

Anca Seaton

From: Joseph Cramphorn <[REDACTED]>
Sent: 16 October 2023 18:00
To: Planning Policy
Cc: Michael Davies
Subject: Borough Plan Review Regulation 19 Consultation: Representations on behalf of Arbury Estate
Attachments: Infrastructure Delivery Plan.pdf; Viability Assessment .pdf; Strategic Transport Assessment .pdf; Strategic Policy DS4 – Residential allocations.pdf; Strategic Policy DS3 – Overall Development Needs .pdf; Strategic Policy DS1 .pdf; Section 10 - Sustainability Appraisal Representation.pdf; Section 5 - Sustainability Appraisal Representation.pdf; SEA-4 – Coventry Road.pdf; Review of Nuneaton & Bedworth Employment Land Portfolio (2023).pdf; Policy SHA2.pdf; Policy NE3 – Biodiversity and geodiversity.pdf; Policy NE1 – Green and Blue Infrastructure.pdf; Policy H5 – Accessible and Adaptable Homes.pdf; Policy H1 – Range and Mix of Housing.pdf; Policy DS5.pdf; Policy BE3 – Sustainable design and construction.pdf; Policy BE2 – Renewable and low carbon energy.pdf; Paragraph 9.6 .pdf; Para 7.29 .pdf; Para 6.70.pdf; Para 6.46 .pdf; Para 3.4.pdf; Para 3.3 .pdf; Para 1.11.pdf; Landscape Character Assessment Representation - Woodlands.pdf; Landscape Character Assessment Representation - Arbury Parklands.pdf; H4 - Nationally Described Space Standards .pdf; HELAA.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Processed

Dear Sir / Madam

Please find attached representations submitted in respect of the Borough Plan Review Regulation 19 consultation, on behalf of Arbury Estate.

As requested an individual form is submitted for each policy, section of the plan or evidence base document that we have commented on.

I would be grateful if you could provide confirmation of receipt please.

Kind regards

Joseph

Joseph Cramphorn
Senior Planner
Planning

Savills, 55 Colmore Row, Birmingham, B3 2AA
Tel: [REDACTED]





NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.


Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glatigny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glatigny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Infrastructure Delivery Plan
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the infrastructure Delivery Plan (IDP) as currently submitted for consultation.

The IDP contains references (Figure 5) to sites that are not proposed to be allocated within the emerging Borough Plan, such as HSG4. This is confusing, as presumably the Borough Plan review does not rely on infrastructure being delivered by such sites.

We also object to SHA-2 (known as HSG2 in the adopted Borough Plan) being referred to as both SHA-2 and HSG2 in the IDP. To ensure clarity, this should be amended to make reference to SHA-2 only.

We object to the IDP stating a number of requirements which relate to loosely defined areas such as "Nuneaton" or "Bedworth". IDP requirements should be set out specific to proposed allocations, so it is clear what level of funding is required proportionally to each.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

To ensure it is suitably justified, the IDP should be updated to make precise references to the type and amount of contributions required of infrastructure proposed to deliver the Borough Plan review. These contributions should be attributable to specific allocations, with references to loosely defined areas removed.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Viability Assessment
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the current wording of the viability assessment. There should be consideration in the assessment that its findings are based on assumptions. For example, it takes into account sites which are currently allocated, or at outline application stage only. This needs to be made clear, and viability considered in more detail at the application stage.

At Section 2.14 of the assessment, infrastructure costs provision is discussed. We consider that the conclusions of the viability assessment are unjustified unless it can be demonstrated that all requirements of the IDP have been suitably costed, apportioned and taken into account when viability assumptions made.

This has an impact on plan wide viability, particularly in relation to additional policy requirements such as M4(2) and M4(3) standards, Future Homes Standard and Nationally Described Space Standards for example.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider that the conclusions of the viability assessment are unjustified unless it can be demonstrated that all requirements of the IDP have been suitably costed, apportioned and taken into account when conclusion viability assumptions made. We consider that the viability assessment should be updated to include a section where a clear and thorough assessment of the IDP requirements is made.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X

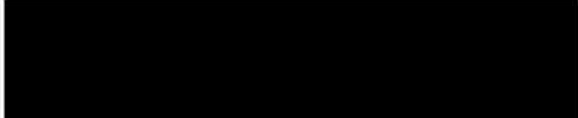
8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:


To provide oral evidence and engage in the Examination discussions on this matter.

--

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Strategic Transport Assessment
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the current wording of the Strategic Transport Assessment. Appendix B of the document, entitled: "NBBC Preferred Options Site Assessment" makes a high level reference to Allocation SHA-2, which states under the column entitled "deliverable" that: "Yes. Inspector at Tuttle Hill noted no evidence or pre-app. Arbury submitted reps to PO supportive of the allocation."

We are unsure what this is in reference to, and request clarification so the Strategic Transport Assessment can be fully understood and properly utilised as an evidence base document.

A number of improvement schemes are proposed within the document, however there is not a specific section which sets out which schemes are attributed to each allocation, and the likely

costings and timescales for these. This is important for this information to be available in order to appropriately justify improvements proposed in relation to emerging allocations.

We note that reference is made in the Borough Plan review policy SHA2 supporting text to land to be utilised for a link through to Hazel Way being under a long leasehold agreement, and that the allocation boundary has been updated. An indicative location for an access route is shown within the updated boundary. This should be tested within the STA to ensure it is suitably justified to amend the allocation boundary from that already established in the adopted Borough Plan.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In relation to Appendix B more detail is required on the comments provided, and how they relate to the deliverability of SHA-2, as this is not clear at present.

The IDP should be updated to include costings that are specific to each allocation. Contributions required should be tested against the requirements of CIL Regulations 122(2). This is particularly the case in respect of contributions required across a wide geography that are then requested of specific allocations, requires specific justification.

An indicative location for an access route from Hazel Way is shown within the updated allocation boundary. This should be tested within the STA to ensure it is suitably justified to amend the allocation boundary from that already established in the adopted Borough Plan.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.


9.

Signature:
(Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)



Date:

16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Strategic Policy DS4 – Residential Allocations
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

4.(2) Sound?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

4.(3) Complies with the Duty to Cooperate?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the current wording of this policy and consider that land at Woodlands, Bedworth which is currently allocated as HSG4 should be included as a residential allocation.

HSG4 is a policy within the currently adopted Borough Plan. The emerging Borough Plan does not contain this policy, in effect de-allocating Woodlands for residential development.

in June 2023, Arbury Estate submitted a hybrid planning application (Ref: 039720) for up to 150 dwellings on the western part of the HSG4 strategic housing allocation in the adopted Borough Plan (see plan overleaf):



A national housebuilder is in advanced discussions to acquire the site, demonstrating the site's suitability and deliverability, which therefore demonstrates that the removal of HSG4 from the proposed settlement boundary and as a strategic housing allocation is unjustified.

Accordingly, Arbury Estate believe that Woodlands should be included in the settlement boundary and allocated for residential development in the emerging Borough Plan, as extensive technical work has been undertaken during preparation of the hybrid planning application which concluded that the site was suitable for residential development.

Additionally, the response from Planning Policy during the statutory consultation period of the planning application (Ref: 039720) stated that "the site is considered sustainable, providing all the policies are met" and the overall pre-application response stated that "The principle of developing this site is considered acceptable", which therefore demonstrates that the site is suitable in principle for sustainable development and should therefore be included as a site allocation and remain within the settlement boundary.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Woodlands should be included in the settlement boundary and allocated for residential development in the emerging Borough Plan, as extensive technical work has been undertaken during preparation of the hybrid planning application which concluded that the site was suitable for residential development.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Strategic Policy DS3 – Overall Development Needs
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

4.(2) Sound?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

4.(3) Complies with the Duty to Cooperate?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out reasons why we consider this section of the plan as currently worded is unjustified.

Housing

The policy states that the housing requirement for NBBC is: 9,810 homes based on 545 dwellings per annum. This is based on the conclusions drawn from "Towards a Housing Requirement for Nuneaton & Bedworth, November 2022". At paragraph 4.36 of this document it states that the 545 per annum number takes into account economic uplift.

Affordable Housing

It is then discussed at section 5 of the report how the 545 per annum number also takes affordable housing need into consideration. Although it is stated that affordable housing is considered, it is not explicitly justified how, and what number of affordable housing units are accounted for.

Paragraph 5.15 makes reference to the affordable housing need being 407 dpa. Paragraph 5.16 makes the point that if 25% of new homes were delivered as affordable homes in accordance with the Council's emerging affordable housing policy, 1,628 dpa overall would be required to meet the Borough's affordable need in full.

Paragraph 5.17 states that viability evidence shows that this is not realistic and would not support higher delivery as a percentage of overall housing provision. However adequate consideration has not been given to providing an uplift for affordable housing.

Although an increase in the percentage of affordable housing relative to market housing required on sites is rightly seen as unviable, there is potential to increase the overall housing requirement to allow for the provision of affordable housing as part of a mix, and increased level of market housing in order to address supply side issues.

Coventry Uplift and Shortfall

Arbury Estate has recently submitted representations to the Coventry Local Plan Review Regulation 18 – Issues and Options consultation. Within these representations we have made the point that Coventry should be planning for the 35% uplift, as required by the Standard methodology for calculating housing need¹.

This shortfall will likely need to at least in part be dealt with by neighbouring LPAs. NBBC should be planning for this eventuality now, rather than looking to progress a plan based on its own needs only, failing to engage suitably with neighbouring LPAs, and therefore failing to comply with the legal Duty to Cooperate.

In relation to Appendix B - Housing Trajectory, we question why NBBC consider it appropriate for the second half of the plan period (i.e. the 9 years from 2030 – 2039) to feature delivery of housing that is reducing each year, below the 545 dwelling per annum housing requirement level. The final 3 years of the plan period (2035/36 – 2038/39) rely almost entirely on windfall housing only.

It is not justified to plan for such low delivery, and for the extremely small amount of delivery to be based on windfall. NBBC should be allocating a range of sites for development in later stages of the Plan. There is therefore a need to review potential locations for strategic development of housing which would be the sort of development that is likely to be delivering housing in this time period.

