

Enquiries to:
Democratic Services

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Date: 3rd January 2025

Our Ref: MM

Dear Sir/Madam,

A meeting of the **PLANNING APPLICATIONS COMMITTEE** will be held in **Council Chamber of the Town Hall, Nuneaton on Tuesday 14th January 2025 at 6.00p.m.**

Public Consultation on planning applications will commence at 6.00pm (see Agenda Item No. 6 for clarification).

A site visit will be taking place prior to this meeting.

Yours faithfully,

TOM SHARDLOW

Chief Executive

To: All Members of the Planning
Applications Committee

Councillor C. Phillips (Chair)
Councillors L. Cvetkovic, E. Amaechi,
P. Hickling, N. King, M. Kondakor,
S. Markham, B. Saru, J. Sheppard,
R. Smith and K. Wilson.

AGENDA

PART I - PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. APOLOGIES - To receive apologies for absence from the meeting.

3. MINUTES - To confirm the minutes of the meeting held on 17th December 2024, attached (**Page 6**).

4. DECLARATIONS OF INTEREST

To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda (**Page 11**). Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and

nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

5. DECLARATIONS OF CONTACT

Members are reminded that contacts about any Planning Applications on this agenda must be declared before the application is considered.

6. APPLICATIONS FOR PLANNING PERMISSION ON WHICH THE PUBLIC HAVE INDICATED A DESIRE TO SPEAK. EACH SPEAKER WILL BE ALLOWED 3 MINUTES ONLY TO MAKE THEIR POINTS – the report of the Head of Development Control, attached (**Page 14**).

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The Chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or Officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the Chair. The Chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the Chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

7. APPLICATIONS FOR PLANNING PERMISSION ON WHICH NO MEMBER OF THE PUBLIC HAS INDICATED A DESIRE TO SPEAK – the report of the Head of Development Control.
8. ANY OTHER ITEMS which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified).

Committee Site Visits
Planning Applications Committee – 14th January 2025

Members are advised that a site visit will take place prior to the Planning Applications Committee in connection with application 039592 - Land to the rear of 59-189 Goodyers End Lane, Site 114B008 - Hall Farm.

Members are asked to meet at 3.30 pm on Bowling Green Lane near to Goodyers End Primary School. Then it is a 100m+ walk down the road to the proposed access.

Committee Site Visits- Code of Conduct

The purpose of a site visit to an application site is to clarify and gather information on planning issues relating to the site. It is not to provide a forum for debate and discussion on the merits of the application. Therefore, Committee Site Visits will be conducted subject to the following criteria:

- a) A site visit is for the purpose of viewing the site and ascertaining facts. They will take place only if authorised by the Committee where the Committee considers it is unable to determine an application on the basis on the officers' report to the Committee alone.
- b) Authorised attendance at a site visit shall be limited to members of the Planning Applications Committee and appropriate Officers.
- c) There shall be no discussion of the merits of any application during the site visit. Such discussion will only take place at a meeting of the Committee.
- d) Applicants or their representative shall not be permitted to make representations to members of the Committee during a site visit. They may, however, give any purely factual information which is requested by members through the representative of the Development Control Department and which cannot be ascertained by viewing alone.
- e) At the start of the site visit the Chairman of the Planning Applications Committee or the representative of the Development Control Department will explain and make clear to all those attending the Code's requirements for the conduct of site visits.

NUNEATON AND BEDWORTH BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

17th December 2024

A meeting of the Planning Applications Committee was held in the Town Hall, Nuneaton on Tuesday, 17th December 2024.

Present

Councillor C. Phillips (Chair)

Councillors: E. Amaechi, L. Cvetkovic (Vice-Chair), P. Hickling, N. King, M. Kondakor, S. Markham, B. Saru, J. Sheppard and R. Smith

Apologies: Councillor K. Wilson.

PLA30 **Minutes**

RESOLVED that the minutes of the meeting held on the 19th November 2024 be approved, and signed by the Chair.

PLA31 **Declarations of Interest**

RESOLVED that the declarations of interests are as set out in the Schedule attached to these minutes.

PLA32 **Declarations of Contact**

Councillor C. Phillips declared that she had received contact in the form of an email from a resident in relation to application 040331.

IN PUBLIC SESSION

PLA33 **Planning Applications**

(Note: Names of the members of the public who submitted statements or spoke are recorded in the Schedule).

RESOLVED that decisions made on applications for planning permission are as shown in the attached schedule, for the reasons and with the conditions set out in the report and addendum, unless stated otherwise.

Chair

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION AND
RELATED MATTERS REFERRED TO IN MINUTE PLA33 OF THE
PLANNING APPLICATIONS COMMITTEE ON 17th DECEMBER 2024

1. 039592 – Site 114B008 – Hall Farm, Church Lane, Exhall

Applicant – Opus Land (Nuneaton) Ltd.

Public Speakers: Councillor Will Markham (Ward Councillor)
Councillor Rob Roze (Ward Councillor)
Mrs Beryl Timms (Objector)
Philip Bradley (Objector)
Keith Fenwick (Agent)

DECISION that a site visit be arranged in order for Members to assess access to the site for vehicles, bicycles and emergency services.

2. 040331 - 72 Cheverel Street, Nuneaton. CV11 5SD

Applicant – Mr Neil Green

Public Speakers: Daniel Green (Applicant)
Mustafa Khalifa (Objector)
Imteyaz Sheikh (Objector)

DECISION that planning permission be granted, subject the conditions as printed in the agenda.

Councillor B. Saru left the meeting before the next application was presented and discussed, due to being the applicant for the application and a Member of the Planning Applications Committee.

3. 040554 – Land Adj Gurkha Monument, Riversley Park, Coton Road,
Nuneaton. CV11 5TJ

Applicant – Councillor B. Saru

DECISION that

- a) Delegated Authority be given to the Assistant Director – Planning to grant consent for works to trees in a Conservation area, subject to no new issues being raised during the consultation period and subject to the conditions as printed in the agenda; and
- b) Delegated Authority be given to the Assistant Director – Planning to agree an additional condition requiring a replacement tree to be planted in the locality of the site, including the location and species of the new tree, together with the arrangements for maintenance of the tree by the applicant for an agreed period of time.

**Planning Applications Committee –
Schedule of Declarations of Interests – 2024/2025**

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	E. Amaechi	<ul style="list-style-type: none"> - Employed NHS Wales Shared Services Partnership (NWSSP) - Ricky Global Consultants Ltd -Purple Dove Events Ltd - Director – Techealth Ltd 	The Labour Party (sponsorship) - Foundation Governor - Our Lady and St. Joseph Academy, Nuneaton. - Member of: - British Computer Society. - Igbo Community Coventry. - Mbaise Community, Coventry. Representative on the following Outside Bodies: - Committee of Management of Hartshill and Nuneaton Recreation Ground - EQuIP: Equality and Inclusion Partnership - West Midlands Combined Audit, Risk and Assurance Committee - Pride in Camp Hill (PinCH)	
	L. Cvetkovic	Head of Geography (Teacher), Sidney Stringer Academy, Coventry	Trustee of Bulkington Volunteers (Founder); Bulkington Sports and Social Club (Trustee) Member on the following Outside Bodies: - Building Control Partnership Steering Group	
	P. Hickling	<ul style="list-style-type: none"> - Employed by Wyggeston and Queen Elizabeth I College (Teacher) - Pearson Education (Snr Examiner) 	The Labour Party (sponsorship) - Member of The Labour Party (CLP and Secretary of Nuneaton West) - Member of National Education Union	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			- Committee Member of Nuneaton Historical Association Representative on the following Outside Bodies: - Friendship Project for Children	
	N. King	Employed by Love Hair and Beauty	Representative on the following Outside Bodies: - Nuneaton Town Deal Board	
	M. Kondakor		- Member of the Green Party - Member of Nuneaton Harriers AC - Chair – Bedworth Symphony Orchestra	
	S. Markham	County Councillor – WCC (Portfolio Holder for Children’s Services)	Member of the following Outside Bodies: <ul style="list-style-type: none"> • Hammersley, Smith and Orton Charities • Trustee of Abbey Theatre • Bedworth Board • Free Speech Union • Exhall Multicultural Group 	
	C. Phillips	Member of Warwickshire County Council	- Chair of Governors – Stockingford Nursery School - Member of Labour Party - Part-time Carer	
	B. Saru	- Director – Saru Embroidery Ltd - Co-founder and Owner – Fish Tale Ale Beer	- Labour Party (sponsorship) - Chair of the British Gurkha Veterans Association Representative on the following Outside Bodies: - Armed Forces Covenant	
	J. Sheppard		- Director of Wembrook Community Centre. _____ - Member of Labour Party. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Sherbourne Asset Co Shareholder Committee • Warwickshire Direct Partnership • Warwickshire Waste Partnership • Nuneaton Neighbour Watch Committee 	Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre.
	R. Smith		- Conservative Party Member - Chair of Trustees - Volunteer Friends, Bulkington; - Trustee of Bulkington Sports and Social Club. - Trustee of Bulkington Volunteers	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	K.D. Wilson	Delivery Manager, Nuneaton and Warwick County Courts & West Midlands and Warwickshire Bailiffs, HMCTS, Warwickshire Justice Centre, Nuneaton	<ul style="list-style-type: none"> - Deputy Chairman – Nuneaton Conservative Association - Nuneaton Conservative association (sponsorship) - Board Member of the Conservative Councillors' Association. -Corporate Tenancies: properties are leased by NBBC to Nuneaton and Bedworth Community Enterprises Ltd, of which I am a Council appointed Director. Representative on the following Outside Bodies: <ul style="list-style-type: none"> - LGA People & Places Board (Member) - Director of Nuneaton and Bedworth Community Enterprises Ltd (NABCEL) - Director of Grayson Place (NBBC) Ltd 	

