

Cabinet - 26th July 2023

Appendix B

Borough Plan Review

**Precis, but not definitive list, of the differences
between the Preferred Options and Publication
version (July 2023)**

Borough Plan Review – Publication draft – Committee July 2023

What does the document cover and what are the key changes since the Preferred Options consultation?

Plan Period

- The Publication draft for representations states that the Borough Plan, once adopted, will cover the plan period from 2021 to 2039. This has changed from the Preferred Options stage (2024 – 2039), as it is considered more appropriate to start the plan period from the year the Borough Plan Review commenced.

Strategic Development Strategy

- Additions have been made to Policies DS1 and DS3 highlighting the need for future development to be more sustainable and contribute to the national need to achieve net zero carbon emissions. Climate change has been threaded through the policies with a need for development to be adaptable/resilient to this, whilst providing environmental mitigation and enhancement and sustaining/enhancing the historic environment.
- The quantity of housing, that will be planned for and provided within Nuneaton and Bedworth, by 2039, has reduced from 646 dwellings per annum at the Preferred Options stage to 545 dwellings per annum (Policy DS4). This figure has been derived from the latest evidence on housing need, set out in the 'Towards a Housing Requirement for Nuneaton' report. Overall, given the plan period has been elongated, the total number of homes to be delivered between 2021 and 2039 is 9,810 as opposed to 9,690, consulted on at the Preferred Options stage for the plan period 2024 – 2039.
- Some of the non-strategic sites listed in Policy DS5 of the Preferred Options document have been removed from the Publication draft for representations. Detail on each of the remaining 15 non-strategic sites, in the Publication version, have been provided, alongside a location map, site area (ha), proposed quantity of dwellings and alternative site references.

Strategic allocations

- Some minor tweaks have been made to some of the policies in Section 7 through either slight wording/numerical changes or the addition of new parts to the policies. These primarily relate to where there is more up to date information available through the planning application process.
- The red line boundary of strategic allocation CEM1 – Land north of Marston Lane, Bedworth, has changed to include the playing pitch.

Housing

- Support for self-build and custom build homes has been added to Policy H1 of the Publication draft for representations. This section of the policy highlights that development proposals for self-build and custom build homes will be

supported where they are sustainably located and subject to compliance with the development plan policies as a whole.

- Policy H2 has expanded upon the tenure mix and First Homes required, alongside highlighting the exceptions.
- Policy H3 has been minimised due to policy requirements relating to Gypsies, Travellers and Showpersons being brought forward in the upcoming Gypsy and Traveller Site Allocation Development Plan Document, due to be adopted in 2023.
- Two new policies have been added to the Publication draft for representations, that were not present at the Preferred Options stage. These are important additions to ensure that any future housing development is suitable for the borough's ageing and changing population as well as the way people live their lives:
 - Policy H4 – Nationally Described Space Standards.
 - Policy H5 – Accessible and Adaptable Homes (The percentages for M4(2) and M4(3) Building Regulation standards have been included throughout the Borough Plan policies).

Employment

- The quantity of employment land for local industrial and distribution/warehousing development is now defined as 68.45ha (including 5.35ha for replacement provision) – Policy DS4.
- 19.4ha of employment land for strategic B8 warehousing and distribution development (indicative) is defined in Policy DS4.
- Sub-section 'Employment land', under Policy DS4, has been updated and 'Employment land supply', 'supply demand balance', 'further considerations' and 'employment trajectory' sub-sections have been added.
- Strategic employment allocations SEA1 - Faultlands Farm and SEA5 - Longford Road have been removed from the Publication draft for representations and the sizes of the remaining strategic employment allocations have been adjusted – Policy DS6 and section 7 – Strategic allocations.
- The status of each strategic housing/employment allocation has been added to the introduction of each site – section 7.
- Section 9 – Employment has been fully updated/reviewed.
- Part 9 of Policy HS2 has been added, alongside supporting text on the provision of lorry parking facilities.
- Under the 'commercial' section of Policy BE3, two points have been added specifying what applicants must submit with a planning application, in relation to BREEAM standards.
- Appendix I – Employment estates suitable for alternative uses, has been updated.

Healthy, safe and inclusive communities

- Policy H3 – Telecommunications and broadband connectivity, has been updated regarding telecommunications proposals to ensure the most positive

outcome can be reached, regarding the location, design and setting of telecommunications apparatus.

- Additional text has been added to Policy HS6 regarding the retention of existing local sports pitches and playing fields.

Natural Environment

- Text relating to the zones and projects within the Green Infrastructure Plan has been removed from Policy NE1 of the Publication draft for representation, whilst further text regarding climate change has been added. For example, the installation of retro-fit sustainable drainage systems (SuDS) such as rain gardens, bio-retention and tree pits has been included in the policy.
- A requirement for all developments to submit a drainage strategy demonstrating how surface water will be managed in accordance with the drainage hierarchy and flood risk will not be increased downstream, has been added to Policy NE4. Furthermore, the SuDS and Water Quality sections of the policy have been expanded upon and further requirements added.

Built Environment

- Land instability has become a more prominent feature of Policy BE1.
- Policy BE2 now includes a paragraph on how the Council will balance conflicting objectives, such as the need to increase renewable energy uptake, against the need to protect attractive landscapes, heritage, nature conservation and local amenity, in regard to proposals for wind turbines.
- Parts of Policy BE3 have been tweaked with the removal and addition of some text.
- Policy BE4 – Valuing and conserving our historic environment, delves into the requirements surrounding the proposed partial or total loss of heritage assets alongside the requirements regarding change of use proposals in Nuneaton Town Centre Conservation Area.

Design, Climate Change and Biodiversity

- These three factors have become prominent features of the Borough Plan Review and have been recognised and considered throughout the Publication draft for representations.