Employment

Employment land requirements for the Borough is based on previous delivery. This is flawed, as past delivery does not take into account policy constraints that may have prevented development coming forward, such as the presence of Green Belt at strategic locations suitable for employment development, such as in close proximity to road network, such as A444, with links to M6 J3.

Appendix C – Employment Trajectory sets out expected employment land delivery in the Borough up to 2039. No delivery is planned from 2029 – 2039, aside from estimated windfall provision. Windfall by its very nature cannot be relied upon to deliver the required level of employment development.

As most of delivery has already come forward, or is due to within the next 7 years, this shows that there is demand for employment development, and more land should be allocated for this purpose.

Reference is made in the policy to: "19.4ha of employment land for strategic B8 warehousing and distribution development (indicative)." There needs to be further review and consideration of this number before the plan is adopted, the plan cannot be adopted based on an: "indicative" number.

¹ Paragraph: 004 Reference ID: 2a-004-20201216

We appreciate that regional evidence base, such as West Midlands Strategic Employment Sites Study Part 2 is not available. However NBBC should be planning positively for a maximum potential employment land requirement. Sites could be safeguarded for this purpose, and reviewed when results of the study are known. If the results are available prior to conclusion of the Borough Plan examination, then the addition of employment sites to the emerging Borough Plan review should be explored.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The housing requirement number should be updated to take into account affordable housing need.

The final 3 years of the plan period (2035/36 – 2038/39) rely entirely (or almost entirely) on windfall housing only. NBBC should be allocating a range of sites for development in later stages of the Plan.

No delivery of employment land is planned from 2029 – 2039, aside from estimated windfall provision. This demonstrates that more land should be allocated for employment development. We appreciate that regional evidence base, such as West Midlands Strategic Employment Sites Study Part 2 is not available. However NBBC should be planning positively for a maximum potential employment land requirement.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Strategic Policy DS1
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out reasons why we consider this section of the plan as currently worded is unjustified.

The first paragraph of this policy makes reference to "*The Council will secure sustainable development by requiring all new development to contribute towards the national need to achieve net zero carbon emissions.*" We question what the specific net zero carbon requirements for development are? There is perhaps a need for a specific policy in relation to net zero carbon requirements to ensure there is a suitable level of clarity.

The first paragraph also makes reference to "*...achievement of national standards for highway design and sustainable transport infrastructure will be supported*". Consideration should also be given for

any standards set out by Warwickshire County Council Highways, including the Warwickshire Design Guide.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The first paragraph of this policy should be updated to make reference to specific net zero carbon requirements. It should also include reference to the Warwickshire Design Guide where highways design is referenced.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham)

3. To which part of the Borough Plan does this representation relate?

Paragraph	Sustainability Appraisal - Section 10
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

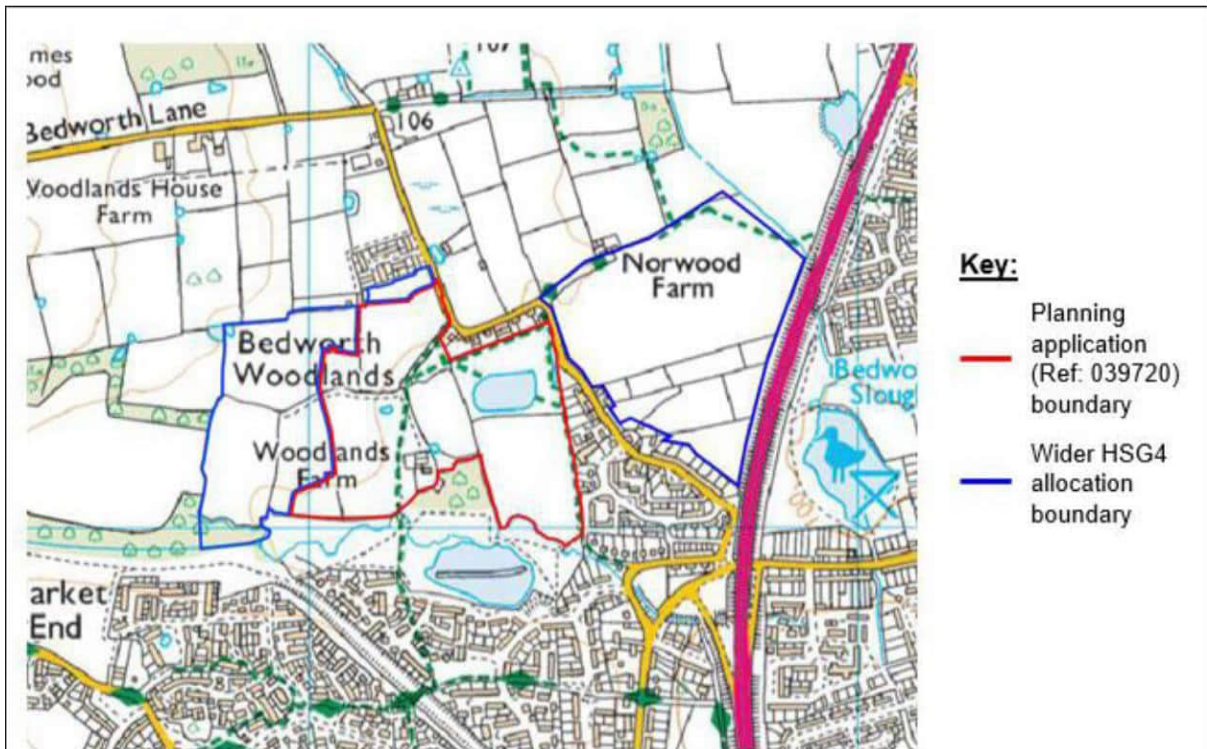
Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to conclusions drawn within the Sustainability Appraisal, in particular regarding the scoring of reasonable alternatives.

In June 2023, Arbury Estate submitted a hybrid planning application (Ref: 039720) for up to 150 dwellings on the western part of the HSG4 strategic housing allocation in the adopted Borough Plan (see plan overleaf).



We object to the Sustainability Appraisal's scoring of reasonable alternatives such as HSG4. Please note that the following comments do not consider the wider HSG4 allocation (edged blue on the above plan) or the HSG7 site.

SA Topic 3: Biodiversity

In this scenario, the proposed approach (dispersal) is ranked first and the proposed approach which includes strategic sites HSG4 / HSG7 is ranked second.

Arbury Estate object to the ranking of this reasonable alternative as the proposed planning application for part of the strategic HSG4 housing allocation (Ref: 039720) will result in a biodiversity net-gain, which contradicts Paragraph 10.4.21 in the Sustainability Appraisal.

The planning application for HSG4 includes the retention of the Bedworth Flash Meadow Local Wildlife Site (LWS) (located to the northeast of the site) and incorporation into the development's Public Open Space, with a 15m buffer to the south and western boundaries to protect and enhance existing biodiversity. In addition, The Nook LWS borders the southern edge of the site's boundary, therefore a 15m buffer has been incorporated into the proposal.

The Ecological Assessment submitted with the planning application stated that all linear scrub, hedgerow habitats and mature trees within the site were identified as moderate to high nature conservation value. Therefore, such features have been retained as far as possible, where species rich or where they form a significant habitat corridor or run along a key green infrastructure route.

Additionally, in the Biodiversity Net Gain (BNG) Assessment, the proposal was calculated to result in a biodiversity loss, from a baseline of 127.61 habitat units. However, the proposal will achieve a biodiversity net gain through the inclusion of on-site enhancements as well as offsite habitat units. Arbury Estate have appointed the Landscape Agency to undertake an estate wide BNG exercise to produce a comprehensive strategy, which will provide the remaining biodiversity enhancements through offsite habitat units.

As a result, Arbury Estate object to the inclusion of the HSG4 site in the proposed approach could lead to more positive long term benefits to biodiversity and the appraisal is therefore considered to be unjustified.

SA Topic 5: Soil

In this scenario, the proposed approach (dispersal) is ranked first and the proposed approach which includes strategic sites HSG4 / HSG7 is ranked second.

Arbury Estate object to the ranking of this reasonable alternative because the responses from statutory consultees in relation to the submitted planning application (Ref: 039720) contrast with the appraisal's summary. For example, the NBBC Environmental Health Officer has reviewed the Ground Investigation Report which was submitted as part of the planning application and has confirmed that there are no major contamination issues at the site.

In addition, paragraph 10.6.9 of the Sustainability Appraisal states "*there is an element of uncertainty given that development in these locations has not been forthcoming*", however as mentioned above, a planning application for residential development (Ref: 039720) on part of the HSG4 strategic housing allocation was submitted in June 2023 for up to 150 dwellings and a national housebuilder is now involved. As a result, the appraisal is considered to be unjustified.

SA Topic 6: Water

In this scenario, the proposed approach (dispersal) is ranked first and the proposed approach which includes strategic sites HSG4 / HSG7 is ranked second.

Arbury Estate object to the ranking of this reasonable alternative because the technical work undertaken in support of the planning application contrasts with the Sustainability Appraisal's explanation. The Sustainability Appraisal concludes that the inclusion of HSG4 and HSG7 may result in some increased pressures on the wastewater treatment system, as well as potential for increased pollution of watercourses.

However, a Flood Risk Assessment and SuDS Strategy was undertaken as part of the planning application, which concluded that the proposed development is not at significant flood risk and will not increase flood risk off-site, due to its existing topography. The Report also suggested that an alternative discharge location to the southeast of the site in Newtown Road is advised and that a gravity connection is likely to be feasible, to resolve any public sewer capacity concerns. As a result, the appraisal is considered to be unjustified.

SA Topic 7: Air

Arbury Estate object to the ranking of this reasonable alternative because the responses from statutory consultees contrast with Paragraph 10.8.17 of the Sustainability Appraisal.

For example, the NBBC Environmental Health Officer has reviewed the Air Quality Assessment which was submitted as part of the planning application and has confirmed that the report is satisfactory, and that the predicted NO₂, PM₁₀ and PM_{2.5} concentrations at receptors on the development site show that future residents will not be exposed to air quality exceeding the UK AQS objectives. In addition, elsewhere (off-site) the impacts are predicted to be 'negligible' at all receptor locations and therefore with the implementation of suggested mitigation measures included in the report, the residual impacts of the proposed development on local air quality are 'not significant'.