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	E. Amaechi	<ul style="list-style-type: none"> - Employed NHS Wales Shared Services Partnership (NWSSP) - Ricky Global Consultants Ltd -Purple Dove Events Ltd - Director – Techealth Ltd 	The Labour Party (sponsorship) - Foundation Governor - Our Lady and St. Joseph Academy, Nuneaton. - Member of: - British Computer Society. - Igbo Community Coventry. - Mbaise Community, Coventry. Representative on the following Outside Bodies: - Committee of Management of Hartshill and Nuneaton Recreation Ground - EQuIP: Equality and Inclusion Partnership - West Midlands Combined Audit, Risk and Assurance Committee - Pride in Camp Hill (PinCH)	
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	P. Hickling	<ul style="list-style-type: none"> - Employed by Wyggeston and Queen Elizabeth I College (Teacher) - Pearson Education (Snr Examiner) 	The Labour Party (sponsorship) - Member of The Labour Party (CLP and Secretary of Nuneaton West) - Member of National Education Union	

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Planning Applications Committee
14th January 2025

Applications for Planning Permission
Agenda Item Index

Planning Applications

Item No.	Reference	Ward	Address	Page No.
1.	039592	HE	Land to the rear of 59-189 Goodyers End Lane, Site 114B008 - Hall Farm	15

Wards:					
AR	Arbury	EA	Eastboro	SL	Slough
AT	Attleborough	EX	Exhall	SM	St Marys
BE	Bede	GC	Galley Common	SN	St Nicolas
BU	Bulkington	HE	Heath	SE	Stockingford East
CH	Camp Hill	MI	Milby	SW	Stockingford West
CC	Chilvers Coton	PO	Poplar	WE	Weddington
				WH	Whitestone

SITE VISITS

Item No.1

REFERENCE No. 039592

Site Address: Site 114B008 - Hall Farm, Church Lane, Exhall.

Description of Development: Outline planning application for the development of up to 86 dwellings (Use Class C3) and up to 70 bed care home (Use Class C2) including parking, open space, drainage and associated works with all matters reserved except for access (on to Bowling Green Lane).

Applicant: Opus Land (Nuneaton) Ltd.

Ward: HE

RECOMMENDATION:

Planning Committee is recommended to grant planning permission, subject to a legal agreement and the conditions printed.

INTRODUCTION:

Outline planning application for the development of up to 86 dwellings (Use Class C3) and up to 70 bed care home (Use Class C2) including parking, open space, drainage and associated works with all matters reserved except for access (on to Bowling Green Lane) at Site 114B008 - Hall Farm, Church Lane, Exhall.

The proposed site is located on the southern edge of Bedworth, just north of the M6, which runs east to west past the area. The other part of the allocated EMP7 site is to the south of this one and separates this site from the M6. Further to the south lies Coventry.

Located to the west of Bowling Green Lane, it enjoys strong connections to both local and major road networks. It is approximately 1.90 km (1.18 mi) southwest of Bedworth Town Centre, 6.18 km (3.84 mi) southwest of Nuneaton Town Centre, and 6.18 km (3.84 mi) north of Coventry City Centre via the A444.

The M6 to the south provides access to Birmingham and links to London via the M6 and M1, enhancing regional connectivity. While the site maintains a predominantly rural feel, it also has an “urban fringe” landscape character, bordered by Goodyers End Land to the north, and Goodyers End Primary School to its north-eastern periphery. The land comprises lush agricultural fields historically used for cultivation, arable farming, and grazing.

BACKGROUND:

This is an outline application with access being considered at this stage:

- Access – accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. Although the detailed form of the

proposed arrangements for vehicular access is, however, submitted for approval at this stage.

All other matters are reserved to be considered at a future stage and do not form part of this application, these reserved matters not considered with this application are:

- Layout – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development;
- Scale – the height, width and length of each building proposed in relation to its surroundings; and
- Appearance – the aspects of a building or place within the development which determine the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Landscaping – treatment of private and public space to enhance or protect the site’s amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences and walls.

RELEVANT PLANNING HISTORY:

- 039611 - Outline planning application for the demolition of all existing structures on site, the development of up to 60,000 sq m of commercial/industrial floorspace (Use Classes B2/B8/E(g)(ii and iii)) – Approved - 3.9.24

RELEVANT PLANNING POLICIES:

- Policies of the Borough Plan 2019:
 - DS1- Presumption in favour of sustainable development;
 - DS2 – Settlement Hierarchy and Roles;
 - DS3 - Development Principles;
 - DS6 - Employment Allocations;
 - DS7- Green Belt;
 - SA1- Development Principles on Strategic Sites;
 - EMP7- Bowling Green Lane;
 - E1- Nature of Employment Growth;
 - HS1 – Ensuring the Delivery of Infrastructure;
 - HS2 - Strategic Accessibility and Sustainable Transport;
 - NE1 - Green Infrastructure;
 - NE3 - Biodiversity and Geodiversity;
 - NE4 - Managing Flood Risk and Water Quality;
 - NE5 - Landscape Character;
 - BE1 - Contamination and Land Stability;
 - BE3 - Sustainable Design and Construction and
 - BE4 - Valuing and Conserving our Historic Environment
- Affordable Housing SPD 2020.
- Sustainable Design and Construction SPD 2020.
- Transport Demand Management Matters SPD 2022.
- “EMP7 Land off Bowling Green Lane” Concept Plan SPD 2019.
- National Policy Planning Framework (NPPF).
- National Planning Practice Guidance (NPPG).

CONSULTEES NOTIFIED:

Active Travel England, Cadent Gas, Central Network, CPRE, Coventry City Council, Environment Agency, Highways England, Historic England, National Grid, Natural England, NBBC Environmental Health, NBBC Housing, NBBC Parks, NBBC Planning Policy, NBBC Sports Development, NHS, Open Space Society, The Ramblers Association, Severn Trent Water, Warwickshire Police (Architectural Liaison Officer), Warwickshire Wildlife Trust, Warwickshire Archaeology, WCC Care Homes, WCC Highways, WCC Ecology, WCC Infrastructure, WCC Fire Safety, WCC Flood Risk Management, WCC Rights of Way, WCC Planning, Western Power.

CONSULTATION RESPONSES:

No objection subject to conditions from:

George Eliot Hospital Trust, NBBC Environmental Health, NBBC Parks, NBBC Sports Development, NHS, WCC Infrastructure, WCC Flood Risk Management, WCC Highways,

No objection from:

Cadent Gas, Coventry City Council, CPRE, NBBC Housing, Highways England, Environment Agency, WCC Fire Safety, Warwickshire Police (Architectural Liaison Officer), Historic England, WCC Rights of Way, National Grid, WCC Ecology, Warwickshire Archaeology, WCC Care Homes,

Comment from:

NBBC Planning Policy,

No comment from:

Active Travel England

No response from:

Central Networks, Natural England, Open Space Society, The Ramblers Association, Severn Trent Water, Warwickshire Wildlife Trust, WCC Planning, Western Power

NEIGHBOURS NOTIFIED:

84 Coventry Road, Exhall; 41, 47 Gallagher Road, Bedworth; 61-121 (odd), 107a, 107b, 161, 250 Goodyers End Lane, Bedworth; 21 Old Farm Lane, Coventry; Exhall Hall, School Lane, Exhall; 54 Smarts Road, Bedworth; 87 Somers Road, Keresley; 3 The Copse, Exhall; 56, 107 Vicarage Lane, Ash Green; 80 Armson Road, 104 Ash Green lane, "Goodyers End County First School", 30 Bowling Green Lane, 14 Tudor Court Church Lane, 5 Renison Road;

Neighbouring properties were sent letters notifying them of the proposed development on 9th May 2023, then again on 1st July 2024 (with 30 extra addresses written to 8th July 2024). Site notices were erected on street furniture on 9th May 2023 and the application was advertised in The Nuneaton News on 17th July 2024.

NEIGHBOUR RESPONSES:

There have been 49 objections from 20 addresses as well as 1 from Craig Tracey (former) MP, and 4 objections with no address provided. The comments are summarised below;

1. Loss of land for crops
2. People need access to open space
3. Low quality jobs, possibly automated
4. May cause antisocial behaviour from delivery drivers/employees
5. Impact on highway safety
6. Nearby HGV use on local routes
7. Creation of traffic and additional congestion
8. Noise and air pollution
9. Impact on car parking
10. Impact on flooding and surface water drainage
11. Impact on existing infrastructure without provision
12. Unsafe location for a care home
13. Impact on ecology, nature, river management and flood storage
14. The land is designated for industrial/employment use
15. No need for new housing
16. Bedworth Heath with merge with Coventry
17. Already not sufficient parking
18. Nearby school safety needs to be considered
19. Peak times are very busy
20. Needs structural assessment of bridges
21. The North Coventry Transport Plan needs to be passed
22. Greenfield land should be protected
23. The residents carried out a traffic survey

APPRAISAL:

The key issues to assess in the determination of this application are;

1. The Principle of the Development
2. Affordable Housing and Housing Mix,
3. Visual Amenity and Landscape Character,
4. Residential Amenity,
5. Highway Safety and Accessibility,
6. Flood Risk and Drainage,
7. Contamination and Land Stability,
8. Air Quality,
9. Ecology, Open Space and Biodiversity,
10. Heritage and Archaeology,
11. Planning Obligations,
12. Conclusion.

