



Nuneaton & Bedworth Borough Plan Review Examination

Matter 6 (Block 2): Detailed Policies

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MATTER 6 (BLOCK 2): HOUSING

Issue: Whether the non-strategic detailed policies reflect the Plan's vision, strategic objectives and development strategy and accord with national policy and evidence?

Policy TC3 – Hierarchy of centres (including district and local centres)

Q109. Part 1 of the policy refers to an 800m walking distance to a district or local centre. This is a reduced distance when compared to the adopted plan (1200m). What is the justification for this?

Q110. Should the policy also refer to cycling distance?

1.1.1 This policy as proposed is not justified or consistent with national policy. It is seeking to deal with various matters concerning hierarchy of centres, location of new residential development and development within existing local centres in just one policy, resulting in a disconnected approach throughout the policy. Just because the policy was written in this way in the previous plan does not mean that it should be replicated now in this Plan.

1.1.2 It appears that the policy seeks to locate sites within what the Council considers to be an appropriate distance and travel time to a local or district centre. As written this is required for *all* new residential development.

1.1.3 Consequently any new residential development, even a single dwelling, could be considered to require a new district/local centre. Clearly this is not the intention of the policy and would not be feasible.

1.1.4 A hard line should not be drawn at 800m (or 1200m). It simply may not be viable to deliver a new local centre beyond the set distance and/or it may impact the function, vitality and viability of an existing centre.

1.1.5 Policy TC3 in the adopted plan was drafted based upon the Use Class Order 1987. The Use Class Order was changed in 2020 and a series of new (simpler) use classes were brought in.

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- 1.1.6 To reflect those changes Gladman suggests that the policy should be amended such that: *'...where any new major residential is significantly beyond 1200m from an existing district/local centre, the Council will support the delivery of new Use Class E (part a) provision as part of any application.*
- 1.1.7 This will enable the Council to appropriately consider whether any new residential development requires new provision as opposed to a hard blanket rule that any new dwelling beyond the distance set in the policy must provide for a local/district centre.
- 1.1.8 Reference to distance is an appropriate measure enabling residents to walk and/or cycle. Ordinarily routes that can be walked will also be able to be cycled so the policy should not need to differentiate between either.
- 1.1.9 Requirements to assess travel by car is not necessary as transport statements/assessments will have been submitted as part of any major application.