In addition, the appraisal summary states that the anticipated large growth as a result of the development of HSG4 and HSG7 would be likely to increase overall traffic volumes on the road network and as a result, potentially contribute towards air quality issues. However, as the sites are existing allocations, the effects from their continued inclusion would be neutral. This raises questions regarding the ranking of the other topics: why is the acknowledgement of existing allocations and their continued inclusion not reflected in other topic areas?

SA Topic 9: Material Assets

In this scenario, the proposed approach (dispersal) is ranked first and the proposed approach which includes strategic sites HSG4 / HSG7 is ranked second.

Arbury Estate object to the ranking of this SA Topic. The appraisal explanation states that the inclusion of HSG4 and HSG7 could lead to the loss of some large areas of greenfield land. However, it could be argued that there are other large allocated greenfield sites in Bedworth (i.e. SHA4, SHA6

and SEA6) which could also lead to the loss of large areas of greenfield land. Why is HSG4 assessed differently and what is the evidence for this conclusion? Arbury Estate consider that this conclusion and ranking is therefore unjustified.

SA Topic 11: Landscape

In this scenario, the proposed approach (dispersal) is ranked first and the proposed approach which includes strategic sites HSG4 / HSG7 is ranked second.

Arbury Estate object to the ranking of this reasonable alternative because the technical work undertaken in support of the planning application contrasts with the appraisal's conclusion (paragraph 10.12.13). Neutral effects are predicted overall if HSG4 and HSG7 were included in the proposed approach.

However, a Landscape Visual Impact Assessment was undertaken as part of the planning application (Ref: 039720), which concluded that the proposals, including mitigation measures, would not result in significant long term harm to the site, its surrounding landscape character and its visual environment and represents an appropriate development located on the edge of Bedworth Heath. As a result, Arbury Estate consider that the ranking and reasoning is unjustified for this topic.

It is also noted that the following topics have not been ranked: Air, Climatic Factors and Cultural Heritage. What is the reasoning for this? A Heritage Assessment, Level 2 Historic Building Record, Geophysical Survey, Sustainability Assessment and Air Quality Assessment have been submitted as part of the planning application (Ref: 039720), which conclude that the site is suitable for residential development. As a result, Arbury Estate consider that the ranking of the reasonable alternatives is unjustified and the inclusion of HSG4 in the proposed approach should be viewed favorably.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The evidence set out above demonstrates that allocation HSG4 has the capability to be included within the Borough Plan Review as an allocation for residential development. There is therefore no justification for its de-allocation.

The sustainability appraisal should be updated to make reference to site specific work undertaken on planning applications coming forward in the Borough. Specially references to HSG4 Woodlands should be updated to take account of technical work submitted in respect of planning application ref: 039720.

Arbury Estate object to the ranking set out, and conclude that Woodlands should be included in the settlement boundary and allocated for residential development in the emerging Local Plan, as extensive technical work has been undertaken during preparation of the hybrid planning application which concluded that the site was suitable for residential development.

Additionally, the response from Planning Policy during the statutory consultation period of the planning application (Ref: 039720) stated that "the site is considered sustainable, providing all the policies are met" and the overall pre-application response stated that "The principle of developing this site is considered acceptable", which therefore demonstrates that the site is suitable in principle for sustainable development and should therefore be included as a site allocation and remain within the settlement boundary.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Sustainability Appraisal - Section 5
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

Section 5 includes numerous tables which score the options identified in the Issues and Options consultation paper in relation to: the location of employment estates, prioritisation of residential development and Green Belt, prioritisation of employment development and Green Belt and the location for new residential developments, against the Sustainability Appraisal's objectives.

The scoring of such options include the use of the following symbols: ++, +, ?, - and - - in each table. Therefore, in order to understand the most favorable options in this section, the symbols have been converted into numbers to enable the quantification of the scoring for each SA Objective, as follows:

- ++ = major positive (2);
- + = minor positive (1);

- ? = neutral (0);
- = minor negative (-1) and;
- = major negative (-2).

Accordingly, this has enabled us to draw the following conclusions:

5.2 – Options for the location of employment estates

For this scenario, Option 1 (extensions to existing estates) is considered the most favorable option (score: -5). Whereas Option 2 (new sites close to the A5) scored -13 and Option 3 (new sites close to J5 of the M6) scored -17, demonstrating a significant contrast in favorability to Option 1. This therefore supports the expansion of existing employment estates such as Bermuda Park.

5.4 – Options for residential and Green Belt

For this scenario, Option 1 (prioritise urban areas, then non Green-Belt land in the countryside) is considered the most favorable option (score: 18). Whereas Option 2 (prioritise urban areas then all other land in the countryside regardless of Green Belt status) scored closely with 17 and Option 3 (prioritise to the 'most sustainable locations' regardless of land classification) scored 12.

HSG4 (Woodlands) is not located in the Green Belt and is within the settlement boundary in the adopted Borough Plan, therefore although the site is not built out, it is non-green belt land and is within the settlement boundary and is therefore in a location most favored by the Sustainability Appraisal. Development should therefore be encouraged in this location.

5.5 – Options for employment and Green Belt

For this scenario, Option 3 (prioritise to the 'most sustainable locations' regardless of land classification) is considered the most favorable option (score: 6). There was a significant difference in the remaining options, with Option 1 (prioritise non Green Belt land in the countryside) scoring -10 and Option 2 (prioritise land in the countryside regardless of Green Belt status) closely scoring -11.

Arbury Estate supports this scoring, as the Council should be releasing Green Belt land to support the delivery of employment land in sustainable locations.

5.6 – Options for the location of new residential developments

For this scenario, Option 1 (within existing settlement boundaries) is considered the most favorable option (score: 18). The remaining options in this scenario received a significantly lower scoring, with Option 2 (small SUEs focused on transport infrastructure) achieving a score of 7 and Option 3 (non-Green Belt areas in the countryside) scoring -10.

In the adopted Borough Plan, HSG4 (Woodlands) is within the settlement boundary, however in the emerging Local Plan Policies Map, the site is proposed to be removed from the settlement boundary. There are no technical reasons and / or no explanation in the evidence base document 'Settlement Boundaries' (2023) to explain why HSG4 is to be removed. Therefore, in accordance with Paragraph 35 of the National Planning Policy Framework (September 2023), the removal of the HSG4 site from the proposed settlement boundary is not 'justified'.

In addition, Footnote 2 in the Sustainability Appraisal (September 2023) states "*no planning application has been submitted for HSG4 Woodlands and there is no indication that an application may be forthcoming. Significant infrastructure is required to be delivered and there is no indication of when this will happen or be funded. The lack of delivery for the HSG4 has, and continues to have, a bearing on the Council's Housing Trajectory...*". However, this statement is incorrect as a planning application for residential development (Ref: 039720) on part of the HSG4 strategic housing allocation was submitted in June 2023 for up to 150 dwellings. A national housebuilder is also in advanced discussions to acquire the site, demonstrating the site's suitability and deliverability, which therefore demonstrates that the removal of HSG4 from the proposed settlement boundary and as a strategic housing allocation is unjustified.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The sustainability appraisal should be updated to make reference to site specific work undertaken on planning applications coming forward in the Borough. Specially references to HSG4 Woodlands should be updated to take account of technical work submitted in respect of planning application ref: 039720.

Arbury Estate consider that Woodlands should be included in the settlement boundary and allocated for residential development in the emerging Local Plan, as extensive technical work has been undertaken during preparation of the hybrid planning application which concluded that the site was suitable for residential development.

Additionally, the response from Planning Policy during the statutory consultation period of the planning application (Ref: 039720) stated that "the site is considered sustainable, providing all the policies are met" and the overall pre-application response stated that "The principle of developing this site is considered acceptable", which therefore demonstrates that the site is suitable in principle for sustainable development and should therefore be included as a site allocation and remain within the settlement boundary.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: **Savills (Birmingham) – On behalf of Arbury Estate**

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	SEA-4 – Coventry Road
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the current wording of policy SEA4 and propose a minor amendment.

Arbury Estate is the majority landowner of Strategic Employment Site SEA-4 – Coventry Road. Warwickshire County Council (WCC) owns the northern part of the site, being the former Red Deep Special School. The Site is allocated within the adopted Borough Plan (2019) as a Strategic Employment Area to provide approximately 9ha of employment land. The proposed policy wording is consistent with that of the adopted Borough Plan Policy EMP4. Arbury Estate is wholly supportive of the continued allocation of SEA-4 (Coventry Road) in the emerging Borough Plan.

The Estate is working proactively with WCC in developing a planning application for flexible employment floorspace within Classes E(g)(iii), B2 and B8. Work on the application has significantly progressed, and The Estate has engaged in pre-application discussions with Officers at the Council.

The outline application is due to be submitted in Autumn 2023 and demonstrates their commitment to bringing forward a development consistent with the site's existing and proposed allocation. The forthcoming application continues to demonstrate that the site is suitable, achievable and deliverable, and the site's ongoing allocation is therefore appropriate.

Specifically in relation to the wording of the proposed policy SEA-4, please see below a minor amendment.

“Strategic employment site SEA-4 will be developed for employment uses comprising use classes E(g) (prior to 1 Sept 2020 use class B1), B2 and B8.

Key development principles

1. Provision of approximately 9 ha of employment land.
2. Upgrade of existing access onto Coventry Road (B4113).
3. Financial contributions towards borough-wide strategic highway infrastructure works identified within the A444 corridor.
4. Financial contribution towards the delivery of biodiversity enhancement on land to the south of Centenary Way (Griff Hollows local wildlife site), as well as biodiversity offsetting.
5. ~~Financial contribution towards the reopening of the culverted Griff Brook.~~
6. Financial contribution towards delivery of an area wide green infrastructure supplementary planning document (or equivalent) that promotes species movement along identified green corridors.
7. Suitable sewage connection to the existing foul drainage network.
8. Creation of cycle path link between Bermuda Station and Coventry Road, as well as contribution to crossing of Coventry Road.