1. The Principle of Residential Development

The National Planning Policy Framework (NPPF) sets out that the planning system should promote sustainable development, outlined through its economic, social, and environmental pillars (paragraph 8). It emphasises a presumption in favour of sustainable development (paragraph 11), which means that applications should generally be approved if they align with the adopted development plan and NPPF, unless significant adverse impacts or other material considerations suggest otherwise.

This principle is also reinforced in Policy DS1 of the Borough Plan (2019), which serves as a guiding theme throughout planning processes and decisions.

Policy DS2 further defines a settlement hierarchy within the Borough, designating Nuneaton as the primary hub for employment, housing, town centre activities, and services. The site in question is an allocated site within Exhall on the outskirts of Bedworth, aligning it with the objectives of Policy DS2 as a secondary centre for employment.

In regard to housing land supply; paragraph 226 of the now superseded NPPF 2023 has been amended and now Paragraphs 78 and 79 (NPPF 2024) are relevant, together with the updated Planning Practice Guidance (PPG) on housing land supply. This requires NBBC to maintain a five-year housing land supply, with a 5% buffer (due to completions being below the 80% figure). The new NPPF still means that given that the Borough Plan, adopted in June 2019, is now over five years old, the Council must rely on local housing need assessments calculated through the standard method unless special circumstances justify a different approach that considers present and projected demographic trends and market signals.

The adopted Borough Plan allocates several strategic sites to meet local employment and housing needs, each tied to core policies. Specifically, Policy EMP7 allocates the Bowling Green Lane site (of which this is part) for strategic employment uses, including B1, B2, and B8 classes. Previously part of the Green Belt, this site was removed upon the Borough Plan's adoption in 2019. EMP7 outlines essential development criteria, such as establishing a new junction, integrating a site-specific cycle network, securing developer contributions to local bus services, and ensuring a suitable sewage connection to the existing drainage network. It further details development form requirements, such as landscape buffers, ecological enhancements, preserving public rights of way, and guidelines on building scale, massing, and orientation.

In response to evolving development needs, the Borough Council initiated an immediate review of the Borough Plan, extending its timeframe to 2039. A draft of this Emerging Plan underwent public consultation in September and October 2023. Under draft Policy SEA-6, Bowling Green Lane is proposed as a strategic allocation for mixed-use, incorporating approximately 19 hectares for employment and around 7 hectares for residential units in the site's northeastern area. The policy's development form requirements include boundary landscape buffers, ecological enhancements, retention of public pathways, reduced building mass near the site's northern edge, and specific orientation guidelines for employment buildings to minimise visual impact.

The Borough Plan Review, currently at examination in public, with the roundtable discussions taking place between July and October 2024. During the site-specific hearing sessions, there was minimal contention regarding the allocation of this site for mixed use including residential and in light of the Inspectors' Post Hearing Letter saying the plan can be found sound subject to Main Modifications, it is considered that **moderate** weight can be attached to the emerging Borough Plan Review.

2. Affordable Housing and Housing Mix

Under Policy H2 of the Borough Plan, residential developments with 15 or more units are required to include 25% affordable housing. Proposals must adhere to the guidelines outlined in the Affordable Housing Supplementary Planning Document (Affordable Housing SPD) and base the tenure mix on evidence from the Council's Housing Register and the Strategic Housing Market Assessment (SHMA). The latest data on housing needs in the Borough, outlined in the Coventry & Warwickshire Housing & Economic Development Needs Assessment (HEDNA, November 2022), highlights a growing demand for affordable housing across Coventry & Warwickshire, with Nuneaton and Bedworth specifically requiring 407 affordable homes per year to meet local needs.

Over the past decade, affordable housing delivery in Nuneaton and Bedworth has averaged only 100–150 units per year, with the last five years seeing an average delivery of 141 units annually. There is an acute need for affordable housing, a point reinforced by the January 2023 Borough Plan Committee report, which acknowledged the substantial shortfall in available affordable units. The Sub-Regional HEDNA also concluded that the extent of the need justifies considering an overall increase in housing provision to help bridge this gap.

This outline planning application seeks approval for up to 86 dwellings, with 25% designated as affordable, in line with Policy H2 and the Affordable Housing SPD. Although the specific tenure mix will be determined at the reserved matters stage, the project will provide a suitable range of affordable housing options to reflect the Council's evidence-based needs and respond to the most current data available from the HEDNA. The development's design will also be tenure-blind, ensuring no visual distinction between private and affordable units, with varied unit types and sizes to accommodate a broad spectrum of local needs.

This proposal aligns with the Borough Plan's objectives by providing supply of affordable housing, addressing an urgent shortfall, and contributing positively toward the Borough's affordable housing targets. There is significant weight attached to the provision of affordable housing.

Market Housing:

In terms of general market housing, Policy H1 of the Borough Plan states that development is required to provide a mix of housing types, sizes and tenures based on the need and demand identified in the most up to date Strategic Housing Market Assessment (SHMA), as well as the characteristics of the surrounding area. As this is an outline application, no further details have been submitted in relation to the housing mix. This would form part of subsequent reserved matters and an assessment would be made at that time.

3. Visual Amenity and Landscape Character

The NPPF emphasises the need to respect and preserve the inherent character and beauty of the countryside (paragraph 187). In assessing the suitability of this development site, the Council's TEP Land Use Designations Study, including the 2012 Landscape Character Assessment, Policy Recommendations, Site Analysis and Selection, and Individual Site Assessment, provide essential background. These studies guided the Borough Plan by examining the existing landscape character and assessing each area's capacity for change, dividing rural land into parcels for detailed analysis. The

conclusions from these studies are, therefore, significant material considerations in determining this application.

The proposed site lies within agricultural land between the M6 motorway to the south and Bedworth's edge to the north, bordered by Goodyers End Primary School and nearby residential properties along Goodyers End Lane. South of the M6 begins the northern fringe of Coventry, with the city centre about 6 km further south, situating the site at the outskirts of the broader urban area. The proposal includes up to 86 homes and a 70-bed care home, forming a new development on this rural-urban interface.

The site is located within National Character Area (NCA) 97: Arden, typified by farmland and former wood-pasture, part of the West Midlands' conurbation. Additionally, NCA 94: Leicestershire Vales lies just east of the site, marked by low-lying clay vales interwoven with river valleys. Locally, the area is within the Nuneaton and Bedworth Landscape Character Area 7 (LCA 7): Keresley Urban Fringe, encompassing land under the jurisdiction of Nuneaton and Bedworth Borough Council, with small portions extending into Coventry, North Warwickshire, and Rugby Borough Councils' territories.

An accompanying Landscape & Visual Impact Assessment (LVIA) was submitted with the application. As the precise layout remains a reserved matter at this outline stage, the LVIA evaluates the entire site. The built footprint will include the 86 homes, the care facility, and related areas for domestic gardens, parking, access routes, drainage, and landscaping. Located at the southern edge of Goodyers End Lane within a patchwork of farmland, trunk roads, residential neighbourhoods, and commercial areas, the site reflects the diverse and interwoven land uses typical of an urban fringe. Existing vegetation along the boundaries will largely be preserved, though some removal will likely be necessary for road access improvements; new native shrubs and trees are proposed to reinforce a landscape buffer around the site.

The LVIA anticipates that the development's impact on the landscape character of the Keresley Urban Fringe will be locally significant but ultimately modest, expected to reduce from Moderate/Minor adverse upon completion to a Minor adverse effect as planted buffers mature. Likewise, initial Moderate/Minor impacts on the character of Goodyers End Lane are projected to diminish over time. Visual impacts will primarily affect nearby Public Rights of Way (PRoW) and local roads, with minor adverse effects anticipated due to the M6 motorway's view of the site.

Cumulative impacts from this development are expected to be minor, with landscape resilience seen as sufficient to integrate the development within the urban fringe context. While the residential build-out will alter the character of the area, this effect is likely to be less pronounced than what might result from the employment uses allocated for this site in the adopted Plan. Additionally, the site's allocation for some built form in the Borough Plan, with Policy EMP7 and aligning more with the emerging SEA6, acknowledges that development will impact the landscape character but also brings notable benefits that should be weighed in the planning balance.

In conclusion, the proposed development's effect on the broader landscape character is assessed as minimal, with limited visual impact. As an allocated site, its development is seen as contributing positively, with long-term mitigation measures in place to address initial adverse effects on both landscape and visual amenity.

4. Residential Amenity

Policy BE3 of the Borough Plan 2019 emphasises that all development proposals must enhance local distinctiveness and character, with particular attention to safeguarding residential amenity for both current and future occupants.

In alignment with Policy BE3, 35% of new homes are required to meet the optional Building Regulations standard M4(2) for accessible and adaptable dwellings. Furthermore, all home types must meet the Nationally Described Space Standards, provide sufficient private outdoor space, and include rainwater harvesting systems.

Although this application is currently at the outline stage and does not address detailed design or layout, any future reserved matters applications must fulfil these standards. This includes compliance with minimum separation distances for both existing and new properties, as specified in the Sustainable Design & Construction SPD 2020.

