelling types and sizes. AMEND key development principle 15: 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 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.

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			AMEND key development principle 22 and DELETE key development principle 23: 22. Contribution towards increased capacity at Nuneaton Justice Centre. Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations. 23. Contribution towards increased personnel and vehicles for Warwickshire Police. AMEND form of development criteria 36: 36. Development <u>should</u> will be required to come forward in accordance with the HSG1 concept plan above, as well as the extant HSG1 Concept Plan SPD. AMEND paragraphs 7.31 and 7.32: 7.31 The SHA1 site will deliver <u>approximately</u> 1,700 new dwellings in a mix of sizes and tenures. The site is currently in single ownership and adjoins a number of sites with planning approvals for new houses accessed off Weddington Road to the west and Higham Lane to the east. The policy seeks to ensure that the development of the allocation, whilst the subject of individual applications, will be brought forward in an integrated manner in order to deliver wider community and infrastructure benefits for existing and future residents in the north Nuneaton area. The allocation is likely to be
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			delivered on a phased basis across the plan period and progressed by various developers. 7.32 The site benefits from outline permission for residential dwellings, a mixed-use district centre with community and/or health centre uses, a primary school plus land safeguarded for a secondary school and 6th form, green infrastructure, open spaces, children's play areas, allotments and drainage (Application reference 035279 – November 2022). <u>The site will be delivered on a phased basis throughout the plan period, with construction commencing in 2024.</u> An application has been submitted for the northern link road (Application reference 039578). ADD a new subheading and text at the end of the supporting text: <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 2022) 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. The content of this documentation will need to be discussed with Warwickshire County Council Museums and Archaeology prior to any</u>
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			submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2022) and Policy BE4.
MM13	65 - 69	Strategic Policy SHA2	AMEND key development principle 1: Provision of at least<u>approximately</u> 1,525 dwellings in a mix of dwelling types and sizes. AMEND criteria 7: 7. Provision of footway/cycleway linkages to the existing footway/cycleway network, including linkage to Bermuda Road bus stops and Bermuda Park Station. This is to provide a tarmac fully lit sustainable link route constructed to Highways adoptable standards (cycle provision to LTN1/20 guidance and include visibility <u>s</u>plays) and which may be requested to be offered for adoption. The route and its lighting will need to be designed to demonstrate that there is no impact (using measures to prevent light spill) to the adjacent sensitive areas/habitats including Local Wildlife Sites and bat migration/feeding corridors. AMEND key development principle 11: 11. Contribution towards increased personnel and vehicles for Warwickshire Police and increase capacity at Nuneaton Justice Centre. <u>Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations.</u>

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			AMEND key development principle 14: 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. ADD an additional key development principle: <u>A landscape buffer is required to the western edge of the development.</u> REMOVE criteria 30: 30. Creation of wildflower and wetland habitat and pathway to Arbury Estate woodland extension.
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			AMEND criteria 37: 37. Development proposals should comply with the requirements of the latest adopted Concept Plan SPD and <u>Arbury</u> Design Code SPD. ADD a new subheading and text to the end of the supporting text: <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 2022) 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. There is potential for any development on this site to impact on the historic environment.</u> <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 likely in the form of evaluation trenching). The content of this 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>
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			ADD to the supporting text, at the end of the section of Landscape and open space: <u>A Landscape Visual Impact Assessment will be required to be submitted with any planning application.</u>
MM14	69 - 73	Strategic Policy SHA3	AMEND paragraph 7.52: 7.52 Strategic housing allocation SHA3 is a sustainable and deliverable housing allocation in the Camp Hill area of Nuneaton. The site encompasses HSG11 to the east of the canal which was allocated for 200 dwellings in the extant 2019 Borough Plan. Once the Borough Plan Review is adopted, this previous allocation will be included in strategic housing allocation site SHA3. Two outline Borough Plan Review – Publication Draft Plan 70 applications are currently being considered one for up to 400 dwellings (Application reference 035595) and one for a new local centre, retail, hotel, shops, doctors surgery, public house and 18 apartments (Application reference 035647). AMEND key development principle 1: Provision of at least <u>approximately</u> 350 dwellings in a mix of dwelling types and sizes.

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			AMEND key development principle 13 and DELETE key development principle 14: 13. Contribution towards increased personnel and vehicles for Warwickshire Police. <u>Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations.</u> 14. Contribution towards increased capacity at Nuneaton Justice Centre. AMEND paragraph 7.53: 7.53 Strategic housing allocation SHA3 is allocated for at least<u>approximately</u> 350 dwellings. and is subject to an outline application (035595) which is yet to be determined.The site comprises previously disturbed former mining land associated with the adjacent Judkins Quarry. Both land parcels are considered deliverable. The land to the west of the canal includes part of the designated Judkins Quarry local wildlife site, which supports a number of valuable habitats and species including great crested newts. This will be a constraint for site delivery, with the proposal required to demonstrate that impacts have been avoided, mitigated or compensated as a last resort under Policy NE3. The land to the east of the canal is of less ecological value.
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			ADD a new subheading and text at the end of the supporting text: <u>Contamination</u> <u>The nature of the site and adjacent land use means that contamination, landfill gas, odour and noise will need to 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>
MM15	74 - 77	Strategic Policy SHA4	AMEND paragraph 7.63: 7.63 Strategic housing allocation SHA4 is a sustainable and deliverable extension to Goodyers End, on the western edge of Bedworth. The site was previously allocated as HSG5 in the 2019 adopted Borough Plan for at least 398 units <u>and has since obtained outline planning permission for 455 dwellings (Application Reference 039049).</u> The site now benefits from resolution to grant outline permission subject to the signing of a S106 Agreement for the erection of 455 dwellings, 55 senior living units (C2) and approximately 2,000sq.m. of floorspace (E, F1 and F2) (Application reference 039049). AMEND key development principle 1: Provision of approximately 445<u>455</u> dwellings in a mix of dwelling types and sizes.

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			COMBINE criteria 5 and 15 and DELETE criteria 15: 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> 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 pitch provision at Nicholas Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.
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			AMEND key development principle 11 and DELETE key development principle 17: 11. Financial contribution towards the expansion of the police's Safer Neighbourhood Team and to increase the capacity of the Bedworth Police Station to accommodate additional staff members, in line with requirements within the Council's Infrastructure Delivery Schedule. Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations. 17. Contribution towards increased personnel and vehicles for Warwickshire Police. ADD a new subheading and text to the end of the supporting text: <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 2022) 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. The content of this documentation will need to be discussed with Warwickshire County Council Museums and Archaeology prior to any</u>
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			submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2022) and Policy BE4.
MM16	77 - 81	Strategic Policy SHA5	REMOVE paragraph 7.75: 7.75 The allocation now benefits from either full/outline permission or full/outline consent subject to the signing of S106 Agreements as follows: Borough Plan Review – Publication Draft Plan 78 • Full consent for 89 dwellings (Application reference 038375 – April 2023). • Full consent for 3 dwellings (Applications reference 038448 – March 2023). • Outline consent for up to 42 dwellings (Application reference 037425 – July 2023). • Full consent subject to the signing of a S106 Agreement for 149 dwellings (Application reference 038856). • Outline consent subject to the signing of a S106 Agreement for up to 95 dwellings (Application reference 039111). AMEND key development principle 1: Provision of at least 348<u>approximately 375</u> dwellings in a mix of dwelling types and sizes. AMEND key development principle 13: 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

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			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. AMEND key development principle 16: 16. Contribution towards increased personnel and vehicles for Warwickshire Police and capacity at Bedworth Police Station. <u>Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations.</u> AMEND paragraph 7.76: 7.76 The site covers 18.2ha and is effectively split into two parcels and is being brought forward as five separate parcels, with each of the parcels at differing stages of the planning process, ranging from outline permission to being under construction. The site will deliver approximately 348<u>375</u> new dwellings in a mix of sizes and tenures.
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			ADD a new subheading and text to the end of the supporting text: <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 2022) 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. The detail of such 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>
MM17	82	Strategic Policy SHA6	AMEND paragraphs 7.87 and 7.88: 7.87 Strategic housing allocation SHA6 is a sustainable and deliverable urban extension to Bedworth. The site was allocated in the adopted Borough Plan as HSG12 for 380 dwellings. The Allocation now benefits from one full and one outline permission as follows: • Full consent for 204 dwellings, allotments and community buildings (Application reference 036870 – May 2021). • Outline consent for up to 176 dwellings (Application reference 037807 – August 2022).

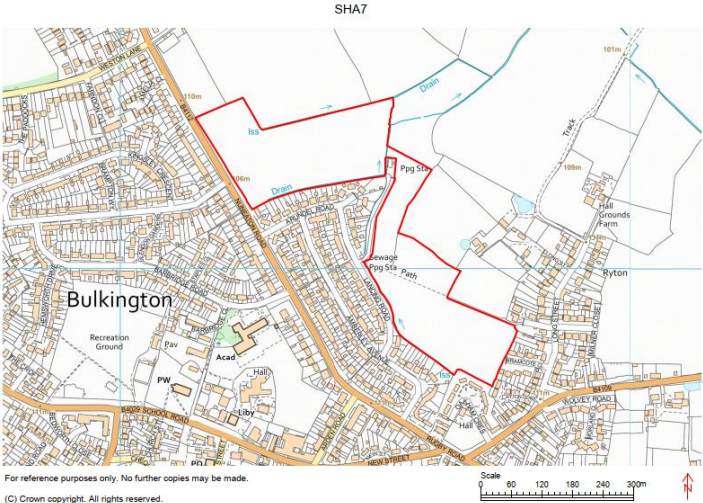
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			7.88 A further reserved matters application is outstanding for 110 dwellings (Application reference 039446). The site is being brought forward by two separate developers. The western parcel is under construction for 204 dwellings (Application reference 036870) and the eastern parcel has consent to deliver 176 dwellings (Application reference 037807). AMEND key development principle 1: Provision of <u>approximately</u> 176 dwellings in a mix of dwelling types and sizes (accounting for approval 036870 for 204 dwellings). AMEND key development principle 13: 13. Contribution towards increased personnel and vehicles for Warwickshire Police, increased capacity at Bedworth Police Station and one new Police Officer. Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations.
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			AMEND paragraph 7.89: 7.89 The overall site covers 29ha to the south-east of Bedworth and runs alongside the Coventry Canal. The red line plan shows the site in its entirety, which includes the western parcel, which is already <u>under construction</u>, permitted for 204 dwellings. The eastern part of the site will deliver 176 dwellings in a mix of sizes and tenures. The site is within a single ownership and is expected to be delivered by an overarching planning permission. ADD a new subheading and text to the end of the supporting text (but before paragraph 7.96): <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 2022) 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. The detail of this documentation will need to be discussed with Warwickshire County Council Museums and Archaeology prior to any</u>
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			submission. For more information on heritage impacts refer to <u>Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2022) and Policy BE4.</u>
MM18	85	NEW – Strategic Policy SHA7	ADD new policy after paragraph 7.95: <u>Strategic Policy SHA7 – East of Bulkington</u> <u>Introduction</u> <u>Strategic housing allocation SHA7 is a sustainable extension to the East of Bulkington. The site was allocated in the adopted Borough Plan as HSG7 for at least 169 dwellings.</u>  For reference purposes only. No further copies may be made. (C) Crown copyright. All rights reserved.

