

www.nuneatonandbedworth.gov.uk/consult

BOROUGH PLAN REVIEW



for Nuneaton and Bedworth

Nuneaton & Bedworth Borough Council

Borough Plan Review Preferred Options

2024-2039

Executive Summary

Local Plan Review - Preferred Options Introduction

The present Borough Plan was adopted in 2019 and is currently used to decide planning applications in Nuneaton and Bedworth Borough. The Borough Plan is being reviewed to create a new, updated plan to cover the period from 2024 - 2039.

The Borough Plan Review 'Preferred Options' consultation builds upon the Council's 'Issues and Options' consultation in 2021. The comments to the Preferred Options consultation will inform the final 'Publication' document for consultation later in the year.

The Preferred Options Plan considers a wide range of economic, social, and environmental matters that together will enable the achievement of cohesive and sustainable communities. The Plan outlines a spatial vision and strategic objectives for the area, along with a strategy and policies to enable its delivery. Measures to monitor progress in achieving the aspirations of the Plan are also identified. Once adopted the Borough Plan will replace the Borough Plan adopted in 2019.

The Borough Plan Review is a delivery document for the Council's Corporate Plan – 'Building a Better Borough'. The policies within the Borough Plan Review support the Council's vision of the Borough being the place of choice to live, work and visit. The Corporate Plan can be viewed on the council's website at: www.nuneatonandbedworth.gov.uk

The Preferred Options addresses the fundamental issues that policy needs to encompass over the coming years to ensure resilience and adaptation to climate change and measures to take in order to protect and improve the environment.¹ This includes achieving carbon neutrality by 2050, improving air and water quality, sustainable use of resources and promoting nature recovery.

The preferred Options public consultation is due to run from **Monday 13th June to Friday 22nd July 2022.**

¹ HM Government (2018). A Green Future: Our 25 Year Plan to Improve the Environment and Environment Act (2021).

What does the document cover and what are the key changes?

Housing

- Provides the Borough's housing need for the 15-year plan period. Based on the latest information available, this indicates a need of 646 dwellings per annum (dpa), a total of 9,690 dwellings. This figure does not account for the Census 2021 information which is due to be released in the summer 2022. The housing figure may therefore change, but the 646 dpa figure is the best available figure at this point.
- Allocates strategic and non-strategic housing sites to meet the Borough's needs, taking into account existing planning permissions.
- Sets requirements for affordable housing, including First Homes (properties discounted by 30% of market value), shared ownership and affordable rent properties.
- The strategy seeks to deliver a 'brownfield first' approach to make maximum use of underused or vacant sites within the urban areas before looking at countryside areas. No Green Belt sites are identified.

Employment

- Establishes the Borough's employment land needs. This is estimated to be 80.5 hectares of land for industrial and distribution/warehousing development, and 2 hectares of land for office development.
- Allocates strategic employment sites to meet the Borough's needs.

Town Centres

- Includes planning policies that seek to deliver the Transforming Nuneaton and Transforming Bedworth regeneration initiatives and promote town centre uses to encourage more visitors and businesses.

Design

- Includes more detailed policies to secure higher quality design for new developments.
- Sets higher requirements for the number of accessible, adaptable and wheelchair-friendly dwellings to be delivered to allow 100% future proofing for homes to the higher Building Regulations M4(2) category and 5% required to meet M4(3) standards.
- Greater emphasis on the use of Design Codes and Design Guides.
- Requirement for major employment proposals to be Building Research Establishment's Environmental Assessment Method (BREEAM) (very good standard) or Leadership in Energy and Environmental Design (LEED).

Climate change and carbon reduction

- Includes policies to support ground and air source heat pumps, solar thermal/ photovoltaic and biomass heating, as well as community/district heating schemes.
- Requires new developments to meet the Future Homes and Buildings Standard.
- Requires new developments to evidence that it will maximise water and energy efficiency.
- Implementation of measures to deliver higher levels of walking and cycling.