Additionally, Policy HS5 of the Borough Plan, supported by the Sustainable Design & Construction SPD, requires Health Impact Assessments (HIA) for major developments. In this case, an HIA has been completed, and the proposed development has been evaluated against the 12 Building for a Healthy Life criteria, achieving a green rating across all metrics.

The Noise Impact Assessment was based on a noise survey conducted over a 24-hour weekday period to evaluate the existing background and ambient noise levels at the proposed residential site. The recorded ambient noise levels reflect the influence of nearby noise sources, including the arterial road network surrounding the site.

The residential traffic analysis indicated a minimal noise impact, with only a small change in basic noise levels on nearby roads in the initial year due to site-related traffic, signifying a negligible effect. In subsequent years, a slightly higher increase (of up to +0.8 LA10,18hour, compared to +0.3) was projected, also indicating a negligible impact.

An additional traffic assessment examined the impact of proposed adjacent commercial premises on the residential development. The calculated LA10,18hour was converted to an LAeq,16hour to compare it with baseline measurements both with and without the commercial premises. The assessment found that predicted noise levels across the site would result in a low adverse impact on the new residences, and that BS 8233 internal noise guidelines could be met with appropriate façade mitigation measures.

The suggested façade mitigation, which includes using standard or acoustic double-glazing and standard or acoustic wall or slot vents, can effectively control interior noise levels and is readily available from multiple manufacturers.

For dwellings situated further from noise-sensitive boundaries, ventilation can be achieved with openable windows and standard double-glazing. Noise levels for outdoor amenity spaces are estimated at 55.0 dB LAeq,T during the daytime, remaining within WHO guidance for acceptable outdoor noise, indicating that no further site-wide mitigation is required.

The NBBC Environmental Health team has reviewed the Noise Assessment and raised no objections, provided a condition is included requiring a noise attenuation scheme that specifies necessary measures, such as glazing, ventilation, and boundary treatments.

In summary, this outline planning permission demonstrates that potential impacts on future and existing residential amenity by way of noise can be effectively managed through well-prepared reserved matters applications and the implementation of appropriate conditions. This is in accordance with the NPPF, NPPG and the Borough Plan 2019.

5. Highway Safety and Accessibility

The NPPF states that it should be ensured that safe and suitable access to the site can be achieved for all users (paragraph 108). Access is proposed directly from Bowling Green Lane via a T-junction, and the position of the access is in general accordance with Policy HSG7 and the Concept Plan SPD.

WCC Highways have no objection to the proposal and to the proposed access design, location and width.

Site Access

The proposed access to the site will be provided via a priority T-junction, featuring a 5.5-meter-wide carriageway flanked by 2.0-meter-wide footways on both sides. Visibility splays of 2.4 meters by 98 meters to the north and 2.4 meters by 115 meters to the south are achievable, based on the 85th percentile vehicle speeds recorded for the adjacent road. The detailed design of the proposed access is illustrated on Drawing 24078-04a-3.

Vehicle tracking analysis has been conducted to ensure the junction can accommodate the movements of a local refuse collection vehicle. The results confirm that the vehicle can safely perform the required weekly manoeuvres while maintaining a safe and functional residential site access. These details are shown on Drawing 24078-04a-4.

Pedestrian and Cycle Access

The internal road network will include 2.0-meter-wide footways on both sides of the carriageway, ensuring safe and convenient pedestrian connectivity. These footways will seamlessly integrate with the existing footpath along Bowling Green Lane, enhancing accessibility for pedestrians and cyclists.

National Highways have no objections to the scheme in regard to the nearby M6 which is a main trunk road under their jurisdiction.

WCC Highways have requested conditions and planning obligations which will be included on any approval and secured via a legal agreement.

6. Flood Risk and Drainage

The NPPF requires that consideration is given to the potential impact of flooding upon the new development whilst also ensuring that flood risk is not increased elsewhere as a result of it (paragraph 172). It also sets out a sequential risk-based approach to the location of development to steer this away from the areas at highest risk. Further guidance is provided on flooding and flood risk in the National Planning practice Guidance. Borough Plan Policy NE4 also deals with Managing Flood Risk. The site is not within the floodplain (it is entirely in Flood Zone 1) and therefore has a low level of fluvial flood risk.

A Flood Risk Assessment (FRA) has been submitted with the application. Its conclusions state that surface water runoff will be limited to the greenfield rate of 26.0 l/s using a vortex flow control, with discharge directed to the River Sowe on the site's eastern boundary. The drainage system is designed to manage storm events up to a 1-in-100-year frequency, including a 40% allowance for climate change.

Approximately 2,300m³ of storage will be provided through cellular storage units and swales. Sustainable drainage systems (SuDS) have been integrated into the design to ensure on-site attenuation of surface water via these storage methods.

Drainage Network and Outfall to River Sowe

The land east of the development up to the River Sowe, designated as public highway, is managed by Warwickshire County Council, and an agreement for installing the proposed sewer within this highway land will be established during the S278 application process, the principle for which has already been confirmed in writing by the Highway Authority as acceptable, and it is the same drainage solution/outfall as already approved under the Employment allocation. Since the River Sowe is a classified Main River under the Environment Agency (EA), the outfall into the river requires a Standard Rule Permit (SR 2015 No. 27) due to the 300mm pipe diameter. Contact has been made with the EA to discuss the outfall, with a response now awaited.

Attenuation Features and Sustainable Drainage Systems (SuDS)

The drainage design includes various SuDS features to manage water flow and improve quality. At the care home, a proposed attenuation tank provides onsite storage to reduce flow rates and velocities within the pipe network. Permeable paving in the care home car park has been added to enhance water quality before routing flow to the storage tank for the necessary volumetric attenuation. Alternative above-ground SuDS features, such as swales or ponds, were deemed unsuitable at the care home due to potential health and safety concerns for residents.

For the residential development, drainage incorporates two swales totalling 280m in length. These swales include regularly spaced check dams, constructed with gabion baskets filled with stone, to slow water flow, maximise storage, and filter out debris and sediment. This design creates a treatment train effect within the single SuDS feature, meeting the CIRIA C753 simple index method requirements due to the low pollution hazard level associated with residential developments.

Opportunities to add MicroSuDS features will be evaluated during the detailed design stage.

Site Investigations and Further Testing

Further testing is proposed following any grant of outline approval. This will include BRE 365 soakage testing at key SuDS feature locations and other points across the site to determine if localised infiltration is feasible. Conditioning for the site investigation results is recommended, with a review of the drainage design post-investigation.

Permeable Paving and Maintenance Considerations

Permeable paving has been integrated into the car parks for each unit and the care home (covering approximately 780m²). However, individual residential driveways will not include permeable paving due to potential maintenance issues, which could reduce efficiency and lead to localised ponding. To address this, permeable paving will be provided for the driveways of affordable housing units—approximately 25% of the total

residential development area, or about 1,125m². This paving will be maintained by a management company responsible for other on-site drainage infrastructure, ensuring long-term functionality. This drainage design balances effective water management with maintenance feasibility, environmental compliance, and site-specific considerations.

WCC Flood Risk Management have responded to the consultation, and amendments, with 'no objection subject to conditions'. It is considered that the conditions proposed will adequately mitigate any potential impact on flood risk, and this complies with Policy NE4 of the adopted Borough Plan 2019.

7. Contamination and Land Stability

The NPPF sets out that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination and to ensure that contaminated land does not affect the health of the future occupiers of new development (paragraph 189).

Policy BE1 of the Borough Plan also requires that development proposals located on or adjacent to land which may have been subject to contamination and/or land instability will need to demonstrate that measures can be taken to effectively mitigate the impacts of land contamination and instability on public health, environmental quality, the built environment and general amenity and that the development site is or will be made suitable for the proposed final use.

It is within this context that a Ground Investigation Report has been submitted with the application. The Ground Investigation Report recommends that no further work is necessary therefore NBBC Environmental Health have requested the standard contaminated land conditions.

8. Air Quality

The NPPF highlights the role of planning policies and decisions in meeting pollutant limits as a national objective, taking into account factors such as Air Quality Management Areas, Clean Air Zones, and cumulative impacts from nearby sites (paragraph 192 of the NPPF). It stresses the need to identify opportunities to improve air quality or mitigate its adverse effects.

In particular, Paragraph 187 of the NPPF requires that planning decisions support the protection and enhancement of the natural and local environment, ensuring that developments avoid unacceptable levels of pollution or environmental risk. An Air Quality Impact Assessment (AQIA) has been submitted with this application, detailing the predicted levels of pollutants at receptors within the development site and confirming compliance with UK Air Quality Standards objectives.

NBBC Environmental Health has reviewed the AQIA assessment and has no objections, provided conditions are added to any decision, including the development of a dust management plan and the installation of electric vehicle charging points.

9. Ecology, Open Space and Biodiversity

Ecology

The NPPF outlines a need to minimise the impact of proposed developments on biodiversity as well as contributing to and enhancing this where possible (paragraph 192). It particularly highlights the need to consider the impact on ecological networks, protected wildlife, priority species and priority habitats.

An Ecology Impact Assessment has been submitted with the application. The Ecology Impact Assessment confirms that the site comprises predominantly of an arable field with associated agricultural buildings in the southern section of the site.

As part of the application, a preliminary ecological assessment and an arboricultural assessment have been submitted. Additionally, a series of targeted habitat and species surveys were commissioned to further evaluate the ecological value and potential constraints of the site.

