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

Schedule of Additional Modifications (All stages)

17.07.24

Introduction

The Additional Modifications are clearly set out with deletions being shown as strikethrough and new text being underlined and in bold. The format of the Additional Modifications is in line with guidance published by the Planning Inspectorate Procedure Guide for Local Plan Examinations - GOV.UK (www.gov.uk).

Appendices i, ii, and v applies to Additional Mods.

i. and ii. amended maps for SEA6.
v. Amended Local wildlife Sites 2023 ~ (appendix K of Borough Plan Document)
vi. Amended Policies map (to show the proposed allocated sites within the Gypsy and Traveller sites within the recently adopted Gypsy and Traveller site Allocation Development Plan Document 2024 (amended requested by the Inspector for the adoption of the DPD).
vii. Amended map key (to show the proposed allocated sites within the Gypsy and Traveller sites within the recently adopted Gypsy and Traveller site Allocation Development Plan Document 2024 (amended requested by the Inspector for the adoption of the DPD).

Colour coding

Light green = Schedule of Additional Modifications suggested by the Council [CD22]

Orange = Addendum to Suggested Additional Modifications, March 2024 [CD22] following Block 1 of the Examination in Public hearing sessions, July 2024

Red = Addendum to Suggested Additional Modifications, March 2024 [CD22] following Block 2 of the Examination in Public hearing sessions, September 2024

Grey = Addendum to Suggested Additional Modifications, March 2024 [CD22] following Block 3 of the Examination in Public hearing sessions, October 2024

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Chapter Three: Key issues facing the borough – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	3.0 Key issues facing the Borough: Issues associated with the local economy	Paragraph 3.4	9	AMEND text in bullet point to read: • Access to some leisure facilities is restricted for people without a car. Public transport to Bermuda Park, for instance, is limited and there are no ~~public footpaths along the A444~~ **segregated cycle paths within the site.**	More accurate description of the active travel issues within Bermuda Park following comments by the Agent/promoter of SHA2 in representation ref. 106.21. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance.

Chapter Six: Development Strategy - Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	6.0 Development strategy: Strategic Policy DS1 - Sustainable development	DS1 Policy box.	14	ADD wording to second paragraph to read: Climate change adaption includes building new developments in line with water resource efficient design to 110 litres/person/day (**as a minimum standard)**, as well as environmental mitigation such as sustainable urban drainage systems.	For clarity and as requested by the Environment Agency following representation ref.13.3. Considered an Additional Modification as the wording is just requesting that Developers consider at least a restriction of 110. (The EA recommended the requirement was amended to 100 litres/person/day but this had not been tested in the Viability Assessment). It is considered the additional wording does not impact on

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
					the soundness or legal compliance.
CD22	6.0 Development strategy: Strategic Policy DS3 – Overall development needs. Housing delivery.	Footnote added to Table 3 Housing Delivery	21	INSERT footnote after 'Total Housing Supply' in Table 3: Housing Delivery to read: **Totals for strategic sites and non strategic sites exclude C2 units and therefore include only 93 C3 units for SEA3 at Bowling Green Lane (allocation for 150 units) and 58 units for NSRA2 at Former Manor Park Community School (allocation for 123 units).**	For clarity of the housing supply position and how it has been calculated and amended to align with planning applications. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA1: Former Bedworth Rugby club	Supporting text.	30	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application and a watching brief may also be required. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For**	Requested by Historic England for information following comments in representation ref.15.27. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
				more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.	simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA2: Former Manor Park Community School.	Supporting text.	31	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluative archaeological works to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.28. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations.	Supporting text.	33	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation**	Requested by Historic England for information following comments in representation ref.15.29. Considered an Additional

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
	NSRA3: West of Coventry Road/Wilsons Lane			**trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA4: Vicarage Street Development	Supporting text.	34	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as medium Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets and whilst scoring limited potential for archaeological remains, the Document states that:** **"The south-east corner of the site is the least developed area and could contain surviving deposits. This area may warrant some further archaeological investigation to identify and record any archaeological remains which would be affected by the allocation."** **Therefore, any formal planning application for this site will need to include the submission of a Heritage Impact Assessment to consider how development will respond or enhance the special interests of the site in the context of the Conservation Area and the setting of the nearby listed buildings. The Document will also need to include archaeological evaluation. (Historic England welcomes the**	Requested by Historic England for information following comments in representation ref.15.30. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

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				addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.	
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA5 Land rear of Burbages Lane, Ash Green	Supporting text.	36	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and may require evaluation archaeological recording with any formal planning application and may a watching brief may be required for the site. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.31. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations.	Supporting text.	37	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on**	Requested by Historic England for information following comments in representation ref.15.36.

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
	NSRA6: Land at Bucks Hill, Nuneaton.			**archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4."**	Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA7: Abbey Street Nuneaton	Supporting text.	38	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for development to potentially impact on proposed locally listed buildings, the impact on the setting of Nuneaton Town Centre Conservation Area and on the setting of the nearby Grade II listed Ritz Cinema building.** **A Heritage Impact Assessment must be submitted with any formal planning application to consider heritage and non-heritage assets and consider the elements identified within the Heritage Site Assessment (2023). Development should consider the opportunity, for any development, to give a better sense of the historic form of Abbey Street and restoration of a continuous street frontage, as per historic mapping. (Historic England welcomes the addition of this criterion.)**	Requested by Historic England for information following comments in representation ref.15.33. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA:8 Land rear of Lilleburne Drive and Willow Close	Supporting text.	40	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion). The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.34. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA10: Land at Bermuda	Supporting text.	41 - 42	ADD the following text after the bullet on number of dwellings to read: • Dwellings: 25. **(The site also has the potential to meet known extra care needs within the Borough)** AMEND bullet point in supporting text to read: The site has planning consent for a GP surgery (Application reference 031064). ~~Any application will need to demonstrate that there is no longer a need for this.~~ **Development on this site**	Based on the latest evidence and discussions with the landowner/promoter following comments in representation from landowner/promoter of site Deeley Group (ref. 120.2), over how this site can be delivered

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	Road, Nuneaton.			**would need to demonstrate that delivery of a medical centre is not currently viable.** At the end of the bullet point regarding the Phoenix Centre the following should be added to read: The Phoenix Centre will be retained and car parking reconfigured to accommodate new residential development **or potentially extra care housing.** AMEND bullet point in supporting text to read: Any re-provisioning of car parking should not take place on the adjoining playing field land nor should the proposed residential development prejudice the use of the playing field site '~~accordance with Sport England requirements~~' '**and provide adequate parking for the existing community facilities'**.	viably and meet a range of needs for the Borough. Considered an Additional Modification as the wording does not affect the soundness or legal compliance. It simply provides information of how the site could be developed. Requested minor alteration by Sport England following comments in representation ref.11.11 for clarity. Considered an Additional Modification as the wording just specifies what is required rather than Sport England having an input in