Biodiversity

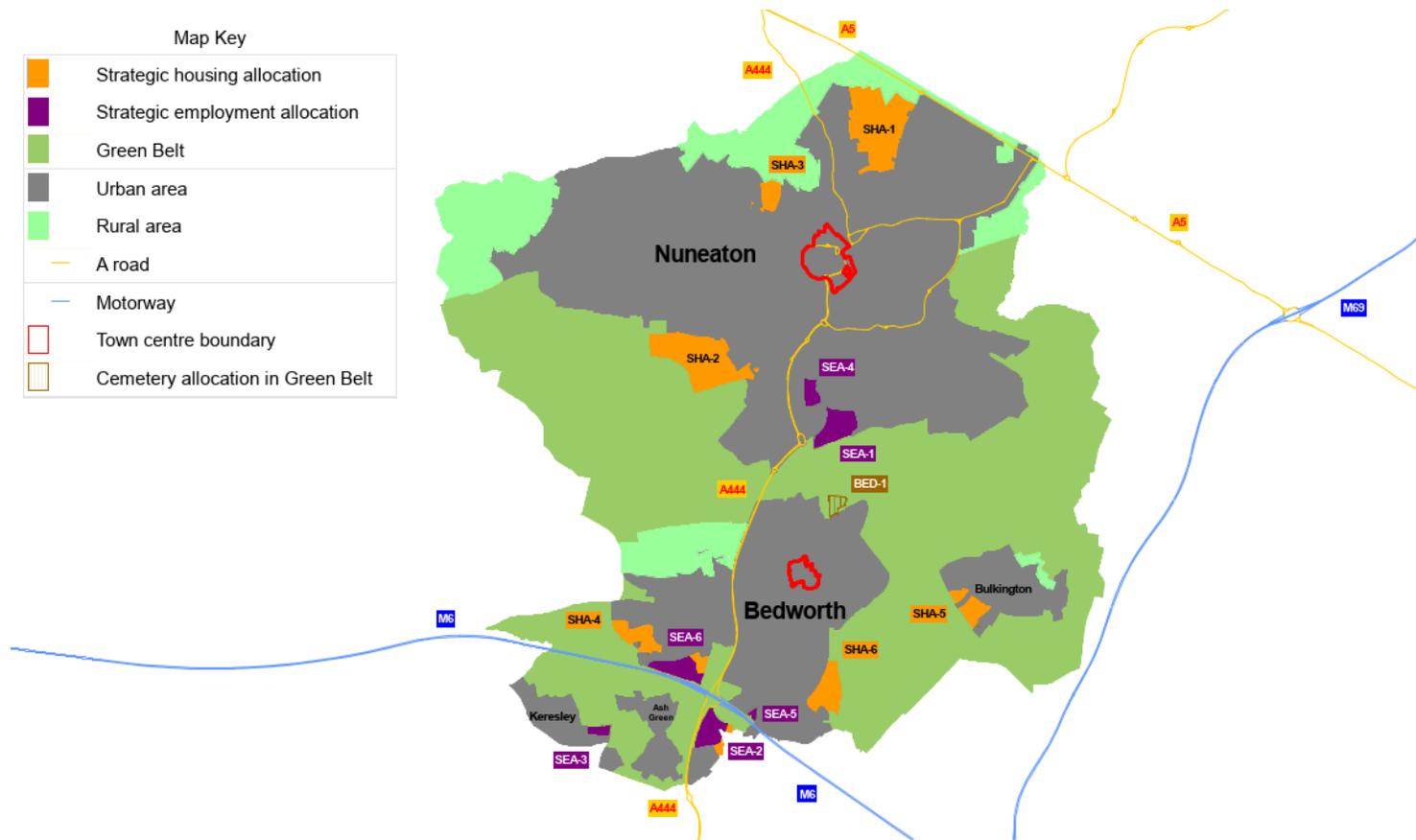
- Proposes that at least 10% biodiversity net gain is delivered on new development sites taken from its original condition prior to any clearance. The current Borough Plan policy requires no net loss of biodiversity.

Strategic and non-strategic sites:

There are 6 strategic housing allocation sites and 6 strategic employment sites proposed. Two of the employment sites include an element of residential development. The Preferred Options also proposes 26 non-strategic housing allocations. The proposed strategic housing and employment sites are shown below:

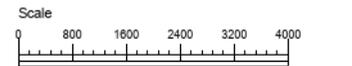
Map Key

	Strategic housing allocation
	Strategic employment allocation
	Green Belt
	Urban area
	Rural area
	A road
	Motorway
	Town centre boundary
	Cemetery allocation in Green Belt