To support these assessments, BSG Ecology contacted the Warwickshire Biological Records Centre (WBRC) on Thursday, 9 June 2022. The request to WBRC included data on non-statutory designated sites, such as Local Wildlife Sites (LWSs), and records of protected species within a 2 km radius of the site boundary. At the time of writing, this data had not yet been received.

To complement the request to WBRC, the Multi-Agency Geographic Information for the Countryside (MAGIC) database was consulted in 2022. This online resource was used to identify any statutory designated sites within 2 km of the site, such as Sites of Special Scientific Interest (SSSIs) or Special Protection Areas (SPAs), as well as any registered ancient woodlands. Additionally, the search checked for European Protected Species Mitigation (EPSM) licenses granted within the same radius, providing further insights into the site's ecological context.

An analysis of aerial photographs and Ordnance Survey mapping was also carried out. This review aimed to identify ponds within 250 meters of the site boundary to assess the potential presence of great crested newts and to understand the site's broader environmental context, including habitat connectivity and historical land uses.

On 10 June 2022, an extended Phase 1 habitat survey was conducted. The survey followed the Joint Nature Conservation Committee (JNCC) guidelines (JNCC 2016) and involved a systematic walkover of the site. During the survey, habitats were recorded and mapped, with target notes made on plant species and features of ecological interest. Supporting evidence, including photographs, was also collected (refer to Section 8). Weather conditions on the survey date were favourable, being dry, calm, and clear, with a recorded temperature of 16°C.

This extended survey went beyond standard habitat mapping to assess the site's potential to support protected and notable species. Particular attention was given to searching for evidence of badgers (*Meles meles*) and evaluating habitats for their suitability to support species of conservation importance.

A preliminary roost assessment (PRA) was conducted on trees and buildings within the site as part of the habitat survey. While the overall ecological value of the site was assessed as limited, certain features such as hedgerows, woodland, and mature trees were identified as having significant ecological interest within the site's context.

Key habitat types, including woodland, grassland, scrub, hedgerows, and trees, were found to have the potential to support a range of protected and notable species, including

bats, nesting birds, reptiles, and great crested newts. Consequently, further assessments and species-specific ecological surveys are recommended. These include detailed surveys to determine the presence or likely absence of bats, reptiles, and (subject to the outcomes of an environmental DNA (eDNA) survey) great crested newts.

Open Space

The Landscape Masterplan and Illustrative Masterplan (which is purely indicative as Layout is a reserved matter) highlight how the southern areas of the proposed development are designed to incorporate a strategic landscaped zone. This area includes drainage features and the overhead pylons within the easement area, ensuring efficient use of this part of the site. In line with the requirements of Policy EMP7 and the Concept Plan Supplementary Planning Document (SPD), this southern boundary serves as a key interface with the adjacent proposed employment development. The inclusion of a soft landscaping buffer along this boundary helps to transition between the two land uses, effectively minimising potential conflicts. The buffers effectiveness is further enhanced through the proposed planting of trees and native hedgerows, providing natural screening for the employment units and contributing to the overall visual amenity.

On the northern edge of the site, an open space area forms part of a broader landscape framework, as required by Policy EMP7. This open space adjoins the open areas which run towards the southern boundary shared with the proposed employment development and incorporates a strategic landscape corridor. This corridor acts as a natural buffer between the residential and employment land uses and features a diverse array of treatments, including planted meadows, wetland areas, thicket planting (woodland edge), large-stature trees, and zones of amenity grass.

The inclusion of the public footpath within this landscaped corridor not only increases the overall permeability of the residential development but also supports walkability within the site and its surroundings. This creates a visually appealing link between the residential site, the wider area, and the natural landscape, benefiting both future residents and the broader community.

NBBC Parks have responded to the latest set of amended plans with no objection.

WCC Ecology have also responded with no objection to the scheme subject to conditions which will be included on any approval.

Overall it is considered that the impact on ecology, open space and biodiversity are acceptable.

10. Heritage and Archaeology

Policy BE4 of the Borough Plan states that development proposals which sustain and enhance the borough's heritage assets including listed buildings, conservation areas scheduled monuments, registered parks and gardens, archaeology, historic landscapes and townscapes, will be approved.

The NPPF defines a heritage asset as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

A Heritage Assessment was submitted with the scheme which set out a desk-based assessment which evaluated the potential impacts of the proposed development on any below-ground archaeological remains within the Potential Development Area (PDA) and on the setting of heritage assets within the wider study area. The assessment has been conducted in accordance with relevant planning policies and guidance.

The site does not contain any designated heritage assets, as defined in Annex 2 of the National Planning Policy Framework (NPPF). Consequently, there is no presumption in favour of retaining or preserving such assets in situ. Furthermore, the proposed development is not expected to cause harm to the significance of any surrounding designated heritage assets, including impacts on their setting. The proposals align with the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant provisions of the NPPF, and Policy BE4 of the Nuneaton and Bedworth Borough Plan (2011–2031).

Regarding non-designated heritage assets, the potential for the site to contain unknown archaeological remains of high or medium significance is assessed as low. The remains present are primarily considered to be of negligible value, likely related to medieval and later farming practices.

As part of the pre-planning investigations, an archaeological geophysical survey was undertaken by Headland Archaeology in 2023. This survey identified a curvilinear anomaly in the southwest corner of the site, which may represent the remains of an enclosure ditch, along with limited evidence of medieval ridge and furrow agricultural features in certain areas.

The proposed development is not anticipated to conflict with any relevant legislation, national planning policies, or local planning policies. It is therefore considered that the likely impacts of the development on both designated and non-designated heritage assets are not sufficiently significant to warrant refusal of the planning application.

The proposals comply with the relevant paragraphs of the NPPF (particularly paragraphs 194, 196, 203, and 206) and Policy BE4 of the Borough Plan 2019.

11. Planning Obligations

The NPPF sets out that the planning obligations should be considered where otherwise unacceptable development could be made acceptable. However Paragraph 58 of the NPPF 2024 notes that these obligations should only be sought where they meet all of the following tests:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

Paragraph 98 of the NPPF also outlines the need for planning to take account of and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 122 (2) of the CIL Regulations reiterates that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation

is compliant with these three tests. It is therefore necessary to have regard to these three tests when considering the acceptability of planning obligations.

Organisation	Request For	Contribution	Notes
NHS – Coventry and Warwickshire Integrated Care Board	Provision of healthcare in the area	£204,147	
George Eliot Hospital Trust	Monies for the provision of healthcare at George Eliot Hospital	£96,237	Not considered CIL compliant so will not be included in S106
WCC Infrastructure	Libraries - Care Home Libraries – Homes Education Provision SEN Public Transport – Bus Services Public Rights of Way Sustainable Travel Promotion	£766.00 £1,882.00 £74,064.00 £326,000.00 £2,759.68 £1,630.00	
WCC Highways	Longford Road Junction Improvements Junction 3 Improvements Road Safety- Care Home Road Safety- dwellings	£276,940.50 £99,365.35 £3,500.00 £4,300.00	
NBBC Parks	Play and open space facilities	£229,050.99	
NBBC Sports	For the provision of sports facilities	£198,449.15	

The above contributions have been accepted by the applicant as CIL compliant with the exception of the GEHT monies as listed above.

12. Conclusion

In conclusion, the proposed development brings substantial public benefits, including the delivery of much needed housing (both market and affordable), enhancements to local biodiversity, and infrastructure contributions. While some localised impacts, such as changes to the visual landscape and increased activity levels, are acknowledged, these are not considered to significantly or demonstrably outweigh the benefits of the scheme. The proposal is considered to comply with the

development plan when moderate weight is applied to the emerging Borough Plan Review, when read as a whole and accords with national planning policies.

It is therefore recommended that planning permission be granted, subject to the imposition of appropriate conditions and the completion of a Section 106 agreement to secure the necessary obligations.

REASONS FOR APPROVAL:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

SCHEDULE OF CONDITIONS:

4. The development shall not be carried out other than in general accordance with the approved plans contained in the following schedule:

Plan Title	Plan No.	Date Received
Site Location Plan	1500 Rev P7	27 th Apr 2023
Parameters Plan	1202 Rev P12	11 th Nov 2024
Proposed Resi. Site Access	24078-04-3 Rev A	27 th Apr 2023

5. Prior to the approval of any applications for the approval of reserved matters, a Phasing Plan and Strategy shall be submitted to and approved in writing by the local planning authority. The Phasing Plan and Strategy shall provide details of the sequence and timing of development across the entire site, including:

- a. The provision of all major infrastructure including improvements to the surrounding road infrastructure, all site accesses, internal roads, footpaths, and cycle ways.
- b. Ecological and landscaping enhancement areas.
- c. Surface water drainage installation and operation.
- d. Public open space
- e. The residential dwellings
- f. The care home

The development shall not be carried out other than in accordance with the approved Phasing Plan and Strategy.

6. No phase of development shall commence including any site clearance, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to through the construction period. The approved plan shall provide for:

- i. The routing and parking of vehicles of HGVs, site operatives and visitors;
- ii. Hours of work;
- iii. Loading and unloading of plant/materials.
- iv. Storage of plant and materials used in constructing the development.
- v. The erection and maintenance of security hoarding.
- vi. Wheel washing facilities to prevent mud and debris being passed onto the highway.

- vii. A scheme for recycling/disposing of waste resulting from construction works.
- viii. Measures to control the emission of dust and dirt during construction;
- ix. Emergency contact details that can be used by the Local Planning Authority, Warwickshire County Council and public during the construction period.
- x. A Dust Management Plan for the construction phase.