Form of development

9. Provision of landscape screening along the northern, eastern, western and southern boundaries.
10. Broadleaved woodland should be retained and restored where possible.
11. Smaller scale (and height) development (similar scale to the adjacent Bermuda Industrial Estate) will be located nearer to the residential edge to the north and east.
12. Shorter side or gable end of building form to front onto Centenary Way in order to reduce perceived effects of scale and massing of any proposed development on any retained public open space.
13. Use of colour graduation on elevations from darker colours to base, and lighter colours nearer to rooflines in order to better integrate development into the landscape.
14. Maintain an open corridor to the south of the site accommodating Centenary Way, with appropriate tree and shrub planting in order to limit effects to views along this public right of way.
15. Opportunities to improve the heritage features of the area and their link to the work of George Eliot should be pursued where possible.
16. Areas of high distinctiveness should look to be preserved to form part of a network of natural habitats. Habitat connectivity to the south should be maintained to allow connections to the wider local wildlife site, including along the southern boundary of the site.”

The inclusion of Item 5 is not considered to be effective as it has not been demonstrated by the Council that it would be feasible to de-culvert Griff Brook. Careful consideration would need to be given to the alignment of the open channel to enable both the foul sewer and important public right of way to remain in place, along with the associated costs of this. Given these issues remain unresolved and have not been costed by NBBC (as demonstrated by the absence of the proposed works in the IDP), it is unjustified to seek an unsubstantiated financial contribution towards such works.

Notwithstanding the above, Arbury Estate supports the continued allocation of the site and is committed to bringing forward an outline planning application in Autumn 2023.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance

with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The inclusion of Item 5 of the proposed policy wording is not considered to be effective as it has not been demonstrated by the Council that it would be feasible to de-culvert Griff Brook. Careful consideration would need to be given to the alignment of the open channel to enable both the foul sewer and important public right of way to remain in place, along with the associated costs of this. Given these issues remain unresolved and have not been costed by NBBC (as demonstrated by the absence of the proposed works in the IDP), it is unjustified to seek an unsubstantiated financial contribution towards such works.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.


Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature:
(Please sign the box if you are filling in a paper copy. If you are filling in an



electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	<p>1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</p>	<p>2. Agent's details (if applicable)</p>
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: **Savills (Birmingham) – On behalf of Arbury Estate**

3. To which part of the Borough Plan does this representation relate?

Paragraph	Review of Nuneaton & Bedworth Employment Land Portfolio (2023)
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

The document, at table 6.8 states that 15.1ha of employment can come forward on windfall sites. It is not clear how NBBC consider this is deliverable when it must be the case that the majority of this windfall will be in the Green Belt given the lack of available alternative sites. Land should be allocated for development, especially where the Borough is constrained by Green Belt, rather than relying upon windfall for the delivery of development where development is less likely to come forward because the most suitable and accessible locations have not been allocated. This approach is considered to be unhelpful to resolving the issue of out-commuting identified by the Council.

Table 6.5 sets out employment land needed by NBBC. This omits to make reference to 26ha of employment land committed to meet Coventry's need as shown in 2016 employment MoU. This

requirement, in addition to any other sub-regional need should be appropriately accounted for to ensure that development needs are suitably planned for and justified.

There is therefore merit in delaying submission of the emerging Borough Plan until results of the West Midlands Strategic Employment Sites Study Part 2 are known.

Paragraph 6.29 of the report states that: "For industrial space, the vacancy rate at the current time is very low, at just 0.7%. There is no inherent potential therefore for surplus vacant space to contribute to future needs." This further reinforces the requirement to positively plan for employment growth in the Borough to ensure that the obvious need for employment space is met, and the related economic and social benefits of employment growth in the Borough are realised.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Further evidence is required in relation to the deliverability of windfall sites.

Submission of the emerging Borough Plan should be delayed until results of the West Midlands Strategic Employment Sites Study Part 2 are known. It may then be the case that a further Regulation 19 consultation is required to consider the implications of this.

The report should also be updated to include reference to 26ha of employment land committed to meet Coventry need as shown in 2016 employment MoU. These amendments are required to ensure that the evidence base of the Borough Plan Review is justified.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.
--

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Strategic Policy SHA-2: Arbury
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments and potential modifications we propose to ensure that the proposed policy is sufficiently justified:

Policy Wording	Comments
2. Financial contribution to the NHS Coventry and Warwickshire ICB including extension to GP Surgeries.	We object to this section of the policy as currently worded. Although the cost of such infrastructure is set out in the IDP at Appendix D (under the heading "CCG", which we understand is the former

	<p>name of the ICB), a contribution should be site specific, and would need to comply with the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p> <p>If there is a requirement for extensions to existing surgeries, the location of these surgeries, along with the current capacity and waiting list of them should be made available to form adequate justification for the contributions sought.</p>
<p>3. Provision of a local centre, including community facilities.</p>	<p>We object to the undefined reference made to provision of "community facilities". It is not clear what community facilities are being sought in addition to those listed elsewhere in the policy, and whether their requirement is justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p> <p>Part 4 of the policy sets out the key community facilities that the Council consider to be necessary, and so unspecific financial requests are not compliant with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>
<p>4. Community Park, Ballcourt MUGA and older and younger children's equipped play provision (including the proposed strategic play area) to be provided, forming an open space and habitat corridor linking Ensor's Pool and the local wildlife sites to the south, as well as appropriate management and maintenance arrangements.</p>	<p>We object to the policy based on its current wording. There are requests for a number of contributions related to sports and open space, but no corresponding costs or cross reference to any study on existing provision and where there are shortfalls in provision or what the multiplier for the new population requirements may be.</p> <p>These contributions would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p> <p>There is also no consideration that such improvements may require third party land, and the associated costs and complexities that this may cause. As written the requirements are unclear as to their extent, location or cost.</p>
<p>5. Provision of a distributor link road through the site with integrated footway/cycleway provision in accordance with the concept plan. The distributor link road will need to secure a connection that links the site to the A444.</p>	<p>The link road element of the site is within Green Belt. There is a need for this land to be released to allow for development to come forward without having to demonstrate Very Special Circumstances. The Council recognised the need for an access in the 2019 adopted plan, and therefore this land should be allocated as essential infrastructure.</p> <p>We object to the absence of the link road in the proposals map, when an indicative route is</p>

	<p>shown on the concept plan included within the policy wording.</p>
<p>7. Provision of footway/cycleway linkages to the existing footway/cycleway network, including linkage to Bermuda Road bus stops and Bermuda Park Station. This is to provide a tarmac fully lit sustainable link route constructed to Highways adoptable standards (cycle provision to LTN1/20 guidance and include visibility plays) and which may be requested to be offered for adoption. The route and its lighting will need to be designed to demonstrate that there is no impact (using measures to prevent light spill) to the adjacent sensitive areas/habitats including Local Wildlife Sites and bat migration/feeding corridors.</p>	<p>We object to the policy as worded, as it requires footpaths and cycleways to be provided on land outside of Arbury Estate's ownership.</p> <p>As the land owner of the allocation is not in control of such land, the delivery of such off site provision is potentially in doubt, undermining delivery and so flexibility in providing contributions to WCC Highways should be considered.</p>
<p>8. Enhancement of Harefield Lane to reach the Bermuda Village area to the east, as well as contributions towards links to the north and east, mapped in the Cycle Network Development Plan.</p>	<p>We object to the policy based on its current wording. The wording makes reference to enhancements being provided off site, in areas which are not within the control of Arbury Estate.</p> <p>As the land owner of the allocation is not in control of such land, the delivery of such off site provision is potentially in doubt, undermining delivery.</p>
<p>10. Financial contributions towards Borough-wide strategic highway infrastructure works identified within the A444 corridor.</p>	<p>We object to the policy based on its current wording. There are a number of A444 improvement schemes set out in the IDP. The majority do not contain reference to specific sites and/or specific contributions that are being requested. It is unclear which schemes are relevant to which allocation and whether the proposed allocation is to mitigate a problem being caused or rectifying an existing problem.</p> <p>Therefore, as written, the wording is not considered to be in accordance with the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>
<p>11. Contribution towards increased personnel and vehicles for Warwickshire Police and increase capacity at Nuneaton Justice Centre.</p>	<p>We object to the policy based on its current wording. Police infrastructure is referenced in the IDP, but there is no breakdown of the specific contribution and how the requirement is linked to each proposed allocation.</p> <p>A requirement for a contribution would need to be justified against tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>

<p>12. Contribution to local sewage network improvements to increase capacity, improvement to the local network to reduce impact on hydraulic performance and improve biological treatment capacity to accommodate the development.</p>	<p>We object to the policy based on its current wording. Sewage infrastructure is referenced, but paragraph 7.3 of the IDP states that there are no capacity issues..</p> <p>A requirement for a contribution would need to be justified against tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>
<p>13. Provision of allotment site extension and facilities.</p>	<p>We object to this requirement, as there is not sufficient evidence to justify it. Provision of new or expanded allotments is referenced in the IDP as: "Provision of land for allotments in line with Allotment Strategy".</p> <p>Having reviewed NBBC's Allotment Strategy (2012-2022) we note that it was produced in July 2013, and therefore does not provide up to date data related to access to allotment space in the Borough.</p> <p>We do not consider it provides suitable justification for the requirement for allotment extension (which we assume is to those allotments on Athol Crescent), if up to date data is not forthcoming. We cannot find any evidence that the existing facilities are at capacity or that the 1500 dwellings will give rise to an increase in allotment provision being required.</p> <p>To be suitably justified, NBBC should produce an up to date Allotment Strategy to evidence any requirement for additional allotment plots.</p>
<p>14. Provision or financial contributions towards sport and physical activity based on the requirements of the Council's Playing Pitch and Outdoor Sports Strategy for pitch sport improvements, including off-site swimming pool provision, cycling facilities at Bedworth Physical Activity Hub, rugby pitch provision at Nicholas Chamberlaine School and community centre, outdoor tennis facilities and athletics facility at Pingles, Nuneaton.</p>	<p>We object to the policy based on its current wording. There are requests for a number of contributions relating to sports and physical activity, but no corresponding apportionment of costs or scale of requirements associated with the geographical location of each allocation.</p> <p>These contributions would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>
<p>15. An asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of the Park Farmhouse, Tea House, Bath House and Arbury Mill.</p>	<p>We do not consider that the reference to Bath House and Arbury Mill in this policy wording is justified. This is because it's inclusion in the policy wording appears to be based on the assets inclusion in the "SAVE Britain's Heritage 'Building at Risk' list, rather than any designation from a statutory body such as Historic England.</p> <p>Furthermore, we question the rationale for the asset management plan to cover the whole of the Arbury Estate. The Estate covers a wide area which extends outside of the Borough, and</p>