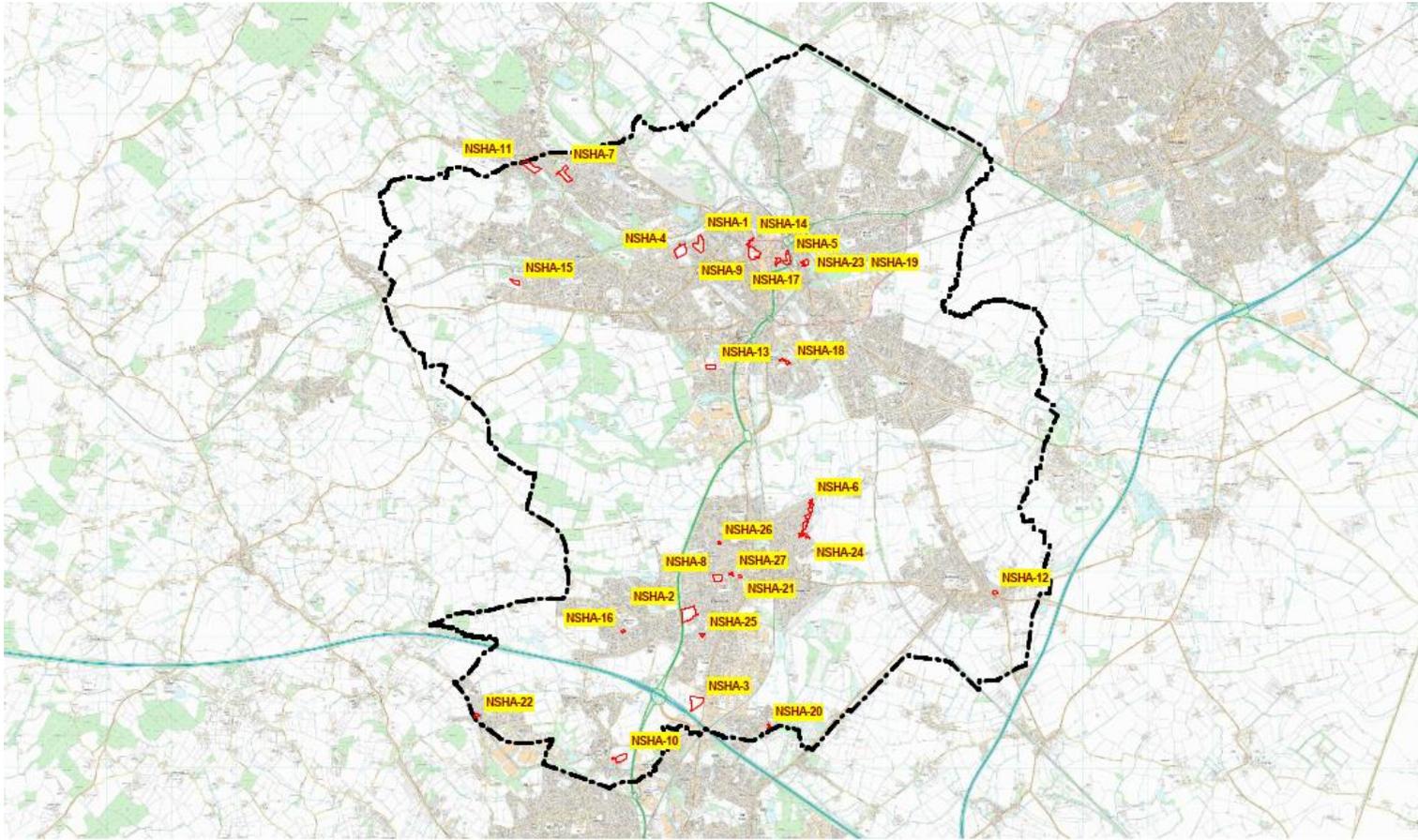


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Key Strategic Sites



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Non-Strategic Housing Allocations

How can I find out further information?

- All consultation and associated documents are available at www.nuneatonandbedworth.gov.uk/consult
- Hard copies of the documents are available to view at Bedworth Library and Bulkington Library, as well by appointment at Nuneaton Town Hall – please ring 024 76 376 328 to book an appointment.
- You can speak to one of our Planning Officers about the Borough Plan Review by ringing 024 7637 6328 during normal office hours. Alternatively, you can book in to receive a call back at a time that suits you.

How do I respond to the consultation?

You can help shape the future of the Borough and be involved with the Borough Plan Review. You can make comments using the following methods:

- Electronic response forms can be downloaded at www.nuneatonandbedworth.gov.uk/consult.
- Electronic response forms should be sent to planning.policy@nuneatonandbedworth.gov.uk.
- Paper response forms can be picked up from any drop-in events, as well as Nuneaton Town Hall, Bedworth Library and Bulkington Library.
- Paper response forms should be posted to Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton CV11 5AA.

Other contacts

- For queries relating to highways/transportation, school provision or fire and rescue matters, please contact Warwickshire County Council on 01926 410410 - <https://www.warwickshire.gov.uk/contactus>
- For queries relating to GP surgery provision, please contact the Coventry and Warwickshire Clinical Commissioning Group (CCG) – 024 7632 4399 <https://coventrywarwickshireccg.nhs.uk/contact/general-enquiries/>