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			<u>Strategic Policy SHA7: East of Bulkington</u> <u>Strategic housing site SHA7 will be developed for a mix of residential and community uses.</u> <u>Key development principles</u> <u>1. Provision of approximately 230 dwellings in a mix of dwelling types and sizes.</u> <u>2. Play and open space, including younger children's play, to be provided with appropriate management and maintenance arrangements.</u> <u>3. Financial contribution towards the upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth.</u> <u>4. Financial contribution towards primary education at Arden Forest Infant and St James Academy Junior schools in order to meet anticipated demand for school places.</u> <u>5. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 form entry.</u> <u>6. Bus infrastructure improvements adjacent to SHA7 with a potential contribution to secure diversion of frequent local bus services in order to access the strategic housing allocation, based on dialogue with Warwickshire County Council and bus operators.</u> <u>7. Any transport improvements/upgrades required along Nuneaton Road, Lancing Road, Bramcote Close and surrounding streets affected as a result of the development. The main access points are likely to be from Nuneaton Road and Lancing Road.</u> <u>8. Financial contributions towards highways infrastructure identified in the Strategic Transport Assessment for Bulkington.</u> <u>9. Provision of footpaths/cycleways through the open space on the site, including linking the existing public footpath on the southern parcel of the site with the northern parcel, and through the development area to Nuneaton Road.</u>
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			10. <u>Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington Village Centre and Bedworth, and towards links to Bulkington Village Centre and Nuneaton.</u> 11. <u>Suitable sewage connection to the existing foul drainage network.</u> 12. <u>Financial contributions towards sport and physical activity.</u> 13. <u>Financial contribution toward community facilities.</u> 14. <u>Financial contribution for primary medical care to be given to NHS Coventry and Warwickshire Integrated Care Board.</u> <u>Form of development</u> 15. <u>Maintain and enhance vegetated boundaries that front onto the wider rural area (to be maintained as Green Belt defensible boundaries).</u> 16. <u>Provide an open space corridor incorporating the public right of way with specimen trees and small groups of trees interspersed amongst grassed areas and wildflower meadows.</u> 17. <u>Provide street trees to the internal road network.</u> 18. <u>Enhancement of the brook which follows the south-western boundary.</u> <u>Strategic housing allocation SHA7 is a sustainable and deliverable extension on the eastern edge of Bulkington. The strategic land allocation covers 10.29 ha. The site will deliver approximately 230 new dwellings in a mix of sizes and tenures. The site is in a single ownership and is expected to be delivered through an overarching outline permission, which has been granted.</u> <u>The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.</u>
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			<u>Residential development will be focussed in the northern and southern part of the site, with formal and informal open space in the centre. A landscape belt will run along the northern edges of SHA7.</u> <u>Footpaths and cycle routes</u> <u>Footpath/cycleway access is proposed through the informal open space, in order to create a green route linking the northern and southern parcels. This route will run from the existing public footpath, through the informal open space, and into the northern parcel of SHA7. The route will continue to Nuneaton Road as part of the housing development in order to improve connectivity through the site.</u> <u>SHA7 is expected to contribute financially towards the development of a dedicated cycle path along the B4029 Bedworth Road between Bulkington and Bedworth, as well as towards Bulkington Centre and Nuneaton. This will encourage new residents of SHA7 to access Bulkington District Centre, Bedworth Town Centre and Nicholas Chamberlaine School via alternative car-free modes of transportation.</u> <u>School provision</u> <u>Education contributions will be sought to ensure that the expansion and reorganisation of both Arden Forest Infant and St James Academy Junior schools are appropriate to meet demand in tandem with the proposed strategic housing site to the west of Bulkington (SHA5). At secondary level, financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 form entry. The contribution would be part of a pool including SHA4 and SHA5, where pupils are expected to attend local secondary schools in the Bedworth / Ash Green area.</u>
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			<u>Transport and access</u> <u>Primary access for vehicles will be provided from Nuneaton Road for the northern parcel of the site. The southern parcel of SHA7 has two potential access points from Lancing Road and Bramcote Road. Contributions towards highway improvements and bus infrastructure will be sought.</u> <u>The transport modelling report, commissioned by Warwickshire County Council, sets out a number of strategic road improvements in close proximity to SHA7 in order to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan Review. The development of SHA7 is expected to contribute financially towards road improvement schemes in the Bedworth area, as set out in the transport modelling report, via planning obligation.</u>
MM19	86 - 90	Strategic Policy SEA2	AMEND paragraph 7.97: 7.97 Strategic site SEA2 will contribute to meeting the strategic employment needs of the Borough, job creation objectives of the Borough Plan <u>Review</u> and the delivery of new homes in a mixed-use allocation. A cross boundary outline application has been made with conditional approval granted by Nuneaton and Bedworth Borough Council for 73 dwellings and employment/commercial floor space with ancillary offices (Application reference 037237 – March 2023) but refused by Coventry City Council. An appeal is scheduled in 2023.

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			REMOVE layout plans from below the introduction/paragraph 7.97 of the policy: Remove existing red line plans that show the areas proposed for employment and instead provide a red line plan of the whole site. Add the Land Use plan from outline approval. Provided as an attachment to the MIQ's as Appendix B. AMEND criteria 8: 8. Financial contribution towards expansion of existing primary school provision (<u>not currently required under outline 037237</u>) and secondary school places at Ash Green School. Additional provision for early years, SEND and post-16 as required. REMOVE criteria 13: 13. Contribution towards increased personnel and vehicles for Warwickshire Police. AMEND criteria 16: Retain areas of ridge and furrow, within open spaces, <u>where possible</u>.
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			DELETE criteria 19: 19. Maintain an appropriate landscape buffer to western and northern boundaries. AMEND criteria 26: The Environment Agency, WCC<u>Warwickshire County Council</u> Flood Risk Management and Coventry City Council require the site to provide a betterment for flood relief downstream by providing additional rainwater storage within the site. ADD to the form of development section, an extra criterion: <u>Protected, UK Priority, rare and endangered species surveys will be required where there is a reasonable likelihood of their presence. Where their presence is found or suspected their populations will be protected and where possible enhanced, during and after development. Developments that look to provide species provision into the development will be encouraged.</u>
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			AMEND supporting text paragraph 7.101: Residential development will be focussed <u>to the</u> in the north-eastern and south-eastern parts of the site, adjacent to the existing residential areas. The remainder of the site will be brought forward for employment uses, <u>open space, SuDS, biodiversity and flood betterment mitigation.</u> AMEND supporting text paragraph 7.102: <u>Where possible</u>, Ancillary offices E(g) should be focused on the eastern part of the site, adjacent to the existing and proposed residential properties. B2 and B8 uses will be focussed on the western part of the site. <u>Any proposed B2 or B8 uses that are located towards the eastern part of the site, adjacent to existing residential properties, should demonstrate that there would be no material detrimental impact caused to residential amenity.</u> Scheme layouts need to take into consideration potential stand-offs and easements associated with the overhead power line, and early discussions with National Grid are essential in informing any detailed layout, but it is considered that parking and storage areas will be provided in the vicinity of the power line.
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			AMEND supporting text paragraph 7.104: 7.104 Access to the residential areas will be via two <u>a new</u> access points onto <u>Old Farm Lane</u>Wilsons Lane. The existing pedestrian access to public footpaths B23 and B25 will be retained. Contributions towards associated improvements to Wilsons Lane, the B4113 and bus infrastructure will be sought. ADD to the supporting text of Strategic Policy SEA2: <u>The ODPM Circular 2006/5: Biodiversity and geological conservation makes it clear that protected species are a material consideration, and surveys will be required where there is a reasonable likelihood of their presence. It will be expected that species information is acquired from the Warwickshire Biological Record Centre to inform relevant applications and is used to inform any species surveys. The Council will expect species surveys with the submission of an application for validation. Conditions for surveys will only be used in exceptional circumstances.</u> ADD to the supporting text of Strategic Policy SEA2: <u>Financial contributions have already been secured via the consent of outline planning permission reference 037237. However, in the event that a new outline application is submitted for the residential element, contributions may be required towards the expansion of the existing primary school provision, as the current circumstances may change.</u>
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			ADD a new subheading and text to the end of the supporting text: <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 2022) 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 may be required with any formal planning application if the previously submitted archaeological information is deemed to be inadequate. 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>
MM20	90 - 92	Strategic Policy SEA3	AMEND paragraph 7.107: 7.107 Strategic employment site SEA3 comprises of an extension to an existing employment park and will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan <u>Review</u>. The site received outline consent for employment use (Application reference 038023 – July

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			2022). Two reserved matters schemes are being considered in tandem, one large single unit (Application reference 039750) and another two smaller units (Application reference 039751) with potential for additional mezzanine space. AMEND criteria 11, under form of development: Suitable sewage connection to the existing foul drainage network, and contributions to increase capacity to the treatment works to support growth. AMEND paragraph 7.112 of the supporting text: 7.112 Beyond the mitigation measures for great crested newts, development of SEA3 <u>may</u> 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 Impact Assessment to identify the level of compensatory habitat creation/enhancement that will be required, either within the <u>site</u>, Prologis Country Park or at another appropriate off-site location.
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			AMEND paragraph 7.114 in the supporting text: 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 mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan <u>Review</u>. The development of SEA3 <u>may be</u> 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. ADD new subheading and text at the end of the supporting text: <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 2022) 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, if any previously submitted archaeological information is deemed to be inadequate. The detail of the documentation will need to be discussed with Warwickshire County Council Museums and Archaeology prior to any</u>
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			submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2022) and Policy BE4.
MM21	93 - 96	Strategic Policy SEA4	AMEND criteria 6: Financial contribution towards the <u>feasibility studies to investigate the possibility of reopening of the culverted Griff Brook.</u> AMEND criteria 8: Suitable sewage connection to the existing foul drainage network, and contributions to local sewage network, improvements to increase capacity, improvement to the local network to reduce impact on hydraulic performance and improve biological treatment capacity to accommodate the development. ADD to criteria 9: Creation of cycle path link between Bermuda Station and Coventry Road, as well as contributions to a crossing point for Coventry Road, <u>where sought and justified</u>, and contributions to the Bermuda Connectivity Project.