	cannot be seen as reasonably related to development of SHA-2.
Form of Development	
17. Improvements to the urban edge through, and use of, a woodland planting belt in order to screen the urban edge. New woodland should be buffered on its eastern side by open space, which the existing houses should face.	We object to new woodland being required to buffer on the eastern side close to the open space. We request further clarification of the rationale for a buffer to the eastern side of the site. We question whether this buffer should in fact be on the western side of the site, closest to Arbury Hall and Registered Park and Garden.
21. Higher density housing should be concentrated toward the current urban edge.	<p>We object, as there is no justification for this, in particular when the precise density required is not known. We question "higher density" than what? This blanket restriction could stifle design innovation and consideration of options which make the best use of available land.</p> <p>This is especially the case once certain criteria such as bus route diversion locations are known, this may increase public transport accessibility in locations that are further away from the "current urban edge" and could therefore support higher density development in the future.</p>
22. Use a maximum building height of two storeys, with the aim of screening views of the urban edge entirely behind woodland.	We object to there being reference to a maximum building height of two stories as this is unjustified. We consider that there should be scope to allow for taller buildings, such as three storey townhouses or 2 ½ storey houses where appropriate.
25. Ensor's Pool should have a minimum buffer zone of 100m as well as any appropriate mitigation measures in order to ensure that the hydrological pathways to the pool are not compromised.	<p>We object to a 100m buffer being required to Ensor's Pool. The document notes that further ecological work is required. Therefore, until this work has been undertaken it is premature to calculate the most appropriate buffer to Ensor's Pool.</p> <p>As written the wording is entirely prescriptive.</p>
29. Areas of high distinctiveness (values 4 to 6) should be retained.	<p>We object, as this is an arbitrary requirement, which needs to be considered in balance with other factors.</p> <p>There is not enough technical evidence to make this assessment. The whole suite of documents that is available with an outline planning application is required to be considered when determining areas of land that require protection.</p>
30. Creation of wildflower and wetland habitat and pathway to Arbury Estate woodland extension.	We object, and request clarification as to what the wildflower and wetland habitat pathway is, and what is involved in delivering it.

	<p>A pathway to private property and / or a pathway that encourages trespassing into the Arbury Estate Registered Park and Garden should not be encouraged.</p>
<p>31. Enhancements to the footpath along Harefield Lane towards Seeswood Pool.</p>	<p>We object to the policy based on its current wording. Enhancements are on public highway land and therefore cannot be delivered by the Arbury estate directly.</p> <p>These enhancements would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.</p>
<p>33. Access to any development within the strategic site should avoid approaching the site from the north. No access should be taken from North Drive, and designs should avoid introducing new approaches parallel to North Drive which would detract from its prominence.</p>	<p>We object to the policy as worded, as it would prevent pedestrian and cycle access, if the wording is intended to relate to vehicular access.</p>
<p>35. Development will be required to come forward in accordance with the concept plan above.</p>	<p>We object to the wording of this criteria. Whilst we accept that the Concept Plan is within an adopted SPD, it is a material consideration only.</p> <p>It is acknowledged at para 3.1.1 of the concept plan SPD that: "The concept plan is not a masterplan but rather highlights key principles that will help inform and guide subsequent planning applications".</p> <p>This adequately reflect the status of a concept plan which is based on limited high level technical work.</p> <p>Policy wording at criteria 35 is repeated at 37 and should therefore be deleted.</p>
<p>37. Development proposals should comply with the requirements of the latest adopted Concept Plan SPD and Design Code SPD.</p>	<p>The policy wording is too prescriptive in requiring compliance with two documents which both have SPD status. SPDs are material considerations only.</p> <p>Both the concept Plan SPD at paragraph 3.1.1 and Design Code SPD at paragraph 1.4.2 make reference that these documents are not masterplans. Rather their purpose is to highlight key principles for consideration to inform planning applications.</p>

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will

need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider that the following modifications should be made to the policy to ensure is sound, and suitably justified. We have provided these modifications in a table setting out the criteria number in the policy against the modification proposed:

Policy Criteria Number	Proposed Modification
2	This criteria should be removed unless it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
3	Wording should be amended to state "other necessary" before "community facilities". Policy wording should be removed unless it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
4	This criteria should be removed unless it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010. In addition justification is also required in relation to the ability to utilise third party land to deliver such facilities.
5	The policy and proposal map should be updated to remove land required for the delivery of the link road from the Green Belt. We consider that the road alignment reference should be included within the policy and / or supporting text. This is because design of the road will need to comply with the requirements of the Warwickshire Design Guide.
7	This criteria should be reworded to require the provision of cycle and footpaths on land within the allocation only. Contributions may be required for offsite provision if it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
8	This criteria should be reworded to require the provision of enhancements on land within the allocation only. Contributions may be required offsite if it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
10	The IDP and policy criteria 10 should be updated to include reference to specific sites and/or specific contributions that are being requested. A requirement for improvements to the A444 would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
11	The IDP and policy criteria 11 should be updated to include reference to specific sites and/or specific contributions that are being requested. A requirement for improvements to the A444 would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
12	The IDP and policy criteria 12 should be updated to include reference to specific sites and/or specific contributions that are being requested. A requirement for improvements to the A444 would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

13	An updated Allotment Strategy should be produced, which clearly sets out justification for the proposed extension. If this cannot be provided, the criteria should be removed.
14	We object to the policy based on its current wording. There are requests for a number of contributions related to sports and physical activity, but no corresponding costs. These contributions would need to be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
15	Reference to Bath House, Arbury Mill and the wider Arbury Estate should be removed from this policy criteria, as their inclusion is not justified.
17	Justification for a buffer on the eastern side of the site has not been provided. We therefore consider that this policy wording should be removed.
21	We question the justification for higher density housing being concentrated toward the current urban edge. We therefore consider that this policy wording should be removed.
22	The policy criteria should be amended to allow for taller buildings, such as three storey townhouses where appropriate.
25	We object to the requirement for a 100m buffer from Ensor's Pool. Until further ecological work is undertaken, there is not suitable justification for the buffer proposed.
29	There is not enough technical evidence base available to make the assessment of areas to be retained within the allocation. As there is no justification, we consider that this policy criteria should therefore be removed.
30	We request clarification as to what this wildflower and wetland habitat pathway is, and what is involved in delivering it.
31	This criteria should be reworded to require the provision of enhancements on land within the allocation only. Contributions may be required offsite if it can be justified against the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
33	The wording of this policy criteria should be removed to make it clear that pedestrian / cycle connections may be appropriate at this location.
35	Policy wording at criteria 35 is repeated at 37 and should therefore be deleted.
37	The policy criteria should be updated to adequately reflect the status of a Concept Plan SPD and Design Code SPD which are both based on limited, high level technical work.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy NE3 – Biodiversity and Geodiversity
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments we make to ensure that the proposed policy is sufficiently justified:

Policy Wording	Comments
Development proposals will ensure species are able to positively respond and adapt to the impacts of climate change by preventing the fragmentation of existing habitats.	We object to the proposed policy wording. To allow for sufficient flexibility, reference to such requirements being required "where possible and feasible" should be added.

<p>Links and habitats should be created where there are gaps to the ecological network of wildlife sites, wildbelts, stepping stones, wildlife and canal corridors, and green spaces, regardless of whether they are of international, national or local importance. Watercourses should be joined up to provide natural linkages for ecological networks and to improve water quality.</p>	
<p>Biodiversity net gain offsetting will be required as a last resort once all available options in the mitigation hierarchy have been explored. Developers must use Warwickshire County Council's biodiversity offsetting metrics (until such time this is superseded by the mandatory use of the national metrics) to quantify the impact, and to calculate an appropriate level of compensation to replace the lost habitat. If the habitat loss cannot be replaced on site, the replacement habitat should be provided, in the Borough, in the following order:</p> <ul style="list-style-type: none"> • A biodiversity strategic location. • A location adjoining and/or linking a biodiversity strategic location. • A location which significantly increases connectivity between LBAP habitats – and/or any emerging Nature Recovery network location that aligns with targeted areas and corridors for increased ecological connectivity. 	<p>We object to the proposed policy wording. The policy should consider the potential for a large landowner (e.g. Arbury Estate) to have a specific plan that holistically provides BNG uplift for a number of development sites within the Borough.</p>

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

To allow sufficient flexibility, reference to requirements being required in this policy should have reference to: "where possible and feasible" added.

Reference should be made in the policy for the potential for Need to also consider the opportunity for major landowners in the Borough to have a specific 'Estate-wide' plan that could holistically provide BNG uplift for a number of development sites within the Borough.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy NE1 – Green and Blue Infrastructure
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments we make to ensure that the proposed policy is sufficiently justified:

Policy Wording	Comments
The Borough's green and blue infrastructure assets will be protected, managed, enhanced or created to provide nature recovery networks. New development proposals will enhance, sustain and restore existing and create green	We object to the blanket requirements set out in the draft policy and consider that greater flexibility is required to such requirements being required.