Only the agreed details shall be implemented on site and shall be adhered to throughout the duration of construction.

7. No phase of development above slab level (excluding site clearance) hereby approved shall commence until full details and samples of materials proposed to be used in the external parts of any building in that phase have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

8. No phase of development (excluding site clearance) shall commence until full details of the site levels and finished floor levels have been submitted for that phase to and approved in writing by the local planning authority. No construction work shall be carried out other than in accordance with the approved details.

9. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
2. Where infiltration is demonstrated to not be feasible, limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 26l/s for the site in line with the approved surface water drainage strategy.
3. Where the drainage scheme proposes to connect into a 3rd party asset, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of land ownership plans showing riparian ownership, land drainage consent, flood risk activity permit or agreement under Section 106 of the Water Industry Act (1991).
4. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date may be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
5. Provide detailed drawings including cross sections, of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
6. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.

- b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
 - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
7. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
- a. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - b. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - c. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

10. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (SBK-22-178-C-002 Rev PO1) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

- 1. Demonstration that any departure from the agreed design is in keeping with the approved principles.
- 2. Any As-Built Drawings and accompanying photos
- 3. Results of any performance testing undertaken as a part of the application process (if required / necessary)
- 4. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- 5. Confirmation that the system is free from defects, damage and foreign objects

11. No occupation of the development shall take place until a detailed, site specific maintenance plan has been submitted to and approved in writing by the LPA (in consultation with the WCC Flood Risk Team). Such maintenance plan should;

- 1. Provide the name of the party responsible, including contact name, address, email address and phone number
- 2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
- 3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
- 4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

12. No development above slab level (excluding site clearance) shall commence until a noise attenuation scheme (including glazing, ventilation, orientation, and barrier details where appropriate) to meet the standard for internal and external noise levels defined in table 4 and section 7.7.3.2 of BS8233:2014 -including 45dB LAFmax in bedrooms at night (11pm -7am) has first been submitted to and approved in writing by the local planning authority. Specifically, with reference to those locations that are subject to higher noise levels. No building shall be occupied other than in accordance with the approved details.

13. Access for vehicles to the site from the public highway (Bowling Green Lane) via a priority controlled junction shall not be made other than in general accordance with the approved drawing number 24078-04-3 Rev A (allowing for any minor change required as part of the approval process under S278 of the Highways Act).

14. No dwelling shall be occupied until the priority site access junction (drawing no. 24078-04-3 Rev A) which makes suitable provision for vehicle and pedestrian accessibility has been laid out and constructed within the public highway in accordance with a gradient of 1:50 for the first 15 metres, as measured from the near edge of the public highway carriageway, and no greater than 1:20 thereafter, and all necessary alterations to the carriageway and footway/cycleway links to the site including dropped kerbed pedestrian/cycleway crossing points have been constructed.

15. No development above slab level of any phase shall commence until full details showing the location of bus stops to serve the site on Bowling Green Lane, including reference to footway connections, have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the bus stop works have been laid out in accordance with the approved details.

16. No development above slab level of the proposed Care Home facility shall commence until full details of the provision of the accesses, car parking, manoeuvring and service areas, including surfacing, drainage, levels and end of trip changing facilities at each unit have been submitted to and approved in writing by the Council. No building shall be occupied until the areas have been laid out in accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

17. No later than 6 (six) months after first occupation of any residential dwelling an updated Travel Plan will be submitted and approved in writing by the Local Planning Authority in consultation with the Local Highway Authorities to include arrangements for ongoing monitoring of implementation and effectiveness with targets to reduce private car movements to and from the site. The plan shall:

- (i) specify targets for the proportion of residents traveling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels;
- (ii) set out measures designed to achieve those targets (including reference to end of trip changing facilities) together with timescales and arrangements for their monitoring, review and continuous improvement;
- (iii) explain and justify the targets and measures by reference to the transport impact assessment;

18. No later than 6 (six) months after first occupation of the Care Home hereby approved, an updated Travel Plan will be submitted and approved in writing by the

Local Planning Authority in consultation with the Local Highway Authorities to include arrangements for ongoing monitoring of implementation and effectiveness with targets to reduce private car movements to and from the site. The plan shall:

- (i) specify targets for the proportion of employees and visitors traveling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels;
- (ii) set out measures designed to achieve those targets (including reference to end of trip changing facilities) together with timescales and arrangements for their monitoring, review and continuous improvement;
- (iii) explain and justify the targets and measures by reference to the transport impact assessment;
- (iv) identify a senior manager of the business using the site with overall responsibility for the plan and a scheme for involving employees of the business in its implementation and development.

19. Notwithstanding the details submitted, a revised Biodiversity Metric shall be submitted

with the applications for 'Reserved Matters' when seeking approval of landscaping and layout, to assess the biodiversity impacts of the development which shall be based on the

agreed baseline measurement, as set out in the submitted Biodiversity Impact Assessment (Natural England Statutory Biodiversity Metric) (Ref: 'July 2024'). The Biodiversity Metric shall be accompanied by a scheme of biodiversity enhancement measures which shall result in an overall biodiversity net gain on- and off-site, along with timescales for its implementation and completion. The development shall be carried out in accordance with the approved measures and shall be implemented and completed in accordance with the approved timescales.

20. Prior to the occupation of the first dwelling Habitat Management and Monitoring Plan (HMMP) for a minimum 30-year timeframe shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the HMMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including annual work plan capable of rolling forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) The completed Biodiversity Metric applied to the application site and off-site to demonstrate that a biodiversity net gain will be achieved.
- j) Great crested newt and invertebrate mitigation measures
- k) Locations and numbers of bat and bird boxes, reptile, and amphibian refugia, invertebrate boxes
- l) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development

still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

21. No phase of development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. If the development of that phase hereby permitted has not commenced with one year from the date of permission, then further species survey may need to be carried out to inform the CEMP, unless otherwise approved by the Council. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures for bats, badgers, amphibians, reptiles, nesting birds and otters (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) (including one swift (bird) brick per dwelling).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities of an ecological clerk of works or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

22. No occupation of any dwelling shall take place until details of all external lighting (to include location, height from ground level, lux level contour plan, and hours of operation) have been submitted to and approved by the Local Planning Authority. External lighting proposed should conform to the protocols set out in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). The development shall be carried out in full accordance with such approved details. In discharging this condition, the Local Planning Authority expects lighting to be restricted in proximity to key habitats such as woodland, open space, trees and the proposed bat roosting features and to be kept to a minimum at night across the whole site to minimise impact on emerging and foraging bats. This could be achieved in the following ways:

- Narrow spectrum lighting used to avoid the blue-white wavelengths
- Lighting directed away from vegetated areas
- The brightness of lights will be as low as legally possible
- Use a warm white light (2700k or lower)
- Lighting timed to provide some dark periods
- Connections to areas important for foraging will contain dark corridors.

23. No phase of development shall commence (excluding site clearance) until full details of the provision of car parking, access, servicing and manoeuvring, including surfacing, drainage, and levels for that phase have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the car parking, access and manoeuvring areas for that building have been laid out in

accordance with the approved details. Such areas shall be permanently retained for the purpose of parking and manoeuvring of vehicles, as the case may be.

24. The developer should provide electric vehicle (EV) charging points at a rate of: *Residential*: 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking) and ensure appropriate cabling is provided to enable increase in future provision.

25. No development shall be occupied until a scheme for the provision of water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until provision has been made in accordance with the approved details.

26. For domestic heating provision, all gas-fired boiler installations should be low NOx emission type that meet a minimum standard of less than 40 mg NOx per kWhr.

27. No phase of development shall commence (excluding site clearance) until a scheme has been submitted to and approved in writing by the local planning authority giving details of all existing trees and hedgerows within that phase, any to be retained, and measures for their protection in the course of the development.

No tree or hedgerow other than so agreed shall be removed, and no construction works shall commence within that phase unless the approved measures for the protection of those to be retained have been provided and are maintained during the course of development.

28. Any details relating to any phase approved under the Landscaping (reserved by Condition 1 (e)) reserved matters shall be carried out within 12 months of the commencement of the development of that phase and subsequently maintained in the following manner:

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

29. No development shall commence other than in accordance with the contaminated land assessment report number (AG3451B-23-AP92 Issue 1 - dated Feb 2023) and associated remedial strategy;

(i) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

(ii) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the local planning authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

(iii) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the local planning authority.

30. The quantity of Publicly Accessible Greenspace (PAG) compliant greenspace provided for each of the residential and car home uses, will match or exceed the minimum requirements as stated within the Open Space and Green Infrastructure (Supplementary Planning Document) across the entire development site, as related to each use. This space will be formed of fully PAG compliant green network links, communal break out spaces, accessible SUDS (ASUDS) and PAG compliant ecological enhancements.

31. Prior to the approval of reserved matters for any phase, a Site Wide Schedule of Accommodation (SWSA) shall be submitted to and approved in writing by the Local Planning Authority. The SWSA shall specify the following:

a) The mix of dwellings across the whole site (irrespective of phases) demonstrating how this takes into account and accords with the most up-to-date Strategic Housing Market Assessment (SHMA) and Housing and Economic Development Needs Assessment (HEDNA); and

b) The amount and types of accessible, adaptable and wheelchair user dwellings across the whole site (irrespective of phases) to meet Building Regulations requirement M4(2) and M4(3).