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			ADD additional key development principles: <u>Any contamination from previous uses on the site is to be suitably mitigated.</u> <u>Parts of the site are on areas of floodplain and any development should have regard to this and to the risk of fluvial flood risk.</u> AMEND supporting text paragraph 7.117: The site will deliver approximately 9.59ha^{9ha} gross (8.6ha net) for employment uses, including parking and servicing areas. The site is in two ownerships, but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on sharing the cost of off-site and on-site infrastructure requirements. The final net figure will be determined by the design and layout of the site ADD a new subheading and text at the end of the supporting text (but before paragraph 7.122): <u>Contamination</u>
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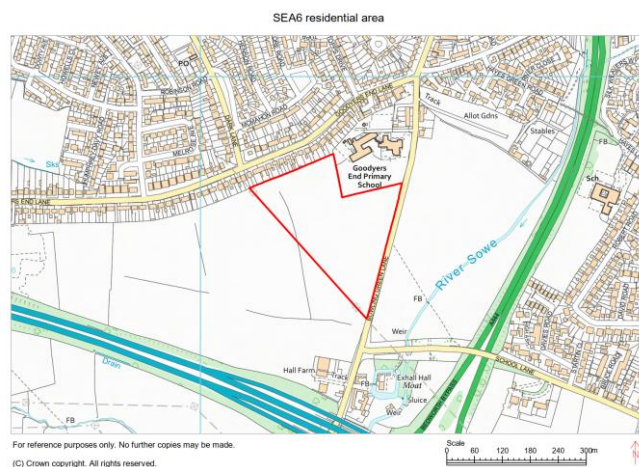
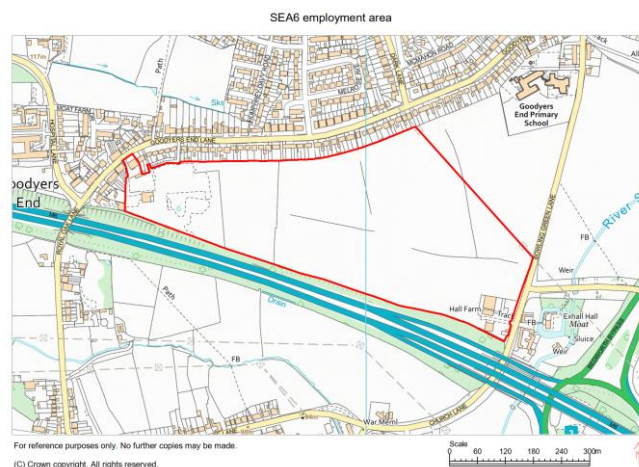
			<u>The Environment Agency has advised that their records show that parts of the site include a former quarry, historic landfill and floodplain along the southern site boundary. Therefore contamination, landfill gas and fluvial run off will need to be considered as part of any formal planning application. The Applicant is therefore advised to have discussions with the Environment Agency prior to the submission of any formal planning application.</u> <u>Supporting documents will be required to demonstrate how contamination from previous uses is to be mitigated.</u> ADD a new subheading and text at the end of the supporting text (but before paragraph 7.122): <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 2022) 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. The detail of such documentation will need to be discussed with Warwickshire County Council Museums and Archaeology prior to any</u>
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			<u>submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2022) and Policy BE4.</u>
MM22	96 - 99	Strategic Policy SEA6	AMEND paragraph 7.123: 7.123 Strategic employment allocation SEA6 will contribute to meeting the strategic employment needs of the Borough, as well as the job creation objectives of the plan, delivering some residential dwellings to contribute towards the Borough's needs. Two outline applications for the site's development have been submitted for the demolition of all existing structures and for the development of commercial/industrial floorspace and ancillary office space (Application reference 039611) and one for 93 dwellings and up to 70 bed care home (Use Class G2) (Application reference 039592).

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REPLACE the existing two maps, in Strategic Policy SEA6, with the following maps:



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			AMEND key development principles 1 and 2: 1. Provision of approximately 19.89ha<u>20.99ha</u> of employment land. 2. Provision of approximately 7ha of land to deliver at least <u>approximately</u> 150 dwellings <u>(including extra care units)</u>. AMEND key development principle 3: 3. Provision of a new junction <u>or junctions</u> onto Bowling Green Lane <u>to serve the residential development element of SEA6. The employment site is to be served by the provision of a new junction onto Bowling Green Lane</u> 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).
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			AMEND key development principle 7: Suitable sewage connection to the existing foul drainage network, and contributions to increase capacity to the treatment works to support growth. AMEND key development principle 8: 8. Contribution towards increased personnel and vehicles for Warwickshire Police. <u>Contributions to infrastructure requirements for Warwickshire Police where this is justified and compliant with the CIL Regulations.</u> AMEND criteria 12: 12. Retain existing hedgerows and trees as part of the green infrastructure for any development. Enhance existing hedgerows with new planting where they have become fragmented. Retention of <u>Seek to retain</u> the public right of way within a landscape enhancement area either side of the route in order to form a strategic landscaping area through the centre of the site. <u>Or, if necessary, appropriately divert the public right of way along a route that does not materially inconvenience the public.</u>
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			AMEND supporting text paragraph 7.125: The site comprises 26ha of open land and will deliver 19.89ha<u>20.99ha</u> for employment uses, including parking and servicing areas, and approximately 7ha<u>5.3ha</u> for the residential uses. AMEND paragraph 7.129: 7.129 The SFRA Level 2 (August 2023), provided for the Borough Plan Review, required the site to undergo a full Level 2 assessment. The site is within Flood Zone 1. The Report states there is no fluvial risk and surface water flood risk, to most of the site, is shown as very low but modelling shows that ponding and ground water risk is increased in flood events. A culvert in the area could pose a threat if blocked. The Report suggests an appropriate assessment of the groundwater regime should be carried out at the site-specific Flood Risk Assessment (FRA) stage. The Report states that development proposals at the site must address the potential changes associated with climate change and be designed to be safe for the intended lifetime. The provisions for safe access and egress must also address the potential increase in severity and frequency of flooding in the 1% AEP plus 40% climate change surface water event. Site drainage proposals should address the requirements for access routes, avoid impeding surface water flows and preserve the storage of surface water to avoid exacerbation of flood risk in the wider catchment. The Report concluded that Sequential and Exception Tests are required for this
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			site. The document should be considered as part of the further site-specific flood-risk assessment that will be required for any planning application. ADD a new subheading and text to the end of the supporting text: <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 of SEA6.</u> ADD a new subheading and text at the end of the supporting text: <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 2022) 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>
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			<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 may be required with any formal planning application if existing information is deemed to be insufficient. 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>
Chapter Eight: Housing			
MM23	102	Policy H1	AMEND the first, second and third paragraphs of Policy H1: General <u>M</u>arket <u>H</u>ousing Development is required to provide an appropriate mix of housing types and sizes based on the need and demand identified in the most up – to – date HEDNA or equivalent. There is currently an imbalance of dwelling types within the Borough, which the Council will seek to re-address by actively promoting the delivery of housing schemes, where the housing <u>mix of housing tenures, types and sizes proposed</u>, aligns with the identified needs and demands of the Borough, in the <u>most up to date HEDNA or equivalent</u>, as well as the <u>characteristics of the surrounding area</u>. Homes for older people Development of extra care housing, residential care homes and other housing options, which allow older people to stay in their own homes, will be supported where a local need can be demonstrated. These types of buildings will need to comply with M4(3) higher

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			Building Regulations standards and will be strongly encouraged to adhere with the emerging Warwickshire County Council Technical guidance for Specialised Supported housing and Housing with Care developments. Other specialised housing Development proposals for specialised housing and care accommodation will be supported where a local need can be demonstrated. These types of buildings will need to comply with M4(3) higher Building Regulations standards and will be encouraged to adhere with the emerging Warwickshire County Council Technical guidance for Specialised Supported housing and Housing with Care developments. PROVIDE two footnotes: Warwickshire County Council's Joint Strategic Needs Assessments: <u>https://www.warwickshire.gov.uk/joint-strategic-needs-assessments-1</u> Market Position Statement: <u>Market Position Statements - Publications – Warwickshire County Council</u> REMOVE reference to ‘sustainably located’ in fourth paragraph: Self-build and custom build homes
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			Development proposals for self-build and custom build homes will be supported, where they are sustainably located and subject to compliance with the development plan policies as a whole. REMOVE paragraph 8.8: 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. AMEND paragraph 8.11: In recent years, nationally there has been a move away from a reliance on residential and nursing care and a focus on providing households with care in their own home through the provision of care within general needs housing or extra-care housing. Extra care housing is safe, secure, well designed and attractive self-contained accommodation for older people aged 55 and over, who require varying levels of care and support, designed to enable them to live independently in a home environment. Therefore, <u>these types of developments will be encouraged to consider any relevant technical guidance as part of any development proposals and are likely to need to comply with M4(3) higher Building Regulations standards.</u> the higher Building Regulations of M4(3) is considered appropriate as well as adherence to the emerging Warwickshire County Council Technical guidance for Specialised Supported housing and Housing with Care developments.
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			INSERT the following paragraph between paragraphs 8.11 and 8.12 of the supporting text of Policy H1: <u>Where evidence of local need and the needs of the potential occupants of a specific Specialised Supported Housing or Housing with Care development, indicate that M4(2) or a mix of M4(2) and M4(3) is appropriate, this may be considered.</u> INSERT the following paragraph after paragraph 8.14 of the supporting text of Policy H1: <u>Proposals for accessible and adaptable buildings should consider information on local need presented in Warwickshire County Council's Joint Strategic Needs Assessments and Market Position Statement documents, or any equivalent up to date guidance, should be considered. Additionally proposals should consider any relevant technical guidance as part of any development proposals and are likely to need to comply with M4(3) higher Building Regulations standards.</u>
MM24	106	Policy H2	AMEND Policy H2: Policy H2 – Affordable housing<u>Housing Provision</u> Proportion of affordable housing