<p>(including wildbelts) and blue infrastructure (including canals); whilst at the same time protecting and enhancing public rights of way.</p>	
<p>Where development proposals have a watercourse classified as a main river within their boundary, as a minimum, developers should set back development 8m from the top of the bank or landward to of any flood defence. The same easement will also be required on smaller watercourses to maintain water elements, ecology and wildlife corridors. Greater widths are appropriate where forming green infrastructure, open space or ecological corridors such as 50m buffers for ancient woodland, 30m buffers around all semi-natural woodland and broad-leaved plantation woodland and 5m buffers either side of intact hedgerows.</p>	<p>We note that reference is made to a requirement for a 50m buffer to ancient woodland. This is not justified. Government Guidance: "Ancient woodland, ancient trees and veteran trees: advice for making planning decisions" produced by Natural England and Forestry Commission states that: "For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area)".</p> <p>A hedgerow buffer of 5m either side (10m buffer in total) is not justified, as there is no guidance or evidence base document referenced which sets out this requirement.</p>

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

To allow sufficient flexibility, inserting reference to: "where possible and feasible" should be made to paragraph 1 of the policy, as stated in part 5.

The final paragraph of the policy should be updated to reflect Government Guidance: "Ancient woodland, ancient trees and veteran trees: advice for making planning decisions".

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

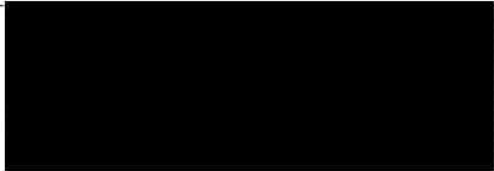
No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.
--

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy H5 – Accessible and Adaptable Homes
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out reasons why we consider this section of the plan as currently worded is unjustified.

The consultation document makes a correlation between M4(3)a and M4(3)b housing and meeting the needs of an ageing population. This is something which we would challenge as unjustified. Open market housing can be sold to any buyer and so there may be no correlation between the provision of an open market M4(3)a and M(3)b units and the needs of the end user.

Although we consider it unnecessary, if reference to Building Regulations is required, this should be confined to a single mention in a single policy with a distinction made between H4(3)a and H4(3)b requirement.

M4(3)a and M4(3)b dwellings in this policy are referred to as if they are interchangeable from a viability perspective. We consider that for the viability assessment to be considered justified, it should be re-run to consider these types of housing separately.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

M4(3)a and M4(3)b dwellings in this policy are referred to as if they are interchangeable from a viability perspective. We consider that for the viability assessment to be considered justified, it should be re-run to consider these types of housing separately.

If reference to Building Regulations is required, this should be confined to a single mention in a single policy with a distinction made between H4(3)a and H4(3)b requirement.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

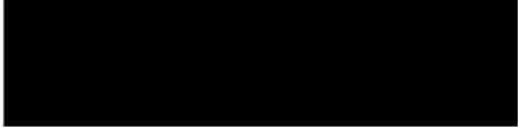
No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy H1 – Range and Mix of Housing
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments we make to ensure that the proposed policy is sufficiently justified:

Policy Wording	Comments
<p>General Market Housing Development is required to provide an appropriate mix of housing types and sizes based on the need and demand identified in the most up-to-date HEDNA or equivalent. There is</p>	<p>The policy should be updated to make a clear distinction between outline applications, and those with full details submitted.</p>

<p>currently an imbalance of dwelling types within the Borough which the Council will seek to re-address by actively promoting the delivery of housing schemes, where the housing mix proposed aligns with the identified needs and demands, of the Borough, in the HEDNA.</p>	<p>Where an outline application is submitted, an illustrative masterplan showing that a HEDNA compliant mix can be accommodated is suitable.</p> <p>It should be made explicitly clear that the HEDNA can make recommendations, however site specific circumstances and specific market conditions and requirements at the time of submission of applications needs to be considered when confirming the housing mix.</p> <p>Furthermore, a blanket mix should not be applied across the whole Borough. It should be recognised that the mix of housing in one location (e.g. a town centre where an apartment inly scheme may be considered suitable) may be different to a mix in a suburban location (e.g. a suburban location where more family housing may be suitable).</p>
<p>Self-build and Custom Build Homes 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.</p>	<p>We support the Council's approach to the provision of self and custom built housing. The Council is right to take this approach, as opposed to the approach of some other LPAs who seek to require a certain percentage of self and custom built provision on allocated sites for example.</p> <p>The very nature of self and custom build housing means that it is difficult to plan for precise locations of delivery.</p>

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In relation to references to the HEDNA housing mix in policy H1, these should be updated to make a clear distinction between outline applications, and those with full details submitted and provide flexibility according to the location of the proposed development.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent

opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Strategic Policy DS5 – Employment Allocations
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

4.(2) Sound?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

4.(3) Complies with the Duty to Cooperate?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

Please mark with an 'X' as appropriate.

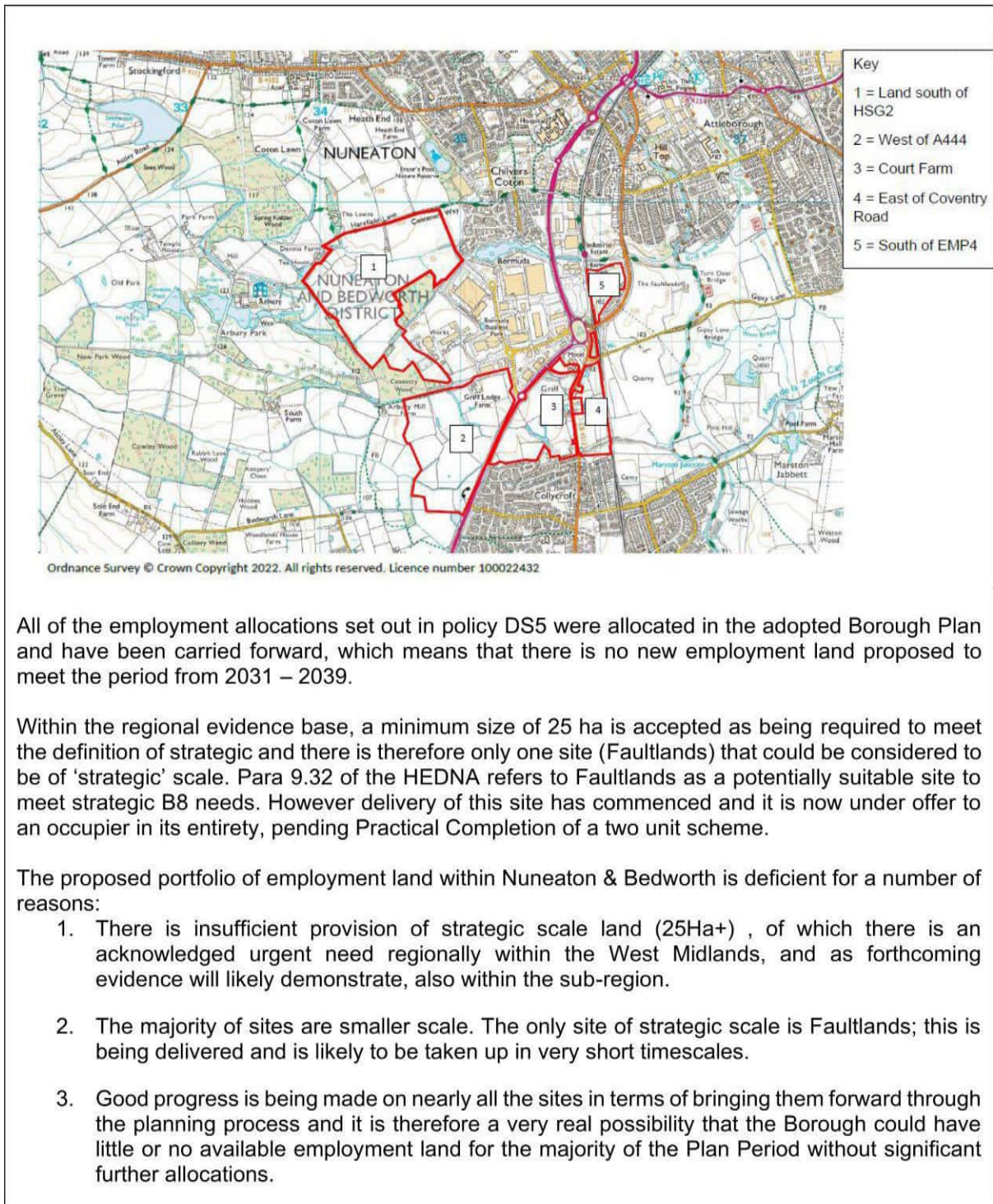
5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out reasons why we consider this section of the plan as currently worded is unjustified.

The last sentence of policy DS5 states that: *“The wider Bermuda Park area, south of Nuneaton, including Faultlands and SEA4, is an employment location of regional significance for inward and local investment.”*

We agree with this point, but request that the Council define the area they consider to be “the wider Bermuda Park”. We consider that this area includes the sites submitted on behalf of Arbury Estate for allocation for employment use. These sites are shown on the plan overleaf, and were submitted for consideration as part of Nuneaton & Bedworth’s Call for Sites in 2021:



All of the employment allocations set out in policy DS5 were allocated in the adopted Borough Plan and have been carried forward, which means that there is no new employment land proposed to meet the period from 2031 – 2039.

Within the regional evidence base, a minimum size of 25 ha is accepted as being required to meet the definition of strategic and there is therefore only one site (Faultlands) that could be considered to be of 'strategic' scale. Para 9.32 of the HEDNA refers to Faultlands as a potentially suitable site to meet strategic B8 needs. However delivery of this site has commenced and it is now under offer to an occupier in its entirety, pending Practical Completion of a two unit scheme.

The proposed portfolio of employment land within Nuneaton & Bedworth is deficient for a number of reasons:

1. There is insufficient provision of strategic scale land (25Ha+) , of which there is an acknowledged urgent need regionally within the West Midlands, and as forthcoming evidence will likely demonstrate, also within the sub-region.
2. The majority of sites are smaller scale. The only site of strategic scale is Faultlands; this is being delivered and is likely to be taken up in very short timescales.
3. Good progress is being made on nearly all the sites in terms of bringing them forward through the planning process and it is therefore a very real possibility that the Borough could have little or no available employment land for the majority of the Plan Period without significant further allocations.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Borough Plan Review should be reviewed and updated to align with the comments made in Part 5.