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					the parking. It is considered that this does not affect the soundness or legal compliance it simply provides information.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations NSRA10: Land at Bermuda Road, Nuneaton.	Supporting text.	42	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require archaeological recording to be submitted with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.36. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 -	Supporting text.	43	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for**	Requested by Historic England for information following comments

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	Residential allocations. NSRA11: Upper Abbey Street Nuneaton.			**development to potentially impact on the nearby Grade II listed Ritz Cinema. A Heritage Impact Assessment is therefore required to be submitted with any formal planning application to consider heritage and non-heritage assets including the former Ritz building. Development will also need to consider the opportunities to enhance the setting of the nearby Grade II Ritz Cinema listed including low rise development so as not to compete with the scale of the cinema. (Historic England welcomes the addition of this criterion).**	in representation ref.15.37. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA12: Kingswood Road, Nuneaton.	Supporting text.	44	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) for development to potentially impact on the nearby ancient woodland of Kings Wood and the site has:** **"the potential to contain previously unidentified medieval and post-medieval remains which could be truncated or removed by ground works associated with the proposed allocation." The report recommends: "a programme of desk-based assessment and archaeological recording, likely in form of evaluation trenching, may be required to investigate the nature of and significance of any archaeological remains present. The results of this survey could be used to design a programme of mitigation**	Requested by Historic England for information following comments in representation ref.15.38. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

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				measures intended to reduce or remove any potential impacts upon the archaeological resource of the area." **It then follows on with:** **"proximity of a remnant of ancient woodland (Kings Wood) presents an opportunity to maintain or improve access and public understanding of a rare historic landscape. "** **Therefore, any formal planning application needs to demonstrate how the Kings Wood has been considered and evaluative archaeological recording documentation may need to be submitted. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA13: Armson Road Exhall.	Supporting text.	45	ADD a new bullet point at end of section to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023). The Assessment states:** **"The development of the site will likely have an effect on the wider archaeological and historical setting of the site. The nature of the development has not been finalised, but it is likely that any intrusive activities within the site will have the potential to affect any hitherto undetected archaeological deposits within the site. While the site has been assessed to have a low archaeological potential, the possibility of as yet undetected archaeological material cannot be negated."**	Requested by Historic England for information following comments in representation ref.15.39. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance it simply provides

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				Therefore, evaluative archaeological recording such as evaluation trenching may be required with any planning application and potentially the site may require a watching brief. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.	information from the evidence base.
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA14: Mill Street/Bridge Street, Nuneaton	Supporting text.	46	ADD a new bullet point at end of section to read: **This site has been noted in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as "being surrounded by, and partially within, the Nuneaton Town Centre Conservation Area." The Document also makes reference to nearby Listed Buildings and is within the medieval settlement of Nuneaton (MWA9548) and contains the site of the post-medieval Nuneaton Watermill (MWA5014). A small part of the modern George Eliot Memorial Gardens (MWA30888) is situated within the site. In terms of archaeology the Document states:** **"the archaeological potential of the site is considered to be medium. The site is situated within the historic core of Nuneaton and Bedworth and as such it has the potential to contain medieval and post-medieval remains associated with the settlement and the former mill. The survival of such remains will have been affected by the development along Bridge Street and Church Street and by the construction of the Job Centre. However remains could survive in less**	Requested by Historic England for information following comments in representation ref.15.40. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
				disturbed areas such as the carpark and the green space surrounding the jobcentre." **Therefore, a Heritage Impact Assessment should be submitted with any formal planning application to consider the comments in the Heritage Site Assessment Document in relation to heritage, non-heritage assets and to demonstrate how development could respond to and enhance the special interests of the Nuneaton Town Centre Conservation Area and the setting of the nearby listed buildings, whilst also enhancing the significance and setting of the Conservation Area. The Document will also need to provide evaluative archaeological recording documentation. (Historic England welcomes the addition of this criterion.) The level of such will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	
CD22	6.0 Development strategy: Strategic Policy DS4 - Residential allocations. NSRA15: Bennetts Road, Keresley	Supporting text.	47	ADD a new bullet point at end of section before Borough Plan objectives to read: **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential. There is potential for any development on this site to impact on archaeological features and any formal planning application will need to consider this and may require evaluation trenching to be submitted with any formal planning application. (Historic England welcomes the addition of this**	Requested by Historic England for information following comments in representation ref.15.41. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
				criterion) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4."	compliance. It simply provides information from the evidence base.
	6.0 Development strategy: Strategic Policy DS1	Strategic Policy DS1 – Sustainable development	BPR page no. 14	In the second paragraph, REPLACE the word: ~~developments~~ With **dwellings**	As requested by the Planning Inspectors.
	6.0 Development strategy: Strategic Policy DS3	Strategic Policy DS3 – Overall development needs	BPR page no. 18	DELETE the word: ~~(indicative)~~	As requested by the Planning Inspectors.
	6.0 Development strategy: Strategic Policy DS3	Strategic Policy DS3 – Overall development needs	BPR page no. 18	AMEND the wording: ~~(due to be adopted 2023)~~ **(adopted in 2023).**	As requested by the Planning Inspectors.
	6.0 Development strategy: Strategic Policy DS3	Strategic Policy DS3 – Overall development needs	BPR page no. 19	REPLACE the standard method annual requirement (2014 household projections with March 2023 affordability rations) for Nuneaton and Bedworth: ~~442~~	As requested by the Planning Inspectors.

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
		Table 2: Local Authorities' housing need within the Coventry and Warwickshire Housing Market Area		With **421**	
	6.0 Development strategy: Strategic Policy DS3	Strategic Policy DS3 – Overall development needs Paragraph 6.44	BPR page no. 18	REPLACE the figure: Calculating the identified employment land need and the supply position there is a surplus of ~~19.15ha~~ of employment land. With **19.20ha.**	As requested by the Planning Inspectors.
	6.0 Development strategy: Strategic Policy DS6	Strategic Policy DS6 – Green Belt (Table 10 – Indicator and target to be monitored for Policy DS6)	BPR page no. 53	ADD to the end of the indicator text/column: **Unless very special circumstances are demonstrated.**	As requested by the Planning Inspectors.