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			The Council is committed to improving housing affordability in Nuneaton and Bedworth Borough. On development sites which provide 15 or more homes, t<u>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 of those homes to be affordable.</u> For residential development proposals sites that consist of between, 11 to 14 dwellings, a contribution of two affordable housing units will be required, irrespective of any demolitions. 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). 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. Current national requirements are that 25% of the total affordable housing requirement are provided under the First Home scheme. The Council's local eligibility criteria for First Homes is provided in the supporting text for this policy. In addition to the First Home requirement set out above, the remainder of the affordable housing requirement is to be delivered as social or affordable rent. For schemes of 11 to 14 dwellings, one First Home and one social rent / affordable rent property is to be provided. The tenure split and affordable housing mix sought will be based upon evidence and agreed on a site by site basis by the Housing Team.
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			Where national policy requirements, relating to the First Homes Initiative or local eligibility criteria, are updated / altered, the latest requirements will be applicable. <u>Of the affordable housing dwellings provided, the exact tenure, size and mix should be identified through discussions with the local authority and informed by the Council's latest published housing need evidence.</u> Design standards The Council will require developments to incorporate and suitably integrate affordable and market housing to a high design standard. All affordable housing must meet the requirement for 95% of new dwellings to be M4(2) compliant and 5% to meet the M4(3) Regulation Standards. All affordable units must include private outdoor amenity space for each property. On-site provision All affordable housing need should be met on-site, unless it can be robustly justified that on-site provision is neither feasible nor viable. Where developers consider applying the affordable housing policy is unviable, or where it is considered that a different mix would better suit local needs and site – specific circumstances, evidence and a Viability Statement must be included with the planning application stating the reasons. Exceptions
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			Proposals which boost affordable housing delivery will be considered constructively in line with any updates to national policy. This includes First Home Exception Site proposals as set out in national guidance. Outside of settlement boundaries, housing development, in addition to those allocated within the Borough Plan Review, will be supported on small rural exception sites, where affordable homes can be delivered to meet the needs of local people within the local community, where there is no conflict with other Borough Plan Review policies and the following criteria are met: • The site is adjacent to existing settlement boundaries • The proposed development is considered suitable by virtue of its size and scale in relation to the surrounding settlement and its services and proximity to public transport links and infrastructure. • The initial and subsequent occupancy of affordable homes is controlled through planning conditions and legal agreements, as appropriate, to ensure that the accommodation remains available in perpetuity to local people in affordable housing need. • The majority of the homes provided are affordable and where an element of market housing is required to enable the delivery of significant additional affordable housing, the element of market housing is the minimum amount required to enable the delivery of the proposed affordable housing. Affordable housing SPD Proposals must consider how they accord with the requirements set out in the Council's latest Affordable Housing SPD.
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			AMEND the supporting text between paragraphs 8.20 and 8.25: The HEDNA assesses the Coventry and Warwickshire Housing Market Area and outlines the affordable housing requirements for the Borough. <u>The NPPF requires local planning authorities to deliver a sufficient supply of homes and states the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.</u> <u>The Coventry and Warwickshire sub-regional Housing and Economic Development Needs Assessment (HEDNA) (2022) updated the evidence in the Strategic Housing Market Assessment (2015) to provide the latest evidence for affordable housing need in the Borough.</u> <u>The</u> Evidence shows that whilst the cost of private market housing and rents across the Housing Market Area are generally lowest in Nuneaton and Bedworth (and Coventry) there is still a significant affordable housing need in the Borough. In addition, six of the eight super output areas in Warwickshire, ranked within the top 10% most deprived nationally, are located in Nuneaton and Bedworth. Such high levels of disadvantage are reflected by the level of demand for affordable social housing in the Borough, which in May 2023 <u>July 2024</u> had a register of 3,205 <u>4,000</u> applicants.
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			<u>Proportion of affordable housing</u> The HEDNA identifies an annual need of 391 affordable homes per annum. <u>The sub-regional HEDNA (2022) and Towards a Housing Requirement for Nuneaton (TAHR) (2022) findings suggest that across the Borough, there is a newly arising need for 391 affordable dwellings per year. To help meet this need it is therefore important that a proportion of all new housing developments are affordable, subject to feasibility and viability.</u> Work undertaken by Dixon Searle Partnership in 2023 identified that an affordable housing target of 25% was viable on developments of 15 dwellings or more. Where the calculation would result in a fraction of a dwelling, the number will be rounded up. Based on the findings, the Council will also require two affordable units on sites where 11-14 dwellings are proposed. In accordance with the latest national guidance, affordable housing contributions are not sought from developments of 10 dwellings or less. DELETE and REPLACE paragraphs 8.26 to 8.30 of supporting text: <u>Affordable Tenure split and housing mix</u> To keep this policy up to date and flexible, the current targets for tenure split, as well as affordable housing mix, have been outlined in the supporting text rather than the policy
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			itself. These targets may change over time to reflect new evidence and any changes in Government policy regarding alternative affordable housing options. Based on the latest levels of housing need, evident from the Council's Housing Register, the outputs of the HEDNA and national guidance, the most appropriate mix of affordable housing provision is considered to be First Homes, shared ownership and affordable rent / social rent. Typically social and affordable rent are broadly grouped, as both tenure types are likely to be provided by registered providers (or the Council) with some degree of subsidy and will be targeted at the same groups of households. It is expected that in order to calculate the tenure levels, the 25% requirement under First Homes is first subtracted from the affordable housing requirement followed by any additional affordable market housing housing 'top up' required to ensure that the site maintains a total of 10% affordable home ownership provision (exceptions apply). The remaining homes are to be prioritised as affordable or social rent (the mix to be agreed on a site by site basis by the Housing Team). <u>Affordable housing is defined as housing for sale or rent for those whose needs are not met by the market. The NPPF breaks this down into defined types including affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.</u> <u>Current evidence from the sub-regional HEDNA (2022), TAHR (2022) and the Council's Housing Register shows that there is a significant need for homes for affordable rent and such provision will be the Council's priority. This would not preclude the opportunity to provide the indicative levels of affordable home ownership products set out in national planning policy. To keep this policy up-to-date and flexible, it requires the tenure split and</u>
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		<u>affordable housing mix to be informed by discussions with the local authority and based on the latest evidence published by the Council.</u> <u>Affordable housing mix</u> With regards to affordable housing sizes for Nuneaton and Bedworth. The Coventry and Warwickshire sub-regional HENDA provides the modelled need for different types of affordable housing: <table><tr><th></th><th>1 bedroom</th><th>2 bedrooms</th><th>3 bedrooms</th><th>4+ bedrooms</th></tr><tr><td>Affordable rent/social rent</td><td>20%</td><td>40%</td><td>30%</td><td>10%</td></tr><tr><td>Affordable home ownership</td><td>25%</td><td>35%</td><td>30%</td><td>10%</td></tr></table> Table 14: Modelled need for different types of affordable housing — sub-regional HEDNA (2022). The emerging Housing Strategy for 2023 to 2028 is anticipated to be finalised by autumn 2023 and will also feed into these requirements. Developers are therefore encouraged to undertake pre-application consultation with the Council's Housing Strategy Team to determine the most appropriate affordable housing mix for new developments. <u>On-site provision</u>		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Affordable rent/social rent	20%	40%	30%	10%	Affordable home ownership	25%	35%	30%	10%
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms													
Affordable rent/social rent	20%	40%	30%	10%													
Affordable home ownership	25%	35%	30%	10%													

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			The NPPF promotes the creation of mixed and balanced communities, and to enable this, considers the provision of affordable housing is best met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified. Whilst the provision of affordable housing on-site is the Council's preferred delivery mechanism, alternative delivery mechanisms may therefore be acceptable, where it can be robustly justified, and providing such alternatives can reasonably be expected to contribute to the creation of successful mixed communities. In such cases the Council and the developer may jointly agree on either one or a combination of the following: • An alternative site to be provided by the developer for the provision of affordable housing. • A financial contribution from the developer to the Council, to be used in connection with the development of affordable housing. The financial contribution will broadly be the equivalent value of providing the affordable homes on-site. DELETE paragraphs 8.34 to 8.38 of supporting text: First Homes Initiative On 24th May 2021 the Government announced its First Homes Initiative to help meet the housing needs of first-time buyers. This came into effect on 28th June 2021. Under this scheme the first 25% of all affordable housing units must be delivered via this option and
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			that is 'topped up' to ensure that 10% of the total number of houses on a site are provided in this method (exceptions apply). First Homes are a specific kind of discounted market sale housing. First Homes are discounted market sale units which: a. Must be discounted by a minimum of 30% against the market value. b. Are sold to a person or persons meeting the First Homes eligibility criteria. c. On their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer. d. After the discount has been applied, the first sale must be at a price no higher than £250,000. First Homes will be secured via a Section 106 Legal Agreement in order to secure the delivery of the First Homes and to ensure the legal restrictions are maintained under these requirements. To ensure these First Homes allow local people to get on the housing ladder in the local area, and in particular to ensure that key workers, providing essential services, are able to buy homes in the area, the following local eligibility criteria is applicable: • Have lived in the Borough for at least 6 out the last 12 months, or 3 out of the last 5 years. • Have immediate family in the Borough, with the family members concerned currently living in the Borough and have done so for at least 5 years or more. This would normally be parents, adult children, brothers or sisters provided there are sufficiently close links in the form of frequent contact, commitment and dependence. Other family associations such as grandparents and adoptive parents would also be considered if sufficiently close links are evidenced. • Work permanently in the Borough; or
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			• Give to, or receive support from, a close family member who is a resident in the Borough. Applicants will need to supply supporting evidence from a medical professional or social worker together with full details of the support that is being given/received. First Homes exception sites There are exceptions to the First Homes Initiative. An exception site must be proportionate to the existing settlement and is where a housing site comes forward on unallocated land outside of the strategic and non-strategic sites. These 'Windfall' sites can be within Green Belt and may use the First Homes Initiative exception test, defined within national guidance, in order to provide primarily First Homes. The requirement for any non-discounted market housing within this, would require the submission of a Viability Assessment demonstrating that these are required. The Council has sought to ensure this policy can be revised in the future if substantial changes are required. AMEND the sub-title in the supporting text: Affordable h<u>H</u>ousing SPD AMEND the monitoring indicator and target for H2a:
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			<table><tr><th>Indicator</th><th>Target</th></tr><tr><td>Developments of 11 to 14 dwellings and 15+ dwellings, where 2 units and 25% respectively, of affordable housing is negotiated. Number of affordable dwellings built each year.</td><td>100%. <u>Deliver affordable housing across the plan period in line with Policy H2.</u></td></tr></table> AMEND the monitoring target for H2b: Percentage of intermediate dwellings per annum required. Deliver intermediate dwellings in line with the provisions set out in the Affordable Housing SPD. AMEND the monitoring indicator target for H2c: <table><tr><th>Indicator</th><th>Target</th></tr><tr><td>Social or affordable rented housing completions. Percentage of</td><td>Percentage of social or affordable rented dwellings per annum as required. <u>Deliver</u></td></tr></table>	Indicator	Target	Developments of 11 to 14 dwellings and 15+ dwellings, where 2 units and 25% respectively, of affordable housing is negotiated. Number of affordable dwellings built each year.	100%. <u>Deliver affordable housing across the plan period in line with Policy H2.</u>	Indicator	Target	Social or affordable rented housing completions. Percentage of	Percentage of social or affordable rented dwellings per annum as required. <u>Deliver</u>	
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			<u>affordable homes made available to be socially rented.</u>	<u>social or affordable rent dwellings in line with the provisions set out in the Affordable Housing SPD.</u>	
MM26	113	Policy H4	REMOVE the first paragraph of Policy H4: The Nationally Described Space Standards (NDSS) were first introduced in 2015 by the Department for Levelling Up, Housing and Communities, focusing on internal space standards within new dwellings. The standards can be viewed in the Technical Housing Standards (2015) or the Council’s Sustainable Design and Construction SPD (2020). Where assessment methods are changed or superseded, the appropriate replacement standards should be used. AMEND the policy text: All residential dwellings should comply with the <u>Nationally Described Space Standards (NDSS)</u>, <u>unless proven not to be feasible</u>, NDSS including any dwelling which does not fall within a C3 use class; for example, extra care accommodation, assisted living housing or houses in multiple occupation; or from change of use or conversion. Where this requirement is believed to be unviable, written robust justification as to why this policy cannot be achieved, should be provided to the Council.		

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			ADD the following text to the beginning of the supporting text of Policy H4 (The Technical Housing Standards (2015) and the Sustainable Design and Construction SPD (2020) will require footnotes to hyperlink to each document): <u>The NDSS were first introduced in 2015 by the Department for Levelling Up, Housing and Communities, focusing on internal space standards within new dwellings. The standards can be viewed in the Technical Housing Standards (2015) or the Council's Sustainable Design and Construction SPD (2020). Where assessment methods are changed or superseded, the appropriate replacement standards should be used.</u> AMEND supporting text paragraph 8.63: In terms of timing, the NDSS was first mentioned in Nuneaton and Bedworth's Sustainable Design and Construction SPD (2020) and during the Preferred Options stage of the Borough Plan Review, in June 2022. These documents set out the intention to introduce the NDSS in the Borough, as part of local planning policy. It is considered that the internal space standards will form part of the reviewed Borough Plan, once adopted, and the requirement to comply with the NDSS will come into force in 2024<u>2025</u>. The Council considers this to provides a sufficient transition and notice period for developers, to consider the impacts of this new requirement in the Borough.
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Chapter Nine: Employment			
MM27	121	Policy E1	REMOVE criteria 2 (a – e) from Policy E1: 2. Employment sectors in line with those prioritised in the Economic Development Strategy,7 which include: a. Advanced manufacturing and sustainable technologies, particularly electric vehicle and battery production. b. Professional services. c. Research and development. d. Small to medium enterprise manufacturing. e. Diversification of farm/agricultural buildings to light industrial/workshop units. AMEND supporting paragraph 9.2: Nuneaton and Bedworth Borough is a £2 billion economy which accounts for 7% of the Gross Value Added (GVA) of the sub-region of Coventry and Warwickshire. Since 2012 the GVA growth of the Borough has outperformed that of the Coventry and Warwickshire sub-region. Important sectors of the local economy are manufacturing, transport, warehousing, and retail. Manufacturing accounts for 22% of GVA within the Borough with similar contributions for logistics and retail⁵⁹.