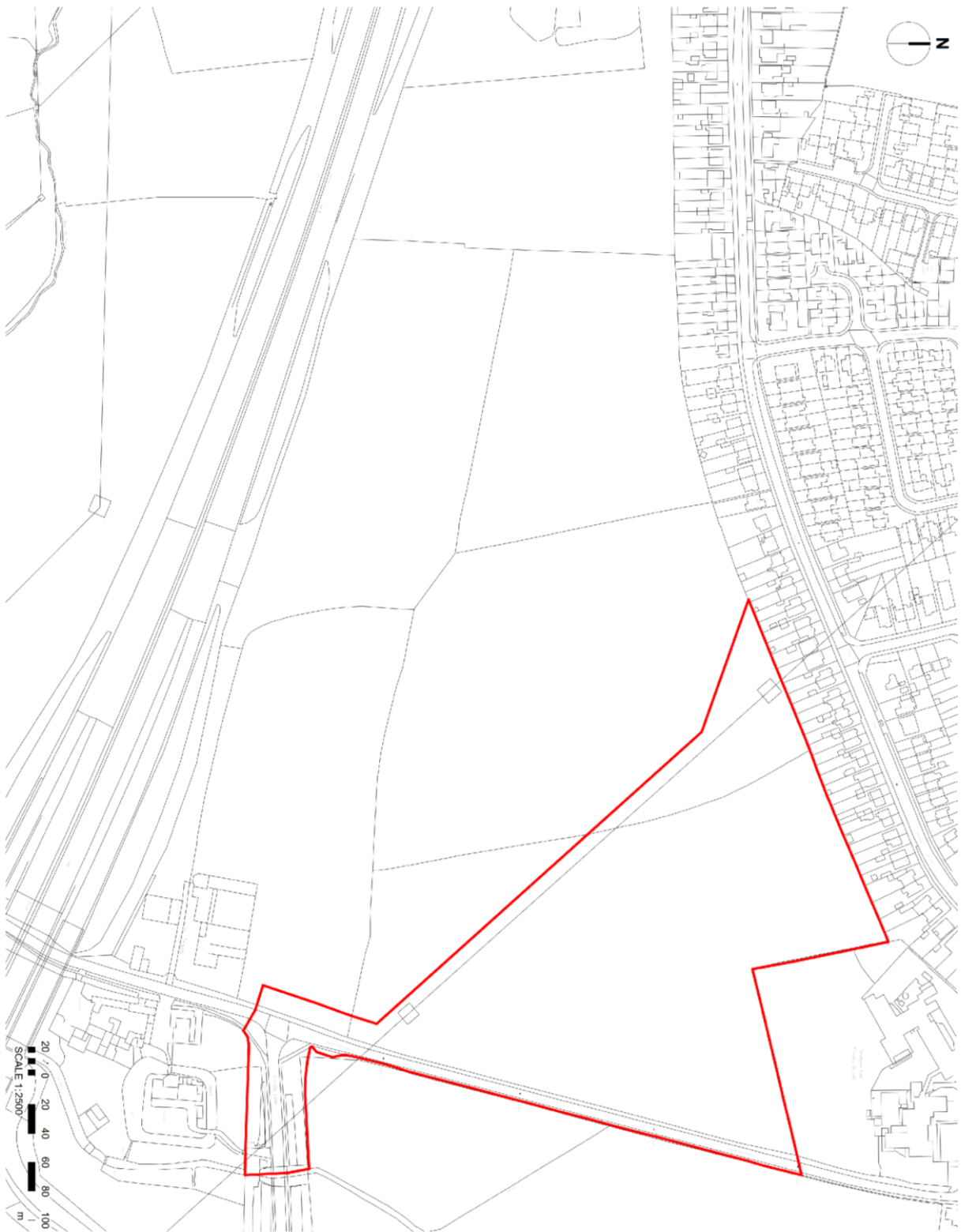
32. Details of the following additional matters shall, where relevant, concurrently with the submission of each reserved matters application, be submitted to and approved in writing by the Local Planning Authority before development of any part of the site to which the submitted details relate is commenced. The development shall be implemented in accordance with the details so approved prior to that part of the development being occupied or brought into use.

a) A schedule of the mix of dwellings and how this accords with the Site Wide Schedule of Accommodation require by condition 1;

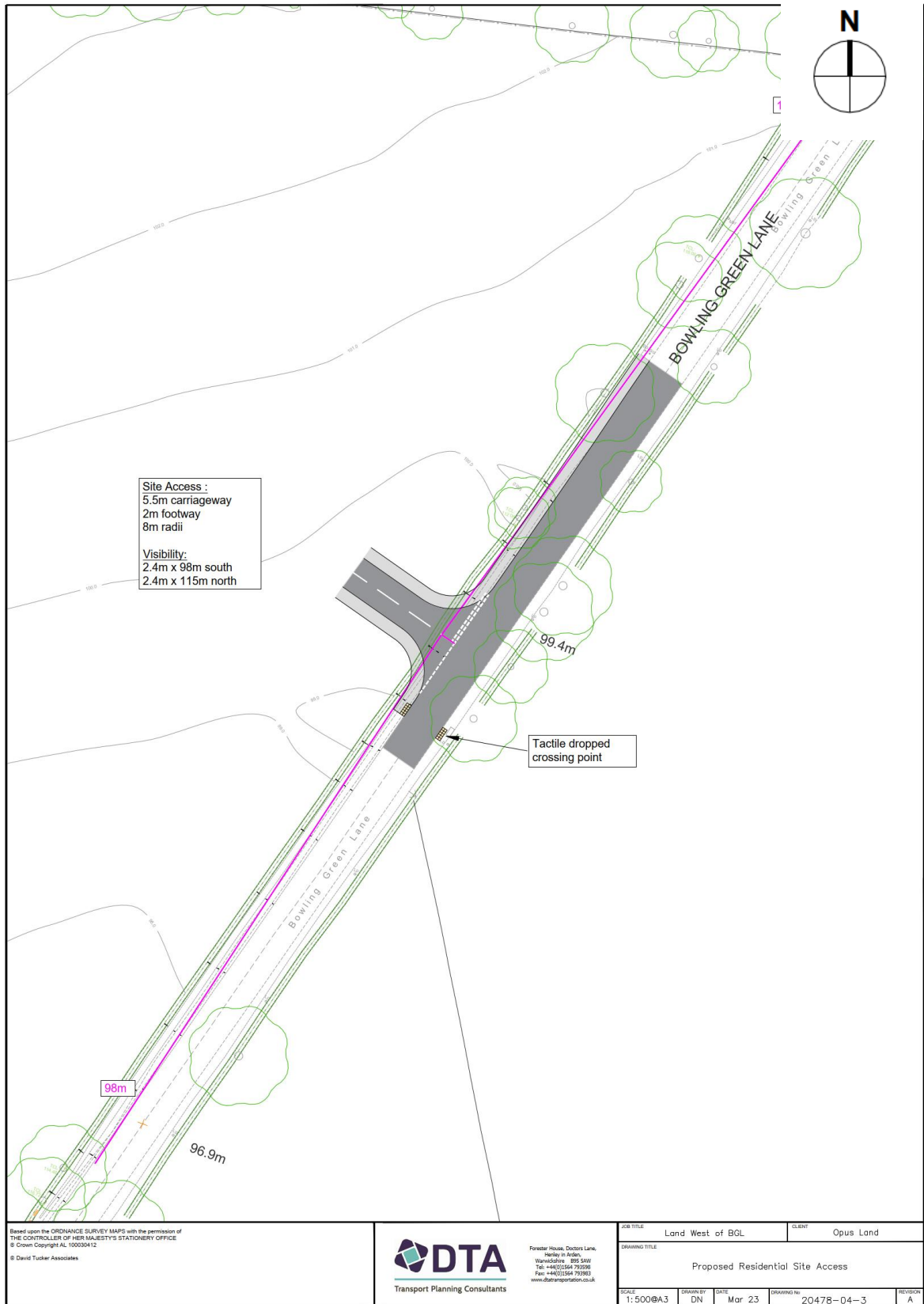
b) A schedule of the amount and types of accessible, adaptable and wheelchair user dwellings and how this accords with the Site Wide Schedule of Accommodation require by condition 1 and

c) A schedule of the number of bedrooms, number of persons expected to occupy each dwelling, storey height, total GIA floorspace area and total built-in storage areas for each dwelling type to demonstrate compliance with the most up-to-date publication of the Nationally Described Space Standards.