Chapter Seven: Strategic Allocations – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy/Sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	7.0 Strategic allocations: Strategic Policy SA1 – Development principles on strategic sites	SA1 Policy box.	57	ADD to Policy box criteria 12 at end of criteria to read: 12 Community, sport, physical activity, play and open space facilities should relate well to each other and to existing areas, and the new facilities and spaces should be safe, convenient, accessible, well designed, easy to maintain and function well. Proposals shall be assessed against Sport England's Active Design Guidance and its checklist. **A completed checklist to demonstrate compliance with the Design Guidance will be required with any application submission.**	As required by Sport England following comments in representation ref. 11.1. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information of what will be required from Sport England, who would be consulted during any application affecting new sports provision.
CD22	7.0 Strategic allocations: Strategic Policy SA1 – Development principles on strategic sites	SA1 Policy box.	57	ADD to Policy box criteria 13 at end of criteria to read: 13. New proposals will need to ensure that the development includes fundamental mitigation for climate change, carbon reduction leading to neutral carbon emissions by 2050 and for a nature recovery strategy. For example, new developments should be built in line with water resource efficient design standards (110 litres/person/day – **as a minimum standard**).	For clarity and as requested by the Environment Agency following representation ref.13.3. Considered an Additional Modification as the wording is just requesting that

					Developers consider at least a restriction of 110 (The EA recommended the requirement was amended to 100 litres/person/day but this had not been tested in the Viability Assessment). It is considered the additional wording does not impact on the soundness or legal compliance.
CD22	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	SHA1 Policy box.	62	ADD to Policy box criteria 15 to read: 15. Financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy **and Indoor Sports Facility Needs Assessment and Strategy** 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	As required by Sport England following comments in representation ref. 11.4. The Council consider this is an Additional Modification rather than a Main Modification as the information under the additional document would be required under Policy HS6 anyway. It is simply for clarity and does not impact on the soundness or legal compliance.

	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	SHA1 Policy box.	62	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.16. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA1 – Land at Top Farm, North of Nuneaton	New subheading and supporting text.	65	ADD new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring high for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features Therefore, evaluative archaeological recording documentation is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology**	Requested by Historic England for information following comments in representation ref.15.16. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

				prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.	
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box criteria 14 to read: 14. Provision or financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy **and Indoor Sports Facility Needs Assessment and Strategy** for pitch sport improvements, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, rugby pitch provision at Nicholas Chamberlaine School and community centre, outdoor tennis facilities and athletics facility at Pingles, Nuneaton.	As required by Sport England following comments in representation ref. 11.5. The Council consider this is an Additional Modification rather than a Main Modification as the information under the additional document would be required under Policy HS6 anyway. It is simply for clarity and does not impact on the soundness or legal compliance.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	Add the letter 's' to 'plays' in the bracketed text of criteria 7 of the Key Development Principles to read: '**s**plays'	Typing error.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	67	Remove criteria 30 of the Form of development. ~~30. Creation of wildflower and wetland habitat and pathway to Arbury Estate woodland extension.~~	Lack of justification following comments from agent/promoter of SHA2 in representation ref.106.9.

					Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It has been removed simply because it is not required.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: **A Landscape Visual Impact Assessment will be required to be submitted with any planning application.**	As requested with the promoter of the site and agreed by the Council, following comments made from the Agent of SHA2 representation ref.106.28. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information requirements. Notwithstanding this, this type of study will be required for any major planning application and will be incorporated within the emerging

					local authority Validation list.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: **A landscape buffer is required to the western edge of the development.**	As requested with the promoter of the site and agreed by the Council, following comments made from the Agent of SHA2 representation ref.106.28. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information requested by the landowner representative/promoter, and is shown within the Concept Plan SPD for the site. It will be required due to proximity of Ancient Woodland as per the Ecology evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	68	ADD word to Policy box criterion 37 to read:	If the Council introduce more Design Code SPDs in the future, it would not be clear

				37. Development proposals should comply with the requirements of the latest adopted Concept Plan SPD and **Arbury** Design Code SPD.	which Design Code the Council are referring to. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information/clarity.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	SHA2 Policy box.	66	ADD to Policy box additional criterion at the end of Key Development Principles to read: **A Heritage Impact Assessment will need to be submitted with any formal planning application for this site, this will need to include evaluative archaeological recording likely in the form of evaluation trenching.**	Requested by Historic England for information following comments in representation ref.15.1.7. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA2 – Arbury	New subheading and supporting text.	69	ADD new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium under**	Requested by Historic England for information following comments in representation ref.15.17. Considered an Additional Modification

				the Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets and medium for archaeological potential. Historic England consider the Sensitivity scoring should be high and that there is potential for any development on this site to impact on the historic environment. **A Heritage Impact Assessment is therefore required to be submitted with any formal planning application for this site to consider the potential impacts on designated and non-designated heritage assets (to include evaluative archaeological recording in the form of evaluation trenching. (Historic England welcomes the addition of this criterion.) The level of such archaeological work will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4."**	as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA3 – Land at Tuttle Hill (Judkins Quarry)	New subheading and supporting text	73	ADD new subheading and text at end of supporting text to read: **Contamination** **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**	As requested by the Environment Agency for information following comments in representation ref.13.5. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information

				Agency prior to the submission of any formal planning application."	which the EA would subsequently have requested during any planning application as a statutory consultee.
CD22	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	SHA4 Policy box.	75	COMBINE Policy box criteria 5 and 15, DELETE criteria 15 and ADD to the combined criteria to read: 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. **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.** Delete all of 15: ~~15. Provision of play area, MUGA and playing pitches and financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy and Indoor Sports Facility Needs Assessment and Strategy for pitch sport improvements, including off-site swimming pool provision, cycle facilities at Bedworth Physical Activity Hub, Pingles athletic facility, rugby pitch provision at Nicholas~~	As required by Sport England for information and for clarity following comments in representation ref. 11.6. Considered an Additional Modification as the amended wording is considered by Sport England for clarity rather than having to separate requirement points.

				~~Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.~~	
CD22	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	SHA4 Policy box.	75	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.19. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA4 – Hospital Lane	New subheading and supporting text.	77	ADD new subheading and supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring high for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features Therefore, evaluative archaeological recording documentation is likely to be required for any formal planning application. (Historic England welcomes the addition**	Requested by Historic England for information following comments in representation ref.15.19. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

				of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.	
CD22	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	SHA5 Policy box.	79	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.20. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	SHA5 Policy box.	79	ADD to Policy box criterion 13 to read: 13. Financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy (2023) **and Indoor Sports Facility Needs Assessment and Strategy** for pitch sport improvements, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, Pingles athletics facility, rugby pitch provision at Nicholas Chamberlaine School and community centre and outdoor tennis facilities in Miners Welfare Park, Bedworth.	As required by Sport England following comments in representation ref. 11.7. The Council consider this is an Additional Modification rather than a Main Modification as the information under the additional document would be required under Policy HS6 anyway. It is

					is simply for clarity and does not impact on the soundness or legal compliance.
CD22	7.0 Strategic allocations: Strategic Policy SHA5 – West of Bulkington	New subheading and supporting text	81	ADD new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features.) Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.20. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