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			REMOVE the third bullet point with no text in supporting text paragraph 9.16: The delivery mechanism for this policy is as follows: • Economic Development Strategy, inclusive of: - o Reviewing the promotion of suitable employment and associated actions, e.g. the marketing of the sites. - o Actively working with partner organisations that can assist in attracting new businesses. ⊖
Chapter Ten: Town, district and local centres			
MM28	131	Policy TC1	DELETE paragraph three: Proposals delivering new retail, leisure and office floor space will be supported where they contribute to the delivery of the requirements and recommendations set out in the Retail, Leisure and Office Study (2022) or any more up-to-date studies. AMEND supporting text paragraph 10.3 as follows: The NPPF states that planning policies should support the role of town centres, as well as setting out policies for the management and adaptation of town centres over the plan period. As the previous town centre growth figures, proposed in the Borough Plan, were based on the Regional Spatial Strategy, it was necessary to assess whether these figures were still appropriate for the Borough.

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MM29	134	Policy TC2	AMEND the second paragraph under sub-heading ‘Defined town centres and primary shopping areas’ of Policy TC2: Proposals for use classes defined in Annex 2 of the NPPF as ‘main town centre uses’ will be supported within the defined town centres providing the proposal does not detrimentally impact the primary <u>shopping area frontages</u> (The Council are intending to provide an Article 4 Direction in the future, in order to be able to remove some prior notification applications for these areas). Other uses will be permitted within the town centres where they do not undermine or adversely impact, either individually or cumulatively, the vitality, viability, character of the area and overall vision for the town centres. REMOVE four of the bullet points from paragraph 10.15 of the supporting text: • DTZ (2013). <i>Town Centre Office Requirements</i>. • Roger Tym and Partners (2011). <i>Nuneaton and Bedworth Borough Council Town Centres Study</i>. • Strategic Perspectives (2011). <i>Convenience Goods Retail Study</i>. • Strategic Perspectives (2014). <i>Retail and Leisure Study Update 2013</i>. • Cushman and Wakefield (2022). <i>Retail, Leisure and Office Study Update</i>. AMEND the monitoring indicator TC2a: Changes in <u>Maintained or decreased</u> vacancy levels.
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MM30	136	Policy TC3	AMEND the second sentence: Any new <u>major</u> residential development should be within: INSERT footnote after criteria 1: <u>Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2021). <i>National Design Guide</i>.</u>
Chapter Eleven: Healthy, safe and inclusive communities			
MM31	141	Policy HS1	AMEND Policy HS1: Development will be required to provide infrastructure appropriate to the scale and context of the site in order to mitigate any impacts of the development, and address the needs associated with the development. It may be related to social, economic and/or environmental provision. Supplementary Planning Guidance and documents will be used to guide provision where relevant. Where this provision is considered unviable the application should provide clear evidence to demonstrate this. <u>Supplementary Planning Guidance and documents will be used to guide provision where relevant.</u> Development needs to consider the cumulative impacts to existing infrastructure and for any potential large scale transport facilities required for the wider economy (including adequate overnight lorry parking).

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			New infrastructure must be resilient to <u>the long-term implications of climate change such as additional flooding, water supply issues and overheating</u> and demonstrate how development considers carbon neutral emissions by 2050. New infrastructure must promote public safety and the wider security and defence requirements. Developers should get in contact with utilities, including Severn Trent Water, as early as possible in the planning process, to ensure infrastructure can be provided in a timely manner. Infrastructure delivery should be suitably phased within the associated development, and where appropriate, arrangements should be made for subsequent maintenance. Applications which provide new facilities will be supported, subject to agreement with appropriate service delivery partners. All developments must consider the impact on provision of services and facilities and where there is an impact this must be addressed. <u>Key infrastructure requirements are outlined in the Infrastructure Delivery Plan (IDP). Infrastructure requirements for each proposal will be taken on a site-by-site basis and other site-specific measures will be considered at the time of the planning application. These</u> The delivery of infrastructure provision / or improvement will be secured through the use of planning obligations/agreements (e.g Section 106, Section 278 and any future adopted mechanisms) and/or conditions. All development will be expected to contribute proportionately and in compliance with national policy, statute and relevant SPDs and guidance to infrastructure provision. <u>It will be necessary to ensure the ongoing maintenance, where appropriate, of any infrastructure provision by the developer.</u>
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			ADD to supporting text after Policy HS1: <u>Developers should get in contact with utilities, including Severn Trent Water, as early as possible in the planning process, to ensure infrastructure can be provided in a timely manner.</u> ADD to the ‘Evidence base’ section: • <u>JBA (2024) Coventry and Warwickshire Sub-regional Water Cycle Study (WCS) – Stage 1 Final Report.</u>
MM32	144	Policy HS2	AMEND criteria 3: How the proposal <u>considers</u> accords with the Council’s adopted Transport Demand Management Matters (2022) and Air Quality (2020) SPDs. Development must consider the cumulative impact on air quality and measures proposed to ensure impact is not exacerbated, sustaining and contributing towards compliance with relevant limit values or natural objectives for pollutants, taking into account the presence of AQMAs and Clean Air Zones. The Council will require measures for new development to provide infrastructure to deal with the issues of air quality, which at its minimum, development will need to provide electric vehicle charging points and dust management plans.

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			AMEND criteria 5 of Policy HS2: 5. How the development maximises sustainable transport options such as safe walking and cycling links to the wider transport network. <u>Where relevant, development should, where possible,</u> 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. ADD to paragraph 4 of HS2: Proposals for dedicated lorry parking facilities will be supported where they form extensions to, or are adjoining, existing employment land comprising of predominantly B8 uses or as part of a new predominantly B8 use development, <u>subject to proposals satisfactorily according with the relevant policies in this Borough Plan Review.</u> AMEND supporting text paragraph 11.15: 11.15 Warwickshire County Council is responsible for planning improvements to the strategic cycle network across Warwickshire. The Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Study and Open Space Strategy 2011–2024 <u>Strategy 2024</u> identifies further potential green links that should be pursued through the Borough Plan. This is considered in more detail in ‘Policy NE1 - Green infrastructure’.
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			ADD to supporting text: <u>New employment premises should consider how sustainable transport can be maximised by employees. This includes methods such as the provision of additional bus stops; promoting car sharing; safe walking and cycling routes; -secure cycle parking; access to rental bikes or employee schemes for purchasing bicycles; e-bike hubs; lockers and showers.</u>
MM33	152	Policy HS4	ADD to and AMEND Policy HS4: Proposals for development which would lead to the loss of community facilities (<u>as defined within paragraph 11.40 of the supporting text</u>) will only be permitted where: • adequate alternative facilities and services are available locally; or • access to locally alternative facilities is enhanced; or • replacement facilities are proposed nearby; or • it can be clearly demonstrated that there is no longer a demand or is surplus to requirements for <u>the facilities</u>the use. Alternatively, the facilities are<u>the use is</u> no longer viable/appropriate and that there is a greater benefit to the area resulting from the proposed use. <u>For reference to sports centres; indoor sports and recreational buildings and land; open space, green spaces/parks; and sports and playing fields refer to Policy HS6 ‘Sport and exercise’.</u>

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			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. AMEND paragraph 11.40: 11.40 Community facilities have an important role within the local community, contributing towards community cohesion, health and wellbeing, delivering sport and physical activity, as well as the sustainability of a local area. The loss of existing community facilities will be resisted to ensure that suitable provision remains spread across the borough. Examples of community facilities are listed below (however, it should be noted that this list is not exhaustive): • Sports centres and Multi-use halls. • Allotments. • Public houses. • Health facilities. • Places of worship. • Cultural facilities. • Schools. • Open space. • Green spaces/parks. • Indoor sports and recreational buildings and land. • Sports and playing fields. • Play areas. • Community centres. • Local shops.
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			AMEND paragraph 11.43: The evidence base related to this policy is as follows: • Nuneaton and Bedworth Borough Council (2013). <i>Local Hierarchy Study</i>. • Nuneaton and Bedworth Borough Council (2011). <i>Accessibility and Settlement Hierarchy Study 2011</i>. • Nuneaton and Bedworth Borough Council (2020). <i>Indoor Leisure Facilities Needs Assessment Strategy</i>. • Strategic Leisure Ltd (2023). <i>Nuneaton and Bedworth Borough Council – Playing Pitch and Outdoor Sports Strategy (or as per any subsequent updates)</i>.
MM34	157	Policy HS6	AMEND paragraph two of Policy HS6: <u>Existing local sports pitches and open space, sports and recreational buildings and land, including playing fields,</u> should be retained unless justification can be provided as to why they are no longer required or that proves alternative suitable provisions can be provided. AMEND paragraph three of Policy HS6: New developments including strategic housing sites, will be required to plan from the outset for the integrated planning of a healthy environment for its communities. This includes the provision and maintenance for sport, <u>and</u> physical activity and community facilities, as well

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			as green infrastructure, open space, allotments and walking and cycling routes in line with policies NE1 – Green infrastructure and NE2 – Open space <u>and playing fields</u>. New facilities, links and spaces should relate well to other areas, and be safe, convenient, accessible and functional. Spaces should be resilient to and mitigate for climate change and include natural planting to provide shaded outdoor spaces and to help with air filtration. AMEND paragraph five of Policy HS6: In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the IDP <u>and</u> all other policies and relevant strategies, including the Playing Pitch and Outdoor Sports Strategy; Sport, Recreation and Community Facilities Strategy; Open Space Strategy; Green Infrastructure Strategy; <u>and</u> Indoor Leisure Facilities Needs Strategy and Allotment Strategy, or documents that formally superseded them. The on-site provision, maintenance and management of sports and recreation facilities provided will be secured through planning obligation, as they will be needed to make the development acceptable in planning terms. AMEND paragraph 11.59: 11.59 Where there is provision of new on-site sports and recreation facilities these will also require contributions for maintenance. This also applies to open space, green infrastructure and playing fields and allotments. Open space and other green infrastructure will be funded for 20 years. Developments which have facilities that can reasonably be expected to fund
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			their own maintenance will not pay for the maintenance of these facilities. This includes facilities within leisure/sports centres (swimming pools, sports halls, gyms, studios), artificial grass pitches, tennis courts, facilities in community halls and cycle tracks. The current sports facilities priorities are listed in the IDP. If future facilities do require maintenance, contributions for these will be funded for 20 years. AMEND one of the bullets in supporting text paragraph 11.62: Warwickshire Museum and Natural Environment <u>Warwickshire County Council (2013-2024.)</u> <i>Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy.</i> AMEND paragraph 11.63: 11.63 The delivery mechanisms for this policy are as follows: • Continue to work with the Sports Development and Parks and Open Space teams, seeking their advice on planning applications and the updating of policies and strategies. • Identification through all stages of the planning application process on all strategic and non-strategic housing sites of the on-site and off-site requirements for sport, recreation, playing fields, physical activity, community facilities, green infrastructure, open space, allotments and walking and cycling.
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			• Delivery of relevant strategies including Indoor Sports Facility Needs Assessment and Strategy 2019-2034; Open Space and Green Infrastructure SPD (2021) and Sports Facility Needs Assessment and Strategy 2019-2034. • Ongoing input into, and updating of, the IDP. AMEND the monitoring target for HS6c: No net loss of open spaces, destination parks, community parks, playing pitches, <u>or</u> parks or allotments to development.
MM35	160	Policy HS7	DELETE reference to the former use class and AMEND the 400m radius from boundary to access points as follows: To limit development of environments that encourage obesity, Hhot food takeaways (now use class sui generis, formerly use class A5), should be directed to town centres as set out in 'Policy TC3 – Hierarchy of centres (including district and local centres)'. Outside of Nuneaton and Bedworth town centres, hot food takeaway proposals will be permitted in district or local centres, providing the proposal does not increase the number of units of hot food takeaways to over 20% of the centre's total usage. Outside of the defined town, district and local centres, hot food takeaways will only be supported where: • It is demonstrated that the proposal will not have a significant adverse impact on residential amenity through odour, noise and litter.