The employment sites submitted by Arbury Estate in 2021 should be considered for inclusion in the Borough Plan Review. There is evidenced need for sites such as those submitted, and this should be acknowledged through the allocation of sites suitable to meet that need. As currently presented, the draft plan does not provide sufficient large scale or strategic employment sites to meet the identified and location need. Furthermore, as presented the opportunities available do not provide sufficient strategic opportunities to offer an attractive market choice. The provision of more strategic employment sites would provide a significant contribution towards reversing some of the out commuting currently experienced in the Borough.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy BE3 – Sustainable design and construction
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments and potential modifications we propose to ensure that the proposed policy is sufficiently justified:

Policy Wording	Comments
All development proposals must be:	
1. Designed to a high standard and meet the ten characteristics of the National Design Guide and National Model Design Codes. Designed to meet the requirements specified in any relevant	We object to wording of the policy as currently proposed. If standards such as Building for a Healthy Life and Future Homes and Building standard are being proposed, then this needs to

<p>extant Concept Plan SPD and the Sustainable Design and Construction SPD (2020).</p>	<p>be evidence based and included in Development Plan policy, rather than through a reference to a separate SPD (see Planning Practice Guidance Paragraph: 005 Reference ID: 56-005-20150327).</p> <p>This is especially the case when such an SPD will be over 4 years old at the time of adoption of the Borough Plan review.</p>
<p>3. Able to evidence that new development will maximise energy efficiency and meet the <u>optional</u> higher standard for Building Regulations in regard to energy use. Development should adhere to the Future Homes and Buildings Standard, prior to its introduction in 2025, by promoting a fabric first approach, including the use of passive design principles where possible.</p>	<p>We object to wording of the policy as currently proposed. We question what evidence base has been gathered to justify the requirement for compliance with the optional higher standard for Building Regulations. The PPG (PPG Paragraph: 002 Reference ID: 56-002-20160519) is clear that LPAs need to gather appropriate evidence to justify the use of such standards in their area.</p> <p>The Future Homes Standard and the Future Buildings Standard is due to be implemented through Building Regulations from 2025 and there is no need for planning policies to repeat Building Regulation requirements.</p>
<p>Residential development must meet 95% M4(2) and 5% M4(3) Building Regulations standards for access, the NDSS and the principles set out within the relevant SPDs (including the Future Homes and Buildings Standard where technically and financially feasible). Where assessment methods are changed or superseded, the appropriate replacement standards will be used.</p>	<p>We object to wording of the policy as currently proposed. We request that NBBC clarify the evidence they are relying upon to require these standards. With particular reference to the Nationally Described Space Standards, the PPG (PPG Paragraph: 020 Reference ID: 56-020-20150327) is clear that LPAs should take account of need, viability and timing of implementing such standards.</p> <p>Justification is set out in supporting text, but has not been set out in an evidence base document.</p>
<p>All residential developments must be designed with sufficient private outdoor amenity space to promote health and wellbeing.</p>	<p>We object to wording of the policy as currently proposed. It is not clear what “sufficient private outdoor amenity space” is. Adequately evidenced guidance should be provided.</p>
<p>Major development proposals must also provide a statement, with their application, showing how their proposal will:</p> <p>17. Meet all of the 12 considerations in Building for a Healthy Life. Where it is not possible to positively meet all considerations, a statement of justification must be provided to explain why it is not possible, and what mitigation measures will take place to offset this.</p> <p>18. Install rainwater harvesting and greywater recycling systems in the curtilage of all new buildings.</p> <p>19. Integrate the principles of passive solar design.</p>	<p>We object to wording of the policy as currently proposed. To allow for sufficient flexibility, reference to such requirements being required “where possible and feasible” should be added.</p>

<p>20. Be able to accommodate the flexible needs of occupants.</p> <p>Development proposals for estate regeneration will be supported where they deliver high quality, well designed housing and improved public space.</p>	
<p>Development must minimise or re-use waste generated during the construction phase. This should be done by using materials and construction techniques that generate the least waste and minimise emissions. Waste should be treated as a resource to be re-used, recycled or recovered, and should only be disposed of when all other options have been explored.</p>	<p>We object to wording of the policy as currently proposed. To allow for sufficient flexibility, reference to such requirements being required “where possible and feasible” should be added.</p>

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

<p>To ensure consistency with national policy, any requirement should be set out in the Development Plan policy, rather than through SPD. The policy should be updated to remove reference to SPD requirements in relation to Future Homes Standards and Nationally Described Space Standards.</p> <p>We request that NBBC clarify the evidence they are relying upon to require these standards, as no evidence base document has been provided.</p> <p>The Future Homes Standard and the Future Buildings Standard is due to be implemented through Building Regulations from 2025, so there is no need for the policy to make reference to it.</p> <p>To allow sufficient flexibility, inserting reference to: ““where possible and feasible” should be made where specific requirements are set out.</p>
--

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	<p>1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</p>	<p>2. Agent's details (if applicable)</p>
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy BE2 – Renewable and Low Carbon Energy
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed. Below we set out extracts of policy wording within the consultation document, alongside comments we make to ensure that the proposed policy is sufficiently justified:

Policy Wording	Objection
Development must reflect the Climate Change Act 2008, zero carbon emissions by 2050, the Environment Act 2021 and subsequent emerging Acts. Therefore, new development must make use of sustainable transport,	We object to the policy, because as written, it is not clear what the specific low and zero carbon requirements for development are.

<p>sustainable materials, minimise waste materials, make use of low carbon technologies, renewable energy and energy efficiency measures. The use of the higher Building Regulation requirements will be encouraged and supported.</p>	<p>As written, the policy seeks a range of sustainable measures without providing specific or measurable targets.</p> <p>In a similar vein, we also question what evidence base has been gathered to justify the requirement for compliance with the future homes and building standard, as the only justification appears to be in supporting text.</p> <p>The PPG (PPG Paragraph: 002 Reference ID: 56-002-20160519) is clear that LPAs need to gather appropriate evidence to justify the use of such standards in their area. The Future Homes Standard and the Future Buildings Standard is due to be implemented through Building Regulations from 2025 and there is no need for planning policies to repeat Building Regulation requirements.</p>
--	--

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

<p>There is a need for a specific policy in relation to low and zero carbon requirements to ensure there is a suitable level of clarity. The policy as written does not clearly set out the definition of low and zero carbon, and what NBBC required for development to meet these requirements.</p> <p>Paragraph 3 of policy BE2 should be reworded to make reference to specific definitions and criteria of elements discussed in the policy wording and be based on clear evidence. At present key criteria of the policy are not defined, and can therefore not be suitably interpreted and applied to development.</p> <p>The policy should be amended to remove reference to the Future Homes Standard and the Future Buildings Standard, as these are due to be implemented through Building Regulations from 2025 and may change in the future.</p>

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

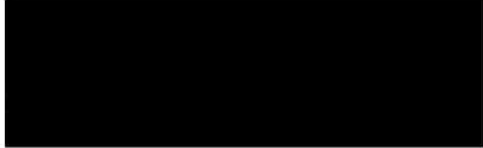
No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Paragraph 9.6
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the wording as proposed at paragraph 9.6 which states that: "...The Borough has high levels of out-commuting, an over dependency on manufacturing and distribution, as well as a low skills base".

We agree with this statement. In particular reference to Coventry, the net outflow of commuters stands at -6,517, which is 43% of the overall net out commuting experienced in the Borough. This shows the strong link between Coventry and the Borough, both in relation to employment, and by extension the basis for any unmet need being considered to be facilitated in Nuneaton and Bedworth. We consider that the Borough is well placed to provide good quality accessible employment sites to reduce the level of out commuting. A high level of out commuting also means that business rates are

not retained locally. For example, we understand that the Faultlands development has a potential liability of £3.6 million of business rates.

Currently local government retains half of the income from business rates, and the other half is paid by Councils to central government (which is used to fund grants back to Councils). Therefore around £1.8 million can be retained by the Council for use locally, rather than being lost to neighbouring authorities. This is considered to be a significant benefit and similar opportunities like this could yield the Council further funding opportunities.

In addition, provision of employment growth locally in the Borough provides a number of other benefits such as providing jobs in the local area and helping to facilitate keeping business / employee spending within the Borough. New business also generate greater interest in housing which also generates spin-off economic benefits associated with home ownership and home improvements.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Paragraph 9.6 should include additional wording which states: *“provision of employment growth can bring a range of benefits such as: retention of business rates, retaining jobs locally for residents to access and keeping business & employee spending within the Borough.”*

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Paragraph 7.29
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We request clarification of the rationale for a density of 35 dwellings per hectare, referenced in paragraph 7.29. It should acknowledge site specific circumstances for density outside of this range, and not apply a blanket approach across the Borough.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance

with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Paragraph 7.29 should be updated to acknowledge site specific circumstances for density, and not blindly apply a density of 35ha to all sites across the Borough.

Wording should be updated to make reference to the set density being required "where appropriate for local circumstances".

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	6.70
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the wording as proposed. Paragraph 6.70 states:

"Sites that were released from the Green Belt through the 2019 Borough Plan offer significant housing and employment capacity for the Borough Plan Review plan period. Having regard to those sites, existing permissions, sites submitted through the Call for Sites process and the up-to-date assessment of housing need, it is considered that exceptional circumstances do not exist to justify further Green Belt release."

We consider that exceptional circumstances exist regarding the need for employment development in Bermuda Park; an area that the Council itself has recognised as being a location of regional significance for inward and local investment in policy DS5.

As set out in our representations to paragraph 6.46, the draft plan does not take account future strategic employment needs, nor reflect the constraints experienced by neighbouring LA's in delivering their strategic need.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Further consideration should be given for potential exceptional circumstances for removal of land from the Green Belt to facilitate employment growth.

This should include the benefits that provision of employment growth can bring, such as providing jobs in the local area and helping to facilitate keeping business / employee spending within the Borough.

In particular, reference should be made to the net outflow of commuters from Nuneaton & Bedworth to Coventry standing at -6,517, which is 43% of the overall net out commuting experienced in the Borough. Therefore at present, the Borough loses a large proportion of the benefits associated with employment growth to its neighbours such as Coventry.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	6.46
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the statement made at paragraph 6.46 which states: "The strategic B8 need is being met through the Faultlands development, which is an allocated site". It is important to note that this site was originally allocated within the adopted Borough Plan, which has a plan period of 2011 – 2031, but not allocated in the emerging Borough Plan review.