	7.0 Strategic allocations: Strategic Policy SHA6	SHA6 Policy box.	83	ADD within Policy box criterion 1 to read: Provision of **<u>at least</u>** 176 dwellings in a mix of dwelling types and sizes (accounting for approval 036870 for 204 dwellings).	Requested by Tilia Homes during the writing of the Statement of Common Ground. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply states that an increased yield from 176 be considered.
CD22	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former Hawkesbury Golf Course	Supporting text. Paragraph 7.89.	84	ADD within supporting text paragraph 7.89 to read: 7.89. The eastern part of the site will deliver **<u>at least</u>** 176 dwellings in a mix of sizes and tenures.	Requested by Tilia Homes during the writing of the Statement of Common Ground. As above.
CD22	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former Hawkesbury Golf Course	SHA6 Policy box	83	ADD to Policy box additional criterion at the end of Key Development Principles to read: **<u>Evaluative archaeological recording documentation will need to be submitted with any formal planning application for the site.</u>**	Requested by Historic England for information following comments in representation ref.15.21. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal

					compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SHA6 – Land at former Hawkesbury Golf Course	New subheading and supporting text.	85	ADD new subheading and text at end of supporting text but before paragraph 7.96 to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features.) Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required for any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.21. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations:	SEA2 Policy box.	87	ADD to Policy box additional criterion at the end of Key Development Principles to read:	Requested by Historic England for information following comments in

	Strategic Policy SEA2 – Wilsons Lane			**Evaluative archaeological recording will need to be submitted with any formal planning application for the site**.	representation ref.15.22. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA2 – Wilsons Lane	SEA2 Policy box.	88	ADD word to Policy box criterion 16 to read: Retain areas of ridge and furrow, within open spaces, **where possible**.	To ensure the policy is not too restrictive and enables development on the site and to reflect Warwickshire County Council Archaeology comments from the Outline, following comments in the representation from site owner/promoter L&Q Estates from ref.114.4. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information and clarity.

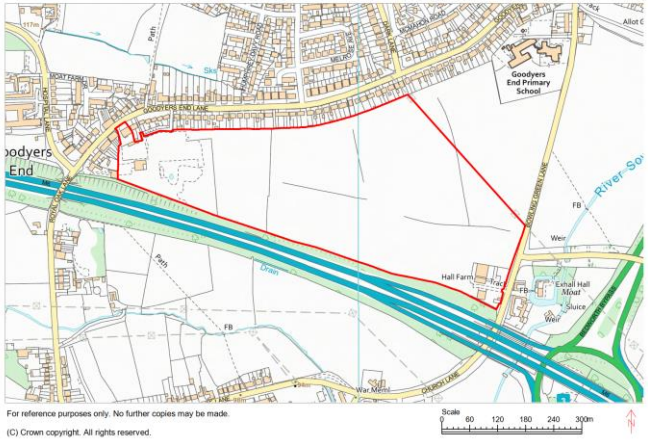
CD22	7.0 Strategic allocations: Strategic Policy SEA2 – Wilsons Lane	New subheading and supporting text.	90	ADD new sub heading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.22. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	SEA3 Policy box	91	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.23. Considered an Additional Modification as the wording or lack of, does not affect the

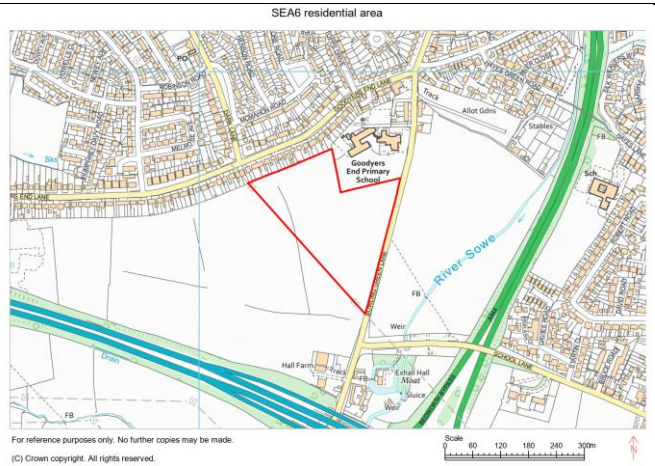
					soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	Paragraph 7.112	92	AMEND Paragraph 7.112 of supporting text to read: 7.112 Beyond the mitigation measures for great crested newts, development of SEA3 **may** ~~will~~ result in an overall loss of habitat, but much of this will be poor semi-improved grassland of low biodiversity distinctiveness. However, to ensure that there is no net loss of biodiversity, the proposed development will be subject to a Warwickshire Biodiversity Impact Assessment to identify the level of compensatory habitat creation/enhancement that will be required, either within the **site**, Prologis Country Park or at another appropriate off-site location.	To more closely align the Borough Plan Review with the Outline planning permission granted, on the site, in July 2022 and due to discussions during writing of Statement of Common Ground. Considered an Additional Modification as the amended/additional wording does not affect the soundness or legal compliance. It simply provides information from the Outline.
CD22	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	New subheading and supporting text.	92	ADD new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and**	Requested by Historic England for information following comments in representation ref.15.23. Considered an Additional Modification as the wording or lack

				medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets. **There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA3 – Prologis extension	Paragraph 7.114	92	AMEND Paragraph 7.114 in supporting text to read: 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. The development of SEA3 **may be** ~~is~~ expected to contribute financially towards the A444 corridor road and Bedworth area improvement schemes, set out in the Transport Modelling Report, via planning obligation.	To more closely align the Borough Plan Review with the Outline planning permission granted, on the site, in July 2022 and due to discussions during writing of Statement of Common Ground. Considered an Additional Modification as the wording does not affect the soundness or legal compliance. It simply provides information from the Outline - that at the time

					of the Outline, the contributions were not requested. This could change in the event a new Outline was submitted.
CD22	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	SEA4 Policy box.	94	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.24. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	New subheading and supporting text.	96	ADD new subheading and text at end of supporting text but before paragraph 7.122 to read: to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of**	Requested by Historic England for information following comments in representation ref.15.24. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply

				the proposed allocation to the significance and setting of known heritage assets. **There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA4 – Coventry Road	New subheading and supporting text.	96	ADD new subheading and text at end of supporting text but before paragraph 7.122 to read: **Contamination** **The Environment Agency have advised that their records show parts of the site include a former quarry, historic landfill and floodplain along the southern site boundary. Therefore contamination, landfill gas and fluvial run off will need to be considered as part of any formal planning application. The Applicant is therefore advised to have discussions with the Environment Agency prior to the submission of any formal planning application.**	Request from the Environment Agency following comments in representation ref.13.7. The Council consider that as this is purely for information it constitutes an Additional Modification as it does not affect the soundness or legal compliance. It simply provides information to any Applicant. As a major with potential contamination, this information would be required as per

					national legislation and the emerging local authority Validation List.
CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	Policy maps	96/97	DELETE existing two maps and ADD new Policy maps as follows (See appendix i and ii of Minor Mods.) SEA6 employment area  	To more closely align with the outstanding Outline applications currently being considered, following comments from Landowner/promoter Opus Land Ltd. ref. 121.15. This is considered an Additional Modification as the amendment is the red line between the two proposed uses and does not affect the wider area.