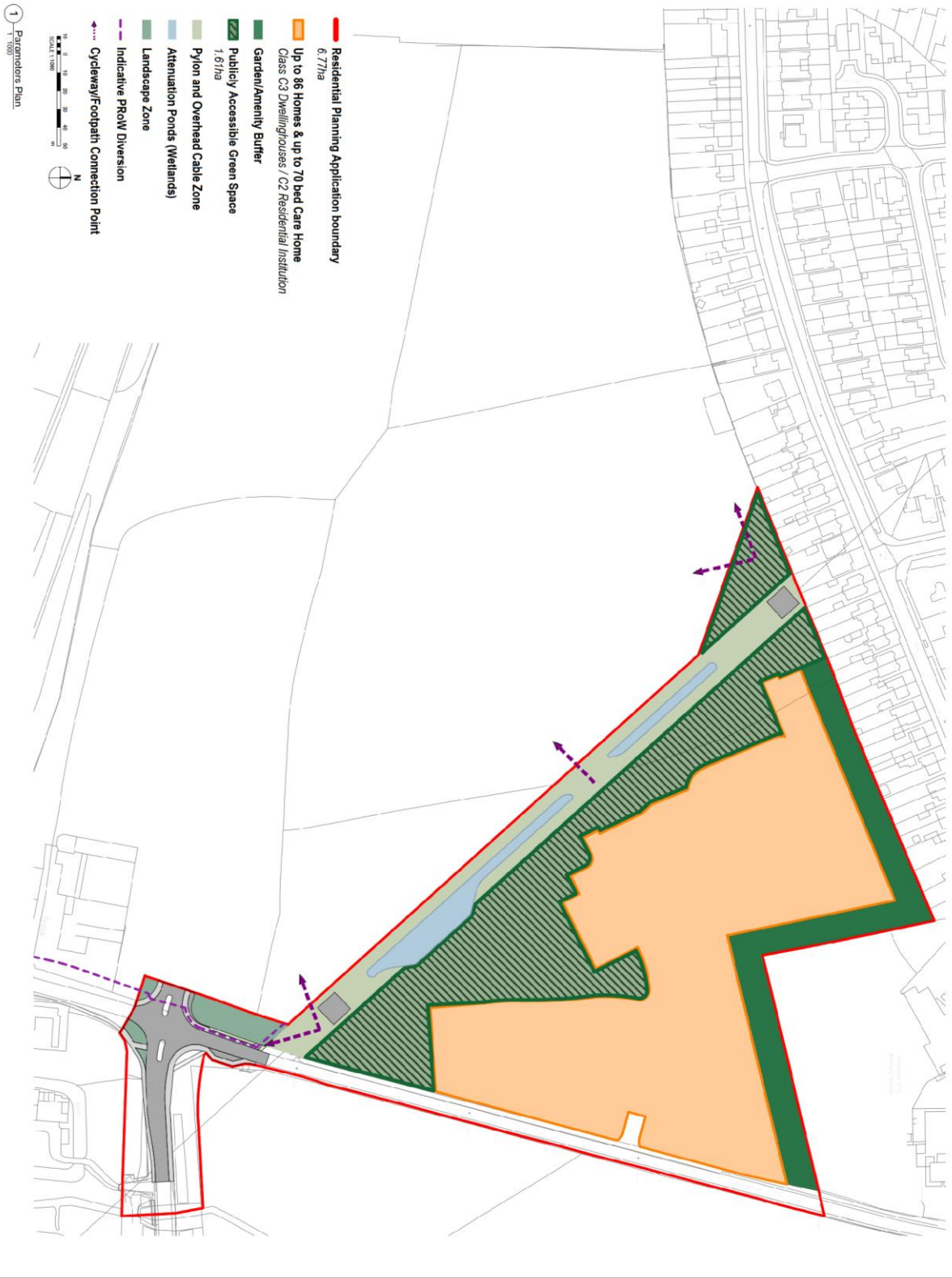
1 Site Location Plan
1:2500



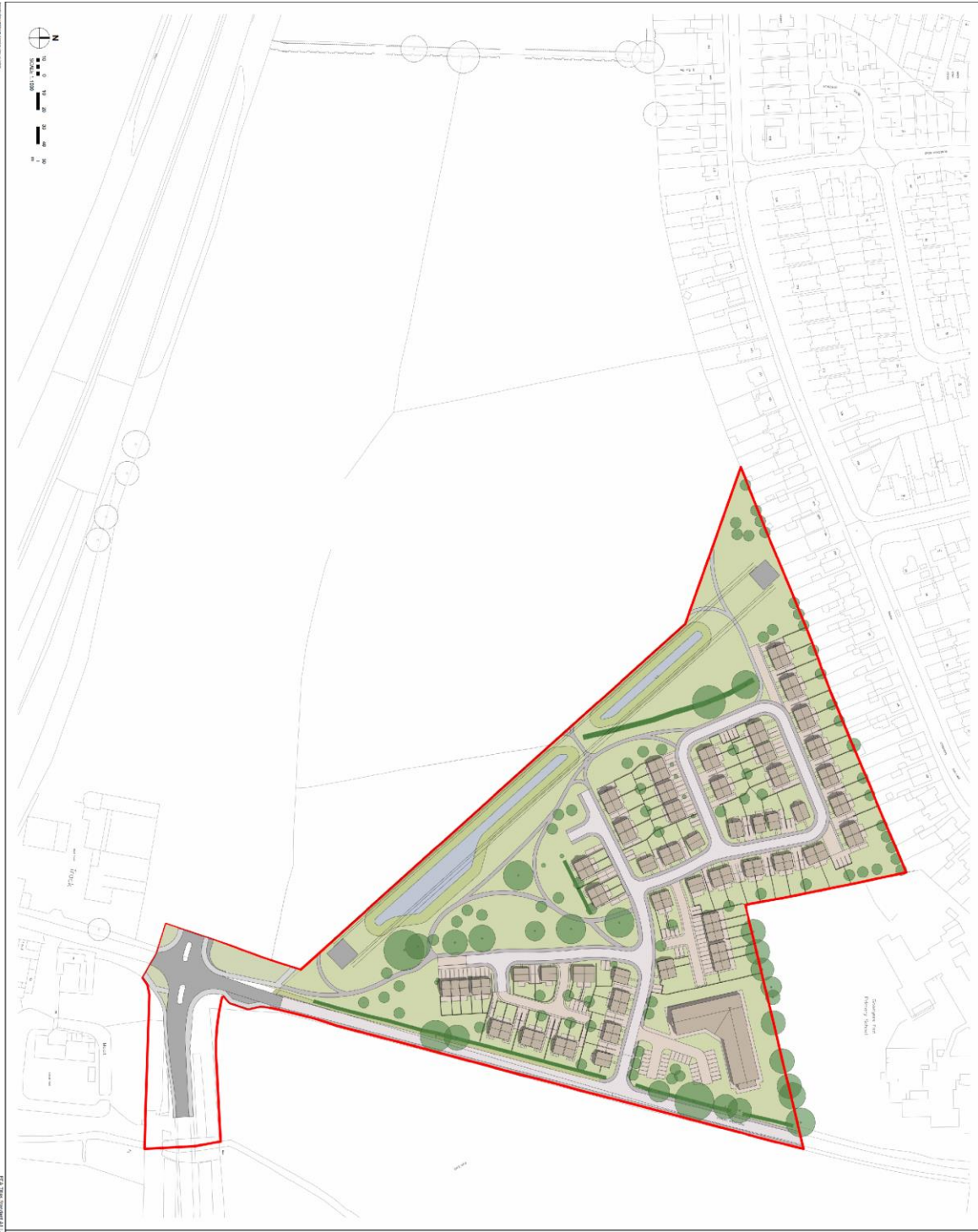
Landscape Concept Plan



Highway Access



Parameter Plan



Illustrative Masterplan

Glossary

Adoption – The final confirmation of a local plan, or planning document, by a local planning authority.

Advertisement consent – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

Affordable housing – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Authority monitoring report – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

Appeal – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

Area action plan – A document forming part of the local plan containing proposals for a specific defined area.

Article 4 direction – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc.

Brownfield – Land which has had a former use.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Conservation area consent – Consent needed for the demolition of unlisted buildings in a conservation area.

Consultation – A communication process with the local community that informs planning decision-making.

Certificate of lawfulness – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful. Change of use – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Character appraisal – An appraisal, usually of the historic and architectural character of conservation areas.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Design and access statement – A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

Design Code - A design code provides detailed design guidance for a site or area they prescribe design requirements (or 'rules') that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Development management control – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Duty to co-operate – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

Economic development – Improvement of an area's economy through investment, development, job creation, and other measures.

Enforcement – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

Enforcement notice – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Flood plain – An area prone to flooding.

Front loading – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced. General (Permitted Development) Order The Town and Country Planning General (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission

Greenbelt – A designated band of land around urban areas, designed to contain urban sprawl (not to be confused with 'greenfield').

Greenfield site – Land where there has been no previous development (not to be confused with Greenbelt).

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Green travel plan – A package of actions produced by a workplace or an organization setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Historic parks and gardens register – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal.

Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local plan - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Major Planning application-

- the winning and working of minerals or the use of land for mineral-working deposits
- waste development
- Residential development of 10 or more residential dwellings
- Residential development of on a site of 0.5 hectares or more (where the number of residential units is not yet known i.e. for outline applications)
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more.
- development carried out on a site having an area of 1 hectare or more

Material considerations – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

Micro-generation – The small-scale generation of renewable energy usually consumed on the site where it is produced.

Mixed use – The development of a single building or site with two or more complementary uses.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Non-determination – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

Operational development – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height.

Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed. Planning Practice Guidance (PPG) The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is

kept current through regular updates. Presumption in favour of sustainable development The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Public realm – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

Regeneration - Upgrading an area through social, physical and economic improvements.

Retail – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class E in the Town and Country Planning (Use Classes) Order 1987 (as amended).

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Sequential test – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Space standards – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

Supplementary planning document – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the local plan.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that "meets the needs of the present without compromising the ability of future generations to meet their own needs".

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the 8 categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Urban – Having the characteristics of a town or a city; an area dominated by built development. Urban design – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

Urban fringe – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

Class E (Commercial, business and service uses),

Class F.1 (Learning and non-residential institutions)

Class F.2 (Local community uses)