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			• Deliveries or customer visits by car would not have an unacceptable impact on existing or proposed public transport provision, traffic movements, road or pedestrian safety. • The proposal is not within a 400m radius, of the boundary, <u>any access points</u> of an existing primary or secondary school (including any special school, sixth form college or academy). This will not apply when the buffer zone overlaps with a town or local centre. • The proposal does not jeopardise the provision of an essential local service. • A Sequential Assessment is provided, which demonstrates that there are no other sequentially preferable sites. Proposals should be in accordance with the Council's adopted Planning for a healthier area – hot food takeaways SPD (2020). or as per any subsequent updates. Support will be given for opportunities to tackle obesity through other means, or any further SPDs as evidence or initiatives evolve.
Chapter Twelve: Natural Environment			
MM36	163	Policy NE1	AMEND Policy NE1: The Borough's green and blue infrastructure assets will be protected, managed, <u>and, where possible</u>, enhanced or created to provide nature recovery networks; New development proposals will enhance, sustain and restore existing and create green (including wildbelts) and blue infrastructure (including canals); whilst at the same time protecting and, <u>where possible</u>, enhancing public rights of way.

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			Climate change will be fundamental to new development and <u>Green and blue infrastructure must play a part in this delivering long term mitigation and adaptation to this, by including installation of retro-fit SuDS such as rain gardens, bio-retention and tree pits, where this can be achieved.</u> Development should <u>consider</u> comply with the Council's adopted Open Space and Green Infrastructure SPD (2021), and any emerging studies. The historic environment should be valued as an important asset in contributing to the multi-functionality of green-blue infrastructure via cultural heritage, recreation and tourism, utilising assets such as historic parks, gardens and canals. Where development proposals have a watercourse classified as a main river within their boundary, as a minimum, developers should set back development 8m from the top of the bank or landward toe of any flood defence. The same easement will also be required on smaller watercourses to maintain water elements, ecology and wildlife corridors. Greater widths are <u>required</u> appropriate where forming green infrastructure, open space or ecological corridors <u>unless reduced widths are justified. This includes such as</u> 50m buffers for ancient woodland, 30m buffers around all semi-natural woodland and broad-leaved plantation woodland and 5m buffers either side of intact hedgerows. AMEND footnote 101 - paragraph 12.5: 101 Warwickshire Museum and Natural Environment <u>Warwickshire County Council (2013 2024).</u> <i>Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy.</i>
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			AMEND supporting text paragraph 12.12: The evidence base related to this policy is as follows: • Warwickshire County Council (2013<u>2024</u>). <i>Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy</i>. • Nuneaton and Bedworth Borough Council (2011). <i>Open Space Strategy: 2011 – 2021</i>. • Nuneaton and Bedworth Borough Council (2013). <i>Allotment Strategy: 2012 – 2022 (or as per any subsequent updates)</i>. • Warwickshire Museum and Natural Environment (2013). <i>Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy</i>. AMEND the second bullet point of paragraph 12.13: Implementation of the following policies: HS2 – Sustainable transport, HS5 – Health, <u>NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery</u>, NE3 – Biodiversity and geodiversity, NE4 – Managing flood risk and water quality, NE5 – Landscape character, as well as site specific policies.
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			ADD to the supporting text: <u>The historic environment should be valued as an important asset in contributing to the multi-functionality of green-blue infrastructure via cultural heritage, recreation and tourism, utilising assets such as historic parks, gardens and canals.</u> AMEND the monitoring indicator and target for NE1a: <table><tr><td>NE1a</td><td>Green <u>and Blue</u> infrastructure.</td><td>Provision of green <u>and blue</u> infrastructure to support development in line with the green infrastructure framework.</td></tr></table>	NE1a	Green <u>and Blue</u> infrastructure.	Provision of green <u>and blue</u> infrastructure to support development in line with the green infrastructure framework.
NE1a	Green <u>and Blue</u> infrastructure.	Provision of green <u>and blue</u> infrastructure to support development in line with the green infrastructure framework.				
MM37	167	Policy NE2	AMEND the second paragraph of Policy NE2: Climate change will be fundamental to new development, including open spaces which must play a part in delivering long term mitigation and adaptation. <u>New development, including open spaces, must play a part in delivering long term mitigation and adaptation to</u>			

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			<u>climate change and must have regard to this when considering tree planting, the provision of shade and the use of flood mitigation and SuDS within the development site.</u> AMEND supporting text paragraph 12.24: The evidence base related to this policy is as follows: • Strategic Leisure Ltd (2023). Nuneaton and Bedworth Borough Council – Playing Pitch and Outdoor Sports Strategy (or as per any subsequent updates). • Warwickshire County Council (2013 <u>2024</u>). Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy. • Nuneaton and Bedworth Borough Plan (2011). Open Space Strategy: 2011 – 2021. • Nuneaton and Bedworth Borough Plan (2013). Allotment Strategy: 2012 – 2022. • Warwickshire Museum and Natural Environment (2013). Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy. ADD a paragraph to the supporting text of Policy NE2: <u>Guidance is provided in the Council's Open Space Strategy and Open Space SPD, Playing Pitch and Outdoor Sports Strategy, Warwickshire County Council's LCWIP in terms of the strategic provision of active travel, Warwickshire County Council's Flood Risk Management Strategy in terms of climate change impacts, Environment Agency guidance, relevant individual policies and Concept Plans, in regard to the content of this policy.</u>
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MM38	169	Policy NE3	AMEND the title and ADD/AMEND the policy: <u>Policy NE3 – Biodiversity and geodiversity Ecology, Biodiversity, Geodiversity and Local Nature Recovery</u> The Natural Environment and Rural Communities Act 2006, protected species, the Government's 25 Year Plan and Environment Act 2021 are all key national legislation that must be adhered to. Development proposals need to ensure ecological networks, services and biodiversity and geological features are <u>either</u> conserved, enhanced, restored <u>and/or</u> created to assist in nature recovery. The use of mechanisms to improve biodiversity such as green roofs or green walls are encouraged. <u>Species</u> <u>Protected, UK Priority, rare and endangered species surveys will be required where there is a reasonable likelihood of their presence. Where their presence is found or suspected their populations will be protected and enhanced during and after development. Developments that provide species provision into the development will be encouraged.</u> <u>Ecological network</u> Sites of international, national and local levels importance (including existing and potential Local Wildlife Sites) <u>Sites</u> will be protected from development <u>to safeguard the criteria for which they were designated and thereby maintain their significant contribution to supporting a functional Green Infrastructure throughout the borough, county, sub-region and nationally.</u>
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		The level of protection sought for these <u>sites</u> will be at an appropriate scale to the site's designation status, and the contribution it makes to the ecological network. <u>Any Potential Local Wildlife Sites (pLWS) will be surveyed for their ecological importance against the Guidance for the Selection of Local Wildlife Sites. Where protection, retention and/or enhancement of these sites is not possible, this must be clearly demonstrated (including survey work) to show that the benefits from the development significantly and demonstrably outweigh the impacts on the site, when assessed against legislation, and National and Borough Plan Review policies.</u> Fragmentation of habitats Development proposals will ensure species are able to positively respond and adapt to the impacts of climate change by preventing the fragmentation of existing habitats. Links and habitats should be created where there are gaps to the ecological network of wildlife sites, wildbelts, stepping stones, wildlife and canal corridors, and green spaces, regardless of whether they are of international, national or local importance. Watercourses should be joined up to provide natural linkages for ecological networks and to improve water quality. Biodiversity Net Gain offsetting Biodiversity net gain offsetting will be required as a last resort once all available options in the mitigation hierarchy have been explored. <u>All applicable development, that is not exempt, must demonstrate a minimum 10% Biodiversity Net Gain with off-site offsetting being required as a last resort once all available options in the avoidance mitigation hierarchy have been demonstrably explored.</u> Developers must use Warwickshire County Council's biodiversity offsetting metrics (until such time this is superseded by the mandatory use of the national metrics) <u>the Statutory Metric</u> to quantify the impact, and to calculate an
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			appropriate level of compensation to replace the lost habitat. If there is any<u>the</u> habitat loss that cannot be replaced on site, then replacement habitat should be provided, in the Borough, in the following order: <u>in the following sequential spatial hierarchy in accordance with the Warwickshire, Coventry and Solihull Green Infrastructure Strategy:</u> • 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. 1. <u>Within the Borough</u> 2. <u>Within a neighbouring authority</u> 3. <u>Within Warwickshire, Coventry or Solihull</u> <u>Within each of these areas, the location of the replacement habitat should be considered in the following order:</u> ○ <u>In a strategic area for habitat creation or enhancement</u> ○ <u>In a semi-strategic area for habitat creation or enhancement</u> ○ <u>The creation or enhancement of an offset site greater than 20 hectares in area</u> <u>If these locations are not suitable then:</u> 4. <u>Elsewhere in England:</u> ○ <u>In other local authority areas</u> ○ <u>The purchase of national credits</u>
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			Geological diversity Development proposals will avoid adversely impacting sites of geological interest and, where appropriate, conserve and enhance such features for the enjoyment of residents, and for reasons of advancing local geological education. <u>Warwickshire Local Nature Recovery Strategy</u> <u>Development proposals need to have regard to the Warwickshire Local Nature Recovery Strategy and its priority habitats and species and any Areas of Particular Importance for biodiversity (APIBs) or opportunity areas.</u> Ecological and geological assessment Development proposals affecting the ecological network and / or important geological features will be accompanied by a Preliminary Ecological Assessment and/or, where relevant, a Geological Assessment. 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. Any proposal that directly or indirectly impacts on a highly distinctive ecological site must show that less distinctive ecological sites have been considered first and explain why those sites were not suitable. The assessment must demonstrate that the benefits of the development proposal will outweigh the immediate loss of biodiversity and/or geodiversity.
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			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 Nature Recovery Plans. The assessment should include retention, enhancement and creation of ecological habitats and nature recovery. Developments that create new habitat should seek to accommodate a mix of predominantly native trees, including fruit trees as well as suitable species of street trees. 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 wording. Special Areas of Conservation and Sites of Special Scientific Interest Development that would adversely affect Special Areas of Conservation or cause significant harm to SSSI will not normally be granted planning permission. ADD footnote to policy text in reference to ' All applicable development, that is not exempt... (next to exempt): <u>Biodiversity net gain: exempt developments - GOV.UK</u>
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			ADD footnote to policy text in reference to 'Species' (at the end of the paragraph): <u>Red and amber listed mammals and birds, as per Natural England's standing advice, surveys and mitigation measures provided (Section 41 (Natural Environment and Rural Communities Act 2006), Schedule 1 (Wildlife and Countryside Act 1981), red listed and amber listed birds (Birds of Conservation Concern).</u> ADD footnote to policy text in 'Ecological network' in reference to pLWS and LWS: <u>THE GREEN BOOK Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull Local Wildlife Sites Project Habitat Biodiversity Audit (HBA) Warwickshire Wildlife Trust Ecological Services available at: Guidance Note on Application of Site Selection Criteria (warwickshire.gov.uk). Page 138 provides guidance notes for any planning application/development that is likely to impact on a pLWS.</u> AMEND paragraph 12.27: 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</u>
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			<u>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> AMEND footnote 106 - paragraph 12.30: 106 Warwickshire County Council (2015). Grassland connectivity 2015, Hedgerow connectivity 2015, Local Wildlife Sites 201523, Phase 1 currency 2015, Phase 1 distinctiveness 2015, Phase 1 habitats 2015, Woodlands connectivity 2015. AMEND paragraph 12.31: 12.31 A small element of the 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 <u>as</u> 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</u>
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			<u>and distinctive hedgerow networks) receive additional protection within this Borough Plan Review.</u> AMEND footnote 108 - paragraph 12.32: 108 Warwickshire Museum and Natural Environment WCC (2013 2024). Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy. ADD a new subheading and supporting text above ‘Biodiversity offsetting’: Ecological and geological assessment <u>All major developments, and minor developments affecting ecological and/or important geological features, will be accompanied by an Ecological Assessment and/or, where relevant, a Geological Assessment.</u> <u>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.</u> <u>The Mitigation Hierarchy will be adhered to by development. Any proposal that directly or indirectly impacts on a highly distinctive ecological site or habitat must show that less distinctive ecological sites or habitat have been considered first and explain why those</u>
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		<u>alternative locations 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 Warwickshire Local Nature Recovery Plan. The assessment should include retention, enhancement and creation of ecological habitats and nature recovery. Developments that create new habitat should seek to accommodate a mix of predominantly native trees, including fruit trees, as well as suitable species of street trees.</u> <u>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.</u> AMEND subtitle 'Biodiversity offsetting': Biodiversity offsetting <u>Net Gain</u> AMEND paragraph 12.34: 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</u>
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			<u>features cannot be avoided will need to be submitted as part of any application before further levels within the mitigation hierarchy are considered.</u> AMEND paragraph 12.35: <u>12.35 Biodiversity calculations</u> <u>A completed Statutory Biodiversity Metric with no errors will be required (except for householders applications and other exempted developments) at the time of any planning application submission. 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 calculations. 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. ADD as new supporting sub-heading and text: <u>Survey and development expectations</u>
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			<u>The ODPM Circular 2006/5: Biodiversity and geological conservation makes it clear that protected species are a material consideration, and surveys will be required where there is a reasonable likelihood of their presence. It will be expected that species information is acquired from the Warwickshire Biological Record Centre to inform relevant applications and is used to inform any species surveys. The Council will expect species surveys with the submission of an application for validation. Conditions for surveys will only be used in exceptional circumstances.</u> <u>The Council encourages proposals that support the integration of species in the development. These features include hedgehog passageways, swift and house sparrow cavities and boxes as well as the use of non-invasive, high wildlife value shrubs.</u> ADD to the supporting text: <u>The Natural Environment and Rural Communities Act 2006 (as amended), protected species, the Government's 25 Year Plan and Environment Act 2021 (footnote 105) are all key national legislation that must be adhered to.</u> AMEND the first and fourth bullet point under 'Evidence base', paragraph 12.37: • Warwickshire County Council (2015). 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.
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			Warwickshire Museum and Natural Environment <u>Warwickshire County Council</u> (2013 2024). Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy. AMEND the monitoring indicator for NE3b: Development causing habitat net losses (prior to mandatory requirement for 10% net gain) <u>Development resulting in less than 10% gains for biodiversity.</u>
MM39	175	Policy NE4	AMEND the section on 'SuDS' as follows: SuDS New development will be required to implement appropriate, above-ground SuDS techniques, <u>where feasible</u>, in order to manage surface water run-off. For all sites, surface water discharge rates should be no greater than QBar (or QMed) site-specific greenfield run-off rates, unless otherwise agreed by the LLFA. Warwickshire County Council's Flood Risk Guidance for Development should be referenced for drainage design and guidance on discharge rates. Surface water run-off should be managed as close to its source as possible and discharged in line with the surface water drainage hierarchy. Opportunities to utilise rainwater harvesting or reuse should be explored, to have benefits for both flood risk and water scarcity. Discharge via any sewer network is considered the last resort and where discharging into 3rd party assets (e.g. sewer network), written confirmation from the asset owner of the acceptance of such connection will be required. All redevelopment of