					
CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box.	97	AMEND Policy box criteria 3 to read: 3. Provision of a junction **<u>or junctions</u>** **<u>onto Bowling Green Lane</u>** **<u>to serve the residential development element of SEA6. The employment site is to be served by the provision of a new junction</u>** onto Bowling Green Lane at the School Lane junction, with associated traffic lights and any transport improvements/new junctions and upgrades required along Bowling Green Lane and School Lane (in conjunction with both the development on School Lane and either by agreement with the landowner or securing the transfer of the land to the highway authority to facilitate the use of highway powers for land outside of the School Lane site. The developer will be expected to submit for agreement an HGV routing strategy which will show HGVs accessing/egressing the site from the School Lane direction and avoiding the local schools on Bowling Green Lane, Ash Green Lane and Wheelwright Lane).	Amended following comments from Landowner/promoter Opus Land Ltd. ref. 121.16 and agreed with the Council and Warwickshire County Council Highways. Considered an Additional Modification as the wording does not affect the soundness or legal compliance. It simply provides details from the Outline application.

CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box	98	ADD to Policy box criteria 8 to read: 8. Contribution towards increased personnel and vehicles for Warwickshire Police. **(Requirement for 100 or more C3 dwellings) subject to the request being CIL Regulation 122 compliant.**	For clarity of when the requirement kicks in. From landowner/promoter Opus Land Ltd. ref. 121.16 and as agreed with Warwickshire Police. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the IDP/IDS of what may be required.
CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	SEA6 Policy box	98	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Evaluative archaeological recording will need to be submitted with any formal planning application for the site.**	Requested by Historic England for information following comments in representation ref.15.25. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	New subheading and supporting text.	99	ADD new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.25. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.
CD22	7.0 Strategic allocations: Strategic Policy SEA6 – Bowling Green Lane	New subheading and supporting text to read:	99	Add new title and paragraph in supporting text to read: **Treatment of boundary edges** **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**	Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It has been added for clarity at the request of the Landowner/promoter

				of the (employment part) SEA6 site (see text and plan in the Statement of Common Ground).	Opus Land Ltd. ref. 121.17.
CD22	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	CEM1 Policy box.	101	ADD to Policy box additional criterion at the end of Key Development Principles to read: **Due to the nature of the proposed development on the site, advice will need to be sought from the Environment Agency before a formal planning application is submitted.**	As requested by the Environment Agency following comments in representation ref.13.8. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information to contact the Environment Agency for pre-application advice.
CD22	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	Paragraph 7.132.	101	ADD to paragraph 7.132 to allow the provision of an alternative on or off-site playing field provision (and ancillary provision) to read: 7.132 In the event that the existing playing pitch provision, immediately north of Marston Lane Cemetery, is required to be used to deliver burial space in the short-term, the use of the CEM1 land to deliver alternative playing pitch provision will be consider an acceptable use. However, this should be delivered prior to the loss of the existing playing field site, to the north of Marston Lane Cemetery, unless it can be clearly demonstrated that the use is no longer required in the area. Consideration should also be given to visitor parking, in relation to any increase in playing field	As required by Sport England following comments in representation ref.11.8. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply clarifies that mitigation can be on or off site.

				provision in terms of size and/or use for formalised sports facilities. **This can be provided on or off site.**	
CD22	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	New subheading and supporting text.	101	ADD as new subheading and text at the end of supporting text to read: **Environmental Protection** **The Environment Agency advise:** **"For any formal planning application submission, a minimum tier 1 hydrogeological risk assessment will need to be undertaken, including a water features survey. Where the tier 1 risk assessment shows that there is a need for more detailed assessment (i.e. the best practice controls cannot be met) a tier 2 risk assessment may be required.** **For information refer to the Environment Agency's guidance: 'Cemeteries and burials: prevent groundwater pollution'. https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution** **To ensure the site is an appropriate use of the land, all burials shall be:** **• A minimum of 250m from a potable groundwater supply source** **• A minimum of 30m from a watercourse or spring** **• A minimum of 10m from any field drain** **• A minimum of 1m above the highest annual groundwater level.** **This will ensure the protection of the quality of controlled waters in the local area, specifically the secondary aquifer and adjacent waterbodies. Refer**	As requested by the Environment Agency following comments in representation ref.13.8. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply replicates standard guidance from the Environment Agency.

				to position statement L3 of The Environment Agency's approach to groundwater protection (publishing.service.gov.uk). **For information on Environment Permits and approach to protecting groundwater from cemetery developments is published in "Protecting groundwater from human burials" on the .GOV.UK website. This explains the basics of why cemeteries have the potential to cause groundwater pollution and introduces the regulatory framework that cemeteries sit within. Burials of human remains (other than the burial of human ashes from crematoria) within cemeteries are "groundwater activities" as defined in paragraph 3 of Schedule 22 to the Environmental Permit Regulations (EPR).** **The EPR provides a tool for the Environment Agency to use in its regulation of groundwater activities. The level of regulatory control that we apply to new cemetery developments is proportionate to the level of risk the cemetery poses to the environment. As a result of the EPR amendments, there are now 3 tiers of regulatory control:** • **Exemptions (low risk)** • **Standard Rules Permit (medium risk)** • **Bespoke Permit (high risk)** **A new cemetery development is defined as:** • **A cemetery development requiring planning permission under section 57 of the Town and Country Planning Act 1990 which was granted on or after 2 October 2023.**	

				• **An extension to a cemetery requiring planning permission under section 57 of the Town and Country Planning Act 1990 which was granted on or after 2 October 2023.** **New cemetery developments that can meet 14 exemption conditions will be exempt from the requirement of an environmental permit. Further details on the exemption conditions can be found at: Low environmental risk cemeteries: exemption conditions - GOV.UK (www.gov.uk)"**	

CD22	7.0 Strategic allocations: Strategic Policy CEM1 – Land north of Marston Lane, Bedworth	New subheading and supporting text.	101	ADD as new subheading and text at end of supporting text to read: **Historic Environment** **This site has been identified in the evidence base work for the Borough Plan Review titled Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) as scoring medium for all, or parts of the site for archaeological potential and medium for Sensitivity scoring for the contribution of the proposed allocation to the significance and setting of known heritage assets.** **There is potential for any development on this site to impact on archaeological features. Therefore, evaluative archaeological recording likely in the form of trenching is likely to be required with any formal planning application. (Historic England welcomes the addition of this criterion.) The level of such Report will need to be discussed with WCC Museums and Archaeology prior to any submission. For more information on heritage impacts refer to Nuneaton and Bedworth Local Plan Review – Heritage Site Assessment (June 2023) and Policy BE4.**	Requested by Historic England for information following comments in representation ref.15.26. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply provides information from the evidence base.

	7.0 Strategic allocations: Strategic Policy SA1 – Development principles on strategic sites	Strategic Policy SA1 – Development principles on strategic sites	BPR page no. 57	In the bullet point 13, REPLACE the word: For example, new ~~developments~~ should be built in line with water resource efficient design standards (110 litres/person/day). With **dwellings**	As requested by the Planning Inspectors.

Chapter Eight: Housing – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy/sub section.	Paragraph/ Policy box/table /map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	8.0 Housing: Policy H1 – Range and mix of housing.	H1 Policy box.	102	ADD at end of criteria in Policy to read: **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.**	To allow consideration for the site context, following comments from landowner/promoter L&Q Estates in representation ref.115.18 and landowner/promoter Opus Land Ltd. ref. 121.11. This is considered an Additional Modification as the wording has just been moved from the supporting text to the policy text box as requested by the landowner/promotor and does not affect the soundness or legal compliance. It simply replicates standard guidance

					from the Environment Agency.
CD22	8.0 Housing: Policy H1 – Range and mix of housing.	Paragraph 8.8.	103	DELETE 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.~~	To allow consideration for the site context, following comments from landowner/promoter L&Q Estates in representation ref.115.18 and landowner/Promoter Opus Land Ltd. ref. 121.11. See above.
CD22	8.0 Housing: Policy H2 – Affordable housing	H2 Policy box.	106	MOVE last sentence of first Paragraph of Policy under heading 'Tenure and First Homes' to provide a separate new paragraph to read: 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.	To make the policy clearer, following comments by RentPlus UK in representation ref.105.2. Considered an Additional Modification as the reconfigured wording has just been requested for clarity and does not affect the soundness or legal compliance.

Chapter Ten: Town, District and Local Centres – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section.	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	10.0 Town, district and local centre: Policy TC3 – Hierarchy of centres (including district and local centres	TC3 Policy box.	136	INSET footnote after criteria 1 to read: **Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (2021). National Design Guide.**	To provide justification (evidence) for the 800m walking distance requirement to a local or district centre. Considered an Additional Modification as the wording is just for information to clarify where the requirement comes from.

Chapter Eleven: Healthy, Safe and Inclusive Communities – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section.	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	11.0 Healthy, safe and inclusive communities: Policy HS1 – Ensuring the delivery of infrastructure	Evidence base	142	ADD to 'Evidence base' section of Policy to read: • **Water Cycle Study (2017) AECOM (2017). Joint Warwickshire Partnership Water Cycle Study and emerging Joint Warwickshire Partnership Water Cycle Study to be published in 2024. .**	Following comments from the Environment Agency in representation ref.13.10. Considered an Additional Modification as the wording or lack of, does not affect the soundness or legal compliance. It simply states where the information is received from.
CD22	11.0 Healthy, safe and inclusive communities: Policy HS2 – Strategic accessibility and sustainable transport	HS2 Policy box.	144	AMEND punctuation in Policy box criteria 5 to read: 5. How the development maximises sustainable transport options such as safe walking and cycling links to the wider transport network. Development needs to include the provision of secure cycle parking**;** easier access to rental bikes**;** e-bike hubs; lockers and showers in new workplace developments**;** and appropriate shelter or cooling along the walking and cycling links.	This is punctuation changes, and is considered an Additional Modification as the changes are for clarity and does not affect the soundness or legal compliance. It simply replicates

					standard guidance from the Environment Agency.
CD22	11.0 Healthy, safe and inclusive communities: Policy HS4 – Retaining and expanding community facilities	HS4 Policy box	152	DELETE the word 'viable' in the last bullet of the Policy box to read: Proposals for development which would lead to the loss of community facilities will only be permitted where: • adequate alternative facilities and services are available locally; or • access to locally alternative facilities are enhanced; or • better replacement facilities are proposed nearby; or • it can be clearly demonstrated that there is no longer a demand or is surplus to requirements for the use. Alternatively, the use is no longer ~~viable/~~appropriate and that there is a greater benefit to the area resulting from the proposed use. 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.	As required by Sport England following comments in representation ref. 11.9. Considered an Additional Modification as the removal of the word simply means that a use cannot be purposely run down to make it unviable and does not affect the soundness or legal compliance. It simply replicates standard guidance from the Environment Agency.
CD22	11.0 Healthy, safe and inclusive communities: Policy HS4 – Retaining and expanding	Supporting text new paragraph.	153	COPY paragraph 11.57 and 11.58, in the supporting text of policy HS6, into the supporting text of policy HS4 after paragraph 11.41 to read: **Paragraph 99 of the NPPF contains detailed planning application requirements associated with open space and sports, recreational buildings and land, including playing field losses. These are identified below:**	As required by Sport England following comments in representation ref 11.10. Considered an Additional Modification as it is

	community facilities			• **Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:** ○ **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or** ○ **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or** ○ **the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.** **The policy does not repeat these requirements; however, it is expected that applications take account of this policy and the wider NPPF requirements. In any case, approval and sign off from Sports England will be required.**	simply repeating National legislation and does not affect the soundness or legal compliance.

Chapter Twelve: Natural Environment – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	12.0 Natural environment: Policy NE3 – Biodiversity and geodiversity	NE3 Policy box.	170/ 171	ADD and DELETE wording in the Policy box under the Policy subheading titled 'Ecological and geological assessment' to read: **Ecological and geological assessment** **All major developments, and minor developments** ~~Development proposals~~ **A**~~a~~ffecting ~~the~~ ecological ~~network~~ and / or important geological features, will be accompanied by a**n** ~~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. **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 site~~s~~ **or habitat** have been considered first and explain why those ~~sites~~ **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	For clarity of what Nature Recovery is being referred to, and as per Modification for NE3 above. Considered an Additional Modification as the amendments are for clarity and does not affect the soundness or legal compliance.

				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. 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.	
CD22	12.0 Natural environment: NE3 – Biodiversity and geodiversity	Supporting text Paragraph 12.27	171	ADD to end of Paragraph 12.27 to read: 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%. **The Council may wish to adopt a higher percentage after consultations within the preparation of the Warwickshire Local Nature Recovery Strategy. If this is the case, then due process prior to the adoption will be carried out.**	Due to emerging Regional work on Local Nature Recovery and as per Modification for NE3 above. Considered an Additional Modification as the amendments are for clarity and does not affect the soundness or legal compliance. It just provides information of what may happen in the future due to emerging Local

					Nature Recover work.
CD22	12.0 Natural environment: NE3 - Biodiversity and geodiversity and to same under NE3 evidence base.	Footnote 106.	171	AMEND footnote 106 to read: Warwickshire County Council (2015). *Grassland connectivity 2015, Hedgerow connectivity 2015, Local ~~w~~**W**ildlife ~~s~~**S**ites 20~~15~~**23**, Phase 1 currency 2015, Phase 1 distinctiveness 2015, Phase 1 habitats 2015, Woodlands connectivity 2015.*	To update the evidence base to 2023 Local Wildlife Site data and as per Modification above. Considered an Additional Modification as the amendment is just to update the information within the Local Plan and does not affect the soundness or legal compliance.
CD22	12.0 Natural environment: NE3 - Biodiversity and geodiversity	Supporting text. Paragraph 12.31	171/ 172	Add a letter 'n' and DELETE 'element' and 'coherent physically' and ADD to end of Paragraph to read: 12.31 A**n** ~~element~~ of the Borough's ecological network consists of statutory designated sites, including Special Areas of Conservation, SSSIs and local nature reserves. One site, Ensor's Pool, is currently designated all three. The majority of the network is made up of non-statutory local wildlife sites and potential local wildlife sites, as well as priority habitats and species, woodland and ancient woodland, rivers and canals, and green corridors and stepping stones. In line with this, ~~coherent physically~~ connected habitat corridors and networks, linking sites of higher	For clarity and as per Modification for NE3 above. Also following Reg 19 response from Warwickshire Wildlife Trust ref. 12.9. The last new sentence is to emphasise protection to LWS in the Borough.