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			brownfield sites should seek to remove existing connections to the public sewer for surface water drainage. Developers are encouraged to contact Severn Trent, regarding sewer capacity, at an early stage of planning, to ensure adequate time is available to assess the risk and develop any network improvements should they be required. All development proposals and public realm improvements should consider the use of urban wetlands and street rain gardens as part of sustainable drainage schemes, particularly where there are known surface water flooding problems, or where wildlife habitat connectivity could be enhanced or restored. Above ground SuDS features must, <u>where feasible</u>, be included within all development in order to bring wider sustainability benefits including improved water quality, enhanced biodiversity and amenity/leisure value. SuDS should be dispersed across a development (e.g. not concentrated in a single attenuation feature) with consideration given to design for and retaining the first 5mm of rainfall. SuDS should be designed so that they do not impact on archaeology. Impacts can be caused by draining waterlogged archaeology or introducing surplus water and pollution from surface runoff into archaeological sediments via soakaways. Consideration should be given to the most appropriate course of action to protect buried, waterlogged archaeology through the design of SuDS features. Details of the SuDS proposed to be used, including operation and maintenance, must be agreed at the earliest possible stage with the LLFA.
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			AMEND the section on ‘Groundwater quality’: Groundwater quality Where development has the potential to directly or indirectly pollute groundwater, a Groundwater Risk Assessment, demonstrating that the development proposal and subsequent works required will not lead to deterioration in groundwater quality and quantity, is needed to support the planning application. <u>Development should, wherever possible, improve water quality.</u> If a deterioration in groundwater quality cannot be avoided, there will be a presumption against the development proposal. All new housing and employment allocations with piled foundations or basements, within 1km of Ensor’s Pool Special Area of Conservation, should undertake a hydrogeological study to confirm that it will not affect groundwater flows or quality at the Special Area of Conservation. Add footnote to paragraph 12.66: <u>JBA (2024) Coventry and Warwickshire Sub-regional Water Cycle Study (WCS) – Stage 1 Final Report.</u>
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ADD a new subheading and text at the end of the supporting text (but before paragraph 12.67):

Advice from the Environment Agency

The Environment Agency advises the following:

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

In reference to safe access requirements the following criteria should be noted:

For 'more vulnerable' development, where overnight accommodation is proposed, the FRA should demonstrate that the development has safe, pedestrian access above the 1% river

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			<u>flood level plus climate change. Pedestrian access should preferably remain flood free in a 1% river flood event 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> <u>Opportunities for flood risk reduction should be considered wherever possible, including the provision of additional flood storage capacity.</u> <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> <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> <u>• be suitably designed</u> <u>• meet Governments non-statutory technical standards for sustainable drainage systems – these standards should be used in conjunction with the National Planning Policy Framework (the Framework) and National Planning Practice Guidance (NPPG)</u> <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>
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			<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> <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> <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> ADD a new subheading and text at the end of the supporting text (but before paragraph 12.67) (emphasised by adding within a box): <u>Severn Trent Water advise:</u>
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			<u>Developers are encouraged to contact Severn Trent regarding sewer capacity at an early stage of planning to ensure adequate time is available to assess the risk and develop any network improvements should they be required.</u>			
MM40	186	Policy NE5	REMOVE the monitoring indicator and target NE5b: <table><tr><td>NE5b</td><td>Maintain five-year housing land supply.</td><td>Maintain a minimum of five years housing land supply.</td></tr></table>	NE5b	Maintain five-year housing land supply.	Maintain a minimum of five years housing land supply.
NE5b	Maintain five-year housing land supply.	Maintain a minimum of five years housing land supply.				
Chapter Thirteen: Built Environment						
MM41	187	Policy BE1	ADD to criteria c: c. <u>Evidence</u> t That any risks of creating land instability likely to adversely affect nearby land or infrastructure have been adequately mitigated. ADD to the supporting text of Policy BE1:			

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			<u>Reference should be made to the UK Government's Approach to Stabilisation; A guide for policy makers and practitioners (stabilisation unit) and Planning Practice Guidance and that any site investigation/land slope instability risk assessment should be prepared by a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.</u> ADD a new subheading and text at the end of the supporting text (but before paragraph 13.9): <u>Advice from the Environment Agency</u> <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> <u>Furthermore, the Environment Agency recommend developers of land affected by contamination should:</u> • <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>
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			<u>Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed</u> <u>Refer to the contaminated land pages on gov.uk for more information</u>
MM42	189	Policy BE2	ADD additional wording to the first paragraph of the policy: 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. REMOVE the second paragraph of the policy as follows: Development should connect to any existing community/district heating schemes where appropriate or consider installing new combined systems, and should also consider the viability of biomass heating, combined heat and power, and utilising surplus heat. AMEND paragraph 3 of Policy BE2: Development must <u>have regard to</u> reflect the Climate Change Act 2008, zero carbon emissions by 2050 <u>and</u> the Environment Act 2021 and subsequent emerging Acts and, <u>where possible, look to reduce carbon emissions and provide resilience to climate change.</u>

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			Therefore, new development must, <u>where possible</u>, make use of sustainable transport, sustainable materials, minimise waste materials, make use of low carbon technologies, renewable energy and energy efficiency measures. The use of the higher Building Regulation requirements will be encouraged and supported. ADD to paragraph 4 of the policy: Proposals for retrofitting microgeneration technologies in existing developments will be approved, subject to a suitable assessment of the potential impacts to the local area. Community led initiatives for renewable and low carbon energy schemes will be approved <u>if in accordance with other policies in the Plan.</u>
MM43	193	Policy BE3	AMEND the first sentence and Part 1 of Policy BE3: All Development proposals must <u>should</u> be: 1. Designed to a high standard and meet the ten characteristics of the National Design Guide and National Model Design Codes. Designed to meet the requirements specified in any relevant extant Concept Plan SPD and the Sustainable Design and Construction SPD (2020). AMEND Part 3 of Policy BE3:

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			Able to evidence that new developments are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 100 140 litres/person/day (or any future reduction stated within an updated version of the Building Regulations 2010). <u>(until such time this is superseded by a lower figure under Building Regulations).</u> REMOVE the following sub-heading and paragraph from Policy BE3: Heritage assets Heritage assets can be a valuable aid to achieving sustainable development, in both climate change mitigation and adaption. For example, retaining, repairing, refurbishing, retrofitting and reusing heritage assets, and especially historic buildings, can contribute to reducing carbon emissions. The historic environment is also important in respect of the embodied carbon value of buildings. In particular, the contribution that the retention and reuse of old buildings makes, together with the sustainability of traditional building materials and design. AMEND the ‘Residential’ paragraph of Policy BE3: Residential
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			Residential development must<u>should</u> meet 95% M4(2) and 5% M4(3) Building Regulations standards for access, the NDSS and the principles set out within the relevant SPDs (including the Future Homes and Buildings Standard where technically and financially feasible). Where assessment methods are changed or superseded, the appropriate replacement standards will be used. ADD a footnote hyperlinking to the Building for a Healthy Life document (Part 17 of Policy BE3). ADD a sub-heading and AMEND the final paragraph of Policy BE3: <u>If the policy requirements cannot be met:</u> Where a developer considers meeting any of the above requirements is unviable or can demonstrate that they are not suited to local circumstances, <u>supporting evidence must be provided, with any planning application, to clearly demonstrate this.</u> a<u>An independent Viability Assessment is likely to be the most appropriate assessment to demonstrate that it is unviable.</u> must be submitted with the application. ADD the following sub-heading and paragraph to the supporting text of Policy BE3:
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			<u>Heritage assets</u> <u>Heritage assets can be a valuable aid to achieving sustainable development, in both climate change mitigation and adaption. For example, retaining, repairing, refurbishing, retrofitting and reusing heritage assets, and especially historic buildings, can contribute to reducing carbon emissions. The historic environment is also important in respect of the embodied carbon value of buildings. In particular, the contribution that the retention and reuse of old buildings makes, together with the sustainability of traditional building materials and design.</u> ADD to the supporting text of Policy BE3: <u>Building for a Healthy Life</u> <u>The Building for a Healthy Life document uses the ‘red, amber, green’ scoring system. Applicants should aim to achieve a green score against all 12 questions. However, there may be circumstances where local context means it is not possible to achieve the maximum number of scores, for example. In these cases, developers should endeavour to achieve the highest possible outcome.</u> AMEND paragraph 13.32 of Policy BE3:
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			The NPPF states that local authorities should take water supply and demand into full account in their strategies and local plans. The West Midlands Climate Change Risk Assessment and Adaptation Plan (2021-2026) identifies that the Severn Trent Water region is already seriously water stressed, and supply is likely to become more constrained with drier summers and an increasing population. <u>The Coventry and Warwickshire Sub-regional Water Cycle Study (WCS) – Stage 1 Final Report</u>, Water Cycle Study (2017) (which is currently being update) also identifies a number of wastewater treatment works, across the sub-region, which are currently operating at capacity, or will be at some point across the plan period. As a result, the Council aims to help the sub-region achieve a water neutral position. AMEND paragraph 13.33: 13.33 In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed. 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 publication - Water Stressed Areas final classification 2021.</u>
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			ADD footnote at the end of the last sentence of paragraph 13.33 (as amended above): <u>(https://www.gov.uk/guidance/housing-optional-technical-standards) and the Environment Agency publication - Water Stressed Areas final classification 2021</u> <u>'https://www.gov.uk/government/publications/water-stressed-areas-2021-classification.</u> AMEND footnote 135: AECOM (2017). <i>Joint Warwickshire Partnership Water Cycle Study</i>. <u>JBA (2024) <i>Coventry and Warwickshire Sub-regional Water Cycle Study (WCS) – Stage 1 Final Report</i>.</u> AMEND paragraph 13.47 of Policy BE3: The evidence base related to this policy is as follows: • <u>JBA (2024) <i>Coventry and Warwickshire Sub-regional Water Cycle Study (WCS) – Stage 1 Final Report</i>.</u> • AECOM (2017). <i>Joint Warwickshire Partnership Water Cycle Study</i>. • Sustainability West Midlands (2021). <i>Climate Change Risk Assessment and Adaptation Plan 2021-2026</i>. • Department for Levelling Up, Housing and Communities (2021). <i>National Model Design Code</i>.
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			Department for Levelling Up, Housing and Communities (2021). <i>National Design Guide</i>. ADD to the monitoring indicator for BE3a: Developers should submit a completed Sustainable Design and Construction Checklist for all new developments <u>to demonstrate what will be delivered and secured as part of the development proposal.</u>
MM44	199	Policy BE4	AMEND the first paragraph of Policy BE4: Development proposals <u>should</u> which sustain and, <u>where possible,</u> enhance the Borough's heritage assets including listed buildings, conservation areas (Appendix D), scheduled monuments (Appendix I), registered parks and gardens, archaeology, historic landscapes and settings of townscapes including canals. ., will be approved. AMEND part of Section 2 of Policy BE4: Great weight will be given to the conservation of the Borough's heritage assets and their settings, with greater weight being given to assets of higher importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm <u>to designated heritage assets</u> will be weighed against the public benefits of the proposal in the following ways:

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			• Whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset. • Whether the works proposed are the minimum required to secure the long-term use of the asset. <u>Development that would adversely affect non-designated heritage assets will only be acceptable where:</u> • <u>The degree of harm has been minimised and the remaining harm is clearly and convincingly justified.</u> • <u>The benefits of the development are demonstrated to outweigh the remaining harm.</u> • <u>Satisfactory provision is made for evaluation, excavation, recording and interpretation of the remains before and during the commencement of the development.</u> Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in-situ. Development proposals that would result in the removal or destruction of <u>scheduled monuments or remains</u> of archaeological interest, that are considered to be of equivalent significance to a scheduled monument, will not normally be permitted, as substantial harm or loss should be wholly exceptional. Development that would adversely affect other importance archaeological remains <u>non-designated archaeological sites</u> will only be acceptable where: • the benefits of development outweigh the harm to the remains and the value of retaining them in situ. • the degree of disturbance/<u>loss</u> has been minimised.
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			• satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before commencement of the development. Where there are likely to be valuable archaeological remains, archaeological evaluation, which may include a geophysical survey and/or trial trenching, is likely to be required prior to the determination of any planning application. The advice of Warwickshire County Council Archaeological Information and Advice should be sought prior to any submission. Where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard. <u>The recording should be proportionate to the importance of the asset.</u> Where applicable, further investigation into archaeological remains may need to be undertaken prior to determination of planning applications and mitigation measures proposed need to be included within the submitted documents. Planning conditions will be utilised to ensure the continued protection of important archaeological features in situ, where development can take place. REMOVE the last section of Policy BE4 regarding change of use: Change of use in Nuneaton and Bedworth Town Centre Conservation Areas
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			Where a change of use is proposed in Nuneaton or Bedworth Town Centre Conservation Areas from class E to class C3 at ground floor, robust evidence and justification of the necessity for a change of use will need to be provided to support such an application. ADD a paragraph to the supporting text under paragraph 13.53: <u>It is strongly recommended that pre application discussions are sought with Warwickshire County Council Archaeological Information and Advice where an application is likely to result in a loss or partial loss of an asset.</u> DELETE the heading prior to, and the text within, paragraph 13.66: Change of use in Nuneaton and Bedworth Town Centre Conservation Areas Commercial activity is a key characteristic of both the Nuneaton and Bedworth Town Centre Conservation Areas and any change of use away from this characteristic would be detrimental to the conservation areas.
Appendix A: Schedule of policies from the Borough Plan superseded by the Borough Plan Review			
MM45	206	Table in Appendix A	AMEND the 'status' column for the following rows:

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			Policy DS7	Green Belt	Updated (Strategic Policy DS6 – Green Belt)	
			Policy HSG7	East of Bulkington	Deleted Updated <u>(Strategic Policy SHA7 – East of Bulkington)</u>	
			Policy NE2	Open Space	Updated <u>(Open Space and playing fields)</u>	
			Policy NE3	Biodiversity and geodiversity	Updated <u>(Ecology, Biodiversity, Geodiversity and Local Nature Recovery)</u>	
Appendix B: Housing Trajectory						
MM46	209	Graph	Replace the ‘Housing Trajectory’ (graph) with the one shown in Appendix A of [CD31]:			

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Appendix C: Employment Trajectory			
MM47	210	Graph	Replace the 'Employment Land Trajectory' (graph) with the below:

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Appendix K: Local Wildlife Sites			
MM48	248	Map	REPLACE the ‘Local Wildlife Sites’ map – as assessed in 2023 – with the below: Local wildlife sites (2023) For reference purposes only. No further copies may be made. (C) Crown copyright. All rights reserved. Scale 0 800 1600 2400 3200 4000 m
Glossary			
MM49	261	Glossary	ADD to Glossary: <u>Blue infrastructure:</u> Features such as streams, ponds, canals and other water bodies. ADD to Glossary:

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			<u>Health Impact Assessment Screening Report:</u> A preliminary evaluation including an overview of how some of the broad determinants of health and wellbeing have been considered as part of a planning application to determine if a full Health Impact Assessment is needed. ADD to Glossary: <u>Local Biodiversity Action Plan (LBAP):</u> These are aimed to look at conserving fauna, flora and habitats. These identify local priorities for biodiversity conservation and work to deliver agreed actions and targets for priority habitats and species and locally important wildlife sites. <u>They also seek to reflect the values of local people and provide a focus for local initiatives. LBAPs are delivered through wide, local partnerships that involve wildlife organisations, local authorities, businesses and other interested parties.</u> AMEND the definition of Local Wildlife Sites: <u>Local Wwildlife Ssite (LWS):</u> An area of land with substantive wildlife value. Sites identified locally for their substantive nature conservation importance, either for wildlife (LWS) or geology (Local Geological Sites, LGS).
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			ADD to Glossary: <u>Potential Local Wildlife Sites (pLWS):</u> Sites that have not yet been assessed against the Local Wildlife and Geological Sites selection but may potentially support species of note and areas of important semi-natural habitat or valuable geological features. <u>Refer to glossary for LWS and THE GREEN BOOK, Guidance for the Selection of Local Wildlife Sites in Warwickshire, Coventry and Solihull Local Wildlife Sites Project Habitat Biodiversity Audit (HBA) Warwickshire Wildlife Trust Ecological Services (Warwickshire County Council) Available at: Guidance Note on Application of Site Selection Criteria (warwickshire.gov.uk).</u> ADD to Glossary: <u>Low carbon energy:</u> Energy generated from low-carbon sources such as wind, solar, hydro and nuclear power. These release less carbon into the atmosphere. The term "low carbon" simply refers to the reduction of carbon dioxide (CO2) emissions. <u>Zero carbon:</u> No carbon emissions are being produced from a product or service (for example, a wind farm generating electricity or a battery deploying electricity).
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			ADD to Glossary: <u>Strategic areas:</u> Where creation or enhancement of relevant habitat can be shown through the regional GI mapping to have the greatest beneficial impact particularly by increasing habitat connectivity between fragmented existing habitat and also buffering adjacent areas of highest habitat concentration and value. ADD to Glossary: <u>Semi-strategic areas:</u> Areas where habitat enhancement or creation will expand existing habitat within a Biodiversity Rich Area (an area of greater than 20ha of a broad habitat type within a 1km square). REMOVE from Glossary: Primary frontages: Shopping frontages that include a high proportion of retail uses.
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