				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. **Due to their local ecological network importance, LWS pLWS and key ecological corridors (like water courses, disused and active railways and distinctive hedgerow networks) receive additional protection within this Borough Plan.**	
CD22	12.0 Natural environment: NE3 - Biodiversity and geodiversity. Sub section Biodiversity offsetting Sub title Biodiversity offsetting	Supporting text. Subheading.	172	AMEND subtitle 'Biodiversity offsetting' to read: Biodiversity ~~offsetting~~ **Net Gain**	To adhere to implemented 10% minimum net gain and as per Modification for NE3 above. Considered an Additional Modification as the amendments are for clarity and do not affect the soundness or legal compliance.

CD22	12.0 Natural environment: NE3 Biodiversity and geodiversity	Supporting text. Paragraph 12.34.	172	ADD to paragraph 12.34 under 'Biodiversity ~~offsetting~~ **net gain'** sentence at end of Paragraph to read: 12.34 The mitigation hierarchy should be applied where relevant, which follows the order of avoid, minimise, restore and offset. **Evidence as to why impacts on important biodiversity features cannot be avoided will need to be submitted as part of any application before further levels within the mitigation hierarchy are considered.**	Considered an Additional Modification as the amendments are for clarity and do not affect the soundness or legal compliance.
CD22	12.0 Natural environment: NE3 Biodiversity and geodiversity	Supporting text. Paragraph 12.35	172	12.35 ADD and OMIT to paragraph 12.35 to read: ~~12.35 Biodiversity calculations~~ **A completed Statutory Biodiversity Metric with no errors** will be required (except for householders **and other exemptions)** 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**. 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~~[1] Applying the metrics ensures that the losses resulting from development and the gains achieved, ~~through biodiversity offsetting,~~ are	To update from the previous Warwickshire County Council metrics to the mandatory metrics and as per Modification for NE3 above. Considered an Additional Modification as the amendments are for to update to national legislation.

[1] **Delete footnote: 110 Warwickshire County Council. Biodiversity Offsetting Activities**

				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.~~	
CD22	12.0 Natural environment: Policy NE3 Biodiversity and geodiversity. Monitoring	Monitoring. Table 35 Indicators and targets to be monitored for Policy NE3	173	AMEND Indicator in NE3b in Table 35 to read: ~~Development causing habitat net losses (prior to mandatory requirement for 10% net gain~~ **Development resulting in less than 10% gains for biodiversity**	To reflect future monitoring required by National Government and as per Modification for NE3 above. Considered an Additional Modification as the amendment is just for clarity and does not affect the soundness, legal compliance or the way the monitoring will be carried out.
CD22	12.0 Natural environment: Policy NE3 Biodiversity and geodiversity. Monitoring	Evidence base. Paragraph 12.37	173	AMEND evidence base for year of Local Wildlife Sites and CAPITALISE 'W' and 'S' to read: • Warwickshire County Council (2015). *Grassland connectivity 2015, Hedgerow connectivity 2015, Local ~~w~~**W**ildlife ~~s~~**S**ites 20~~15~~**23**, Phase 1 currency 2015, Phase 1 distinctiveness 2015, Phase 1 habitats 2015, Woodlands connectivity 2015.*	To update evidence base to 2023 Local Wildlife Site data and as per Modification for Policy NE3. Also following representations from Warwickshire Wildlife Trust ref.12.9.

	Throughout document			Throughout document capitalise first letters of each word of: ‘**L**ocal **W**ildlife **S**ite’.	For grammar and emphasising the importance of this Designation. These are considered Additional Modifications as the amendments are for clarity and do not affect the soundness or legal compliance.

<table>
<tr>
<td>CD22</td>
<td>12.0 Natural environment: NE4 – Managing flood risk and water quality</td>
<td>New subheading and supporting text.</td>
<td>182</td>
<td>ADD new subheading and text at end of supporting text before Paragraph 12.67 to read:

<u>Advice from the Environment Agency</u>
<u>The Environment Agency wish to advise the following:</u>
<table>
<tr><th>Development Vulnerability</th><th>Allowance (lifetime)</th></tr>
<tr><td>Essential Infrastructure</td><td>Higher Central - 2080’s</td></tr>
<tr><td>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 NPPG)</td><td>Central - 2080’s</td></tr>
<tr><td>Water Compatible and temporary (shorter lifetime)</td><td>Central - 2050’s</td></tr>
</table>

<u>“In reference to safe access requirements the following criteria should be noted:</u>

<u>“For ‘more vulnerable’ development, where overnight accommodation is proposed, the FRA should demonstrate that the development has safe, pedestrian access above the 1% river flood level plus climate change. Pedestrian access should preferably remain flood free in a 1% river flood event</u></td>
<td>Requested by the Environment Agency for information following comments in representation ref. 13.13.
Considered an Additional Modification as the Council consider the text simply just replicates national legislation, and therefore does not affect soundness or legal compliance.</td>
</tr>
</table>

				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)". **Opportunities for flood risk reduction should be considered wherever possible, including the provision of additional flood storage capacity'.** **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:** **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:** • **be suitably designed** • **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) • 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 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. 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."	

				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.	

Chapter Thirteen: Built Environment – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	13.0 Built environment: BE1 – Contamination and land instability	New subheading and Supporting text.	188	ADD new subheading and text to supporting text before Paragraph 13.9 to read: **Advice from the Environment Agency** **"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.** **Furthermore, the Environment Agency recommend developers of land affected by contamination should:** • **Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination** • **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** • **Consider using the National Quality Mark Scheme for Land Contamination Management**	Request of the Environment Agency, for information following comments in representation ref.13.14. Considered an Additional Modification as the Council consider the text simply just replicates national legislation, and therefore does not affect soundness or legal compliance.

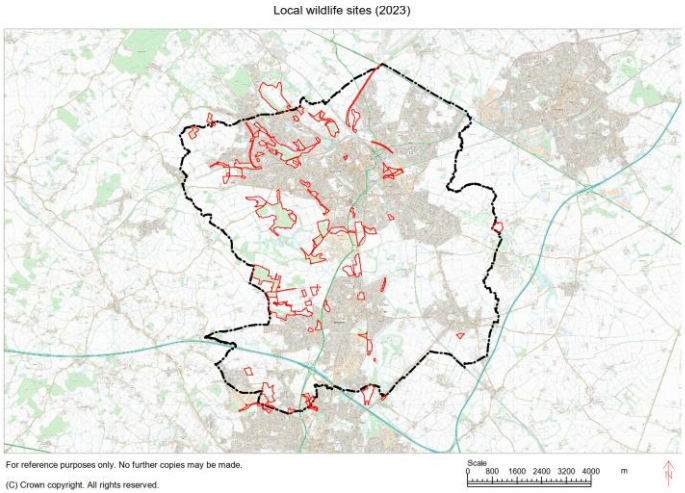
				which involves the use of competent persons to ensure that land contamination risks are appropriately managed • **Refer to the contaminated *land pages on gov.uk for more information "***	
CD22	13.0 Built environment: BE2 – Renewable and low carbon energy	BE2 Policy box.	189	Add wording to Policy box to the first paragraph to read: To address the climate change emergency, schemes providing renewable and low carbon technologies will be supported unless material considerations indicate otherwise. These include **but are not exclusive to** schemes that promote biomass energy, ground and air source heat pumps, **hydro power**, solar thermal and solar photovoltaic.	Requested by Councillor Kondakor and agreed by the Council under Reg 19 response ref. 301.16. Considered an Additional Modification as the amendments are for clarity and to allow for other renewable energy. This does not affect the soundness or legal compliance.
CD22	13.0 Built environment: BE3 – Sustainable design and construction	Supporting text. Paragraph 13.33.	197	ADD wording at end of Paragraph 13.33 to read: 13.33 In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed[2]. 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	Requested by the Environment Agency representation ref. 13.16. The Council consider the text is simply just further evidence to support a Policy for limiting water use to the

[2] **ADD Footnote: Environment Agency (2021). *Water stressed areas – final classification 2021.***

				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'. **This reference to the area being water stressed is also included in the *"The Environment Agency publication - Water Stressed Areas final classification 2021*[3]**	higher Budling Regulation standards and therefore does not affect the soundness of the policy. Therefore, this should be considered an Additional Modification.
	13.0 Built environment: BE3 – Sustainable design and construction	Policy BE3 – Sustainable design and construction	BPR page no. 193	In the third bullet point REPLACE: ~~developments~~ With **dwellings**	As requested by the Planning Inspectors.

[3]**ADD Footnote: (https://www.gov.uk/guidance/housing-optional-technical-standards) and the Environment Agency publication - Water Stressed Areas final classification 2021 'https://www.gov.uk/government/publications/water-stressed-areas-2021-classification.**

Appendix K: Local Wildlife Sites – Suggested Additional Modifications

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	Appendix K – Local Wildlife Sites	Map	248	Update plan with 'Local Wildlife Sites' as assessed in '2023'. (See appendix v of Minor Mods.)  	To update the plan to the latest version and following representations from Warwickshire Wildlife Trust ref.12.9.

Evidence Base: Infrastructure Delivery Plan – Suggested Additional Modification

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

Suggested Add. Mod. Ref.	Policy / sub-section	Paragraph / Policy box / table / map	Page No.	Suggested Additional Modification Text	Reason for Modification
CD22	IDP Ability for future infrastructure to meet growth aspirations.	Paragraph 7.7.	34	ADD at end of IDP section 7.7 to read: **Queens Road, Nuneaton – this comprises of potential flood defence works.**	As requested by the Environment Agency. Although this is not considered to be a matter of soundness for the new Local Plan, the Council has amended the content of the Infrastructure Delivery Plan accordingly, following comments in representation ref.13.18.
CD22	IDP Ability for future infrastructure to meet growth aspirations.	New Paragraph 7.10	34	ADD to IDP section 7 to read: **Requirements for the ability for future infrastructure to meet growth aspirations for affected Wastewater treatment works. Reference should be made to the Joint Warwickshire Partnership Water Cycle Study 2017 available at Document downloads - Flooding and water cycle | Nuneaton & Bedworth (nuneatonandbedworth.gov.uk) and the emerging Joint Water Cycle Study due for publication 2024.**	For clarity and as requested by the Environment Agency following representation ref.13.18. Considered an Additional Modification as the wording is just requesting that Developers consider at least a restriction of 110 (The EA recommended the requirement was amended to 100 litres/person/day but this had not been tested in the

<table>
<tr><td></td><td></td><td></td><td></td><td></td><td>Viability Assessment). It is considered the additional wording does not impact on the soundness or legal compliance.</td></tr>
<tr><td>CD22</td><td>IDP</td><td>Table after Paragraph 5.24</td><td>28</td><td>Amend the timescales in the IDP to reflect those in the Strategic Transport Assessment and IDS to read:
<table><tr><td>5</td><td>A5/Woodford Lane Scheme</td><td>~~Pre 2039~~
<u>Pre 2031</u></td></tr></table></td><td>Following comments in representations from National Highways following comments in representation ref. 9.4.This was due to a typing error so is considered an Additional Modification. It does not affect the soundness or legal compliance of the document.</td></tr>
<tr><td>CD22</td><td>IDS</td><td>Spreadsheet</td><td></td><td>Amend line 171 of the IDS from the previous title for this Allocation eg HSG2 to the new title eg SHA2.
<table><tr><td>27</td><td>Local centre</td><td>~~HSG2~~
<u>SHA2</u></td><td>Provision of local centre, including community facilities</td><td>Delivered by 2039</td><td>To be determined</td><td>Developer, CIL/S106</td></tr></table></td><td>Following comments by the Agent/promoter of SHA2 in representation ref.106.1. Amendments are just for clarity as the title HSG2 was the former name of the site and is therefore considered an Additional Modification - it does not affect the soundness or legal compliance of the document.</td></tr>
</table>

Policies map: Suggested Additional Modification

Suggested Add. Mod. Ref.	Paragraph / Policy box / table / map	Suggested Additional Modification Text	Reason for Modification
CD22	Policies map	Amend local park boundary off Thornton Road to exclude Kings View residential development.	This area has been developed for residential use. It is considered an Additional Modification as it just updates the Plan due to previous development and doe not affect the soundness or legal compliance of the map.
CD22	Policies map	Remove local park on existing cemetery site.	Part of the local park is already in use as a cemetery. Remove the part that is now used as cemetery. It is considered an Additional Modification as it just updates the Plan due to previous development and does not affect the soundness or legal compliance of the map.
CD22	Policies map	Amend local park overlay at Park Lane to remove the land in the north-eastern corner which is not within the council's ownership.	The land is not in the Council's ownership (the designation of this part of the land was an error), and the owner has requested that the land is removed from the local park in representation 103.1. It is considered an Additional Modification as it was an error with the map and does not affect the soundness or legal compliance of the map.
CD22	Policies map	Add proposed allocated sites in the Gypsy and Traveller site allocations.	Requested by Inspector who approved Gypsy and Travellers Site Allocations DPD. It is considered an Additional Modification as it just

			updates the Plan due to the now adopted Gypsy and Traveller DPD.
CD22	Policies map	Re-order overlays on the Z axis on the policies map to match the order set out on the policies map key.	This is because the settlement boundary isn't showing very clearly so the layers need reordering to make them clearer. It is considered an Additional Modification as it was an error with the map and does not affect the soundness or legal compliance of the map it will just map it clearer to read.