The Borough Plan review is proposed to cover the period 2021 – 2039. There is therefore an element of double counting. Strategic B8 need for the overall period from 2011 – 2039 (i.e. 28 years) will not be met from a single site, and therefore we consider that further strategic employment sites should be identified as part of the local plan review for the next plan period and to provide market choice.

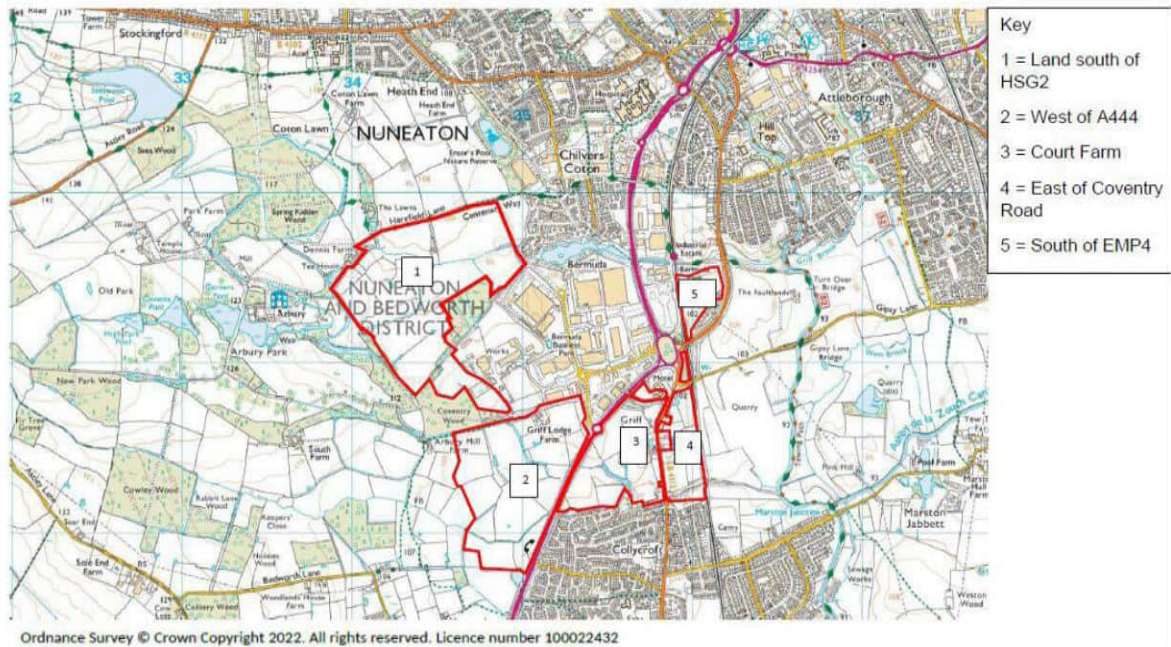
There is clear demand for employment land in the Borough, with industrial & logistics rents having increased by 49% 2011 - 2021, indicating new supply has struggled historically to keep pace with

the strong demand. This is more than double the rate of inflation over the same period. Given how attractive Nuneaton and Bedworth is to occupiers, there should be consideration for how NBBC should take a proactive role in delivering employment land within the sub-region in order to support economic growth and hence sustainable development.

As defined by the West Midlands Strategic Employment Sites Study, a strategic employment site is one of 25ha or more. Therefore the minimum requirement should be 25ha, not 19.4 ha. Coventry's Issues and Options consultation states that need for strategic B8 across the whole of the Coventry and Warwickshire sub-region it is projected to be 551 hectares to 2041.

It is therefore clear that such a provision, even at 25ha would be the absolute minimum required. This should therefore be revisited when results of part 2 of the West Midlands Strategic Employment Sites Study is known, which is expected imminently. A further Regulation 19 consultation should then take place.

Arbury Estate has confirmed that two sites of this scale are available for development, "land south of HSG2" and "West of A444", both shown on the diagram below of sites submitted by Arbury Estate for consideration as part of Nuneaton & Bedworth's Call for Sites in 2021, as shown below:



6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Account should be taken of the strategic and large scale employment opportunities required for the new plan period.

The Council's approach does not appear to reflect current or likely future strategic employment land requirements, or the constraints in neighbouring authorities being able to deliver their strategic employment needs.

The results of part 2 of the West Midlands Strategic Employment Sites Study are expected imminently. A further Regulation 19 consultation should be undertaken to consider additional preferred option sites to deal with any confirmed additional employment need.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		[REDACTED]
Email address (where relevant)		[REDACTED]

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	3.4
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the wording as proposed. This section of the plan sets out issues associated with the Local community.

It is stated is that: *“Access to some leisure facilities is restricted for people without a car. Public transport to Bermuda Park, for instance, is limited and there are no public footpaths along the A444.”*

We disagree with this statement in part. Access to Bermuda Park has been improved with the opening of Bermuda Park train station, which provides an hourly service to Nuneaton, Coventry and Kenilworth, with plans to increase this level of frequency. The lack of public footpaths on the A444 does not prevent access to the wider Bermuda / Griff area. There is access available to the area via Coventry Road (B4113) rather than using Griff Way. Pedestrian crossings and footpaths are available

to access Bermuda Park. Furthermore, the majority of the A444 does not represent an environment that walking along should be promoted.

We assume that when reference is made to A444, that it refers to Bedworth Bypass and Griff Way. Most of the Bedworth Bypass is subject to a 70mph speed limit, and on Griff Way the speed limit is 50mph. It is questionable whether a public footpath would be appropriate here. This statement also does not take into account the benefits being brought about by the Bermuda Bridge connectivity project. Bringing forward development in this location would allow for further improvements to take place and connections around and through sites to be provided.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Paragraph 3.4 should be modified to include the following wording: "The lack of public footpaths on the A444 does not prevent access to the wider Bermuda / Griff area. There is access available to the area via Coventry Road (B4113) rather than using Griff Way. Pedestrian crossings and footpaths are available to access Bermuda Park."

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

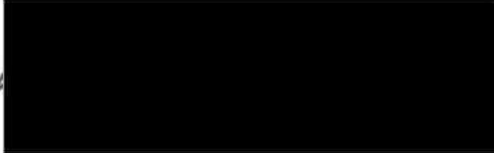
No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	3.3
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the wording of this paragraph, and below we set out reasons why we consider this section of the plan as currently worded is unjustified. This section of the plan highlights a number of issues associated with the local economy. These include: *"There are fewer knowledge-based employment opportunities. If this does not change, there will be fewer jobs in the future and more people will have to look for work outside the Borough."*

We agree with this statement in part. However, manufacturing and distribution jobs are important for the Borough too. The HEDNA states at table 2.6 that manufacturing accounts for 11.2% of jobs in the Borough, second only to health & care. This demonstrates the strength of the manufacturing sector for the economy of the Borough, and that there should not be an undue emphasis on knowledge based employment over other strong industries. Both are important.

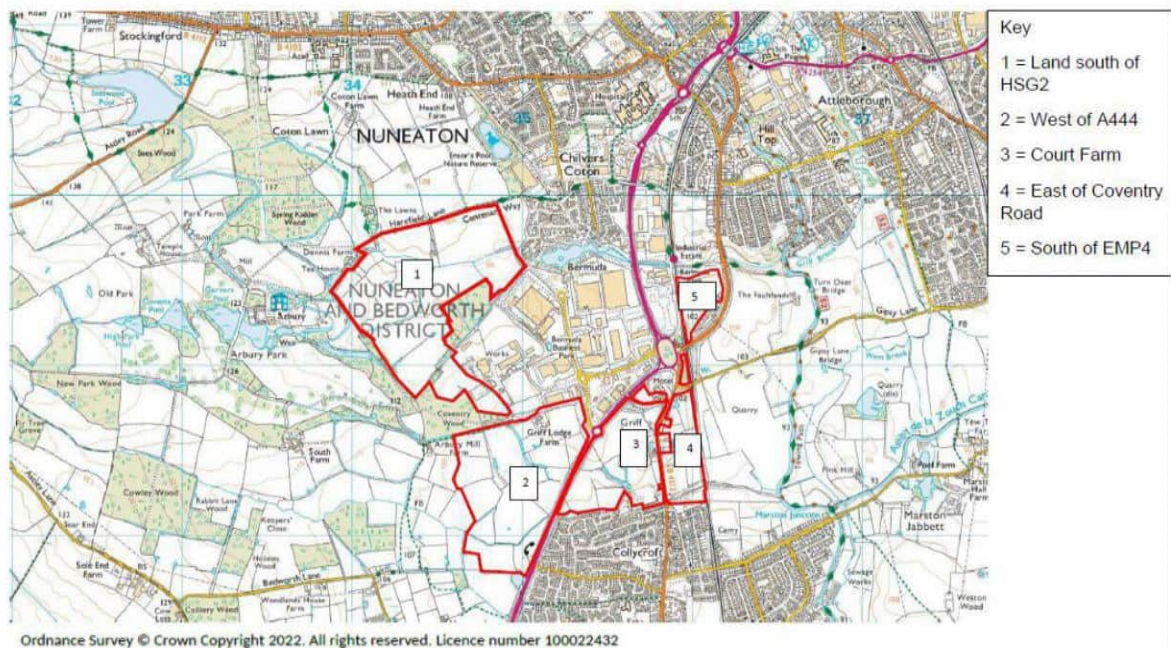
A further issue stated is that: "A large number of residents commute out of the Borough each day to work in Coventry, Leicestershire and elsewhere in Warwickshire."

This is a key issue for the Borough, which has a high level of out commuting at net -14,907¹. In particular reference to Coventry, the net outflow of commuters stands at -6,517, which is 43% of the overall net out commuting experienced in the Borough. This shows the strong link between Coventry and the Borough, both in relation to employment, and by extension the basis for any unmet housing need being considered to be facilitated in Nuneaton and Bedworth. A further issue stated is that:

"Access to some employment sites such as Attleborough Fields, Prologis, and other employment sites outside the borough is difficult without a car."

This is not a problem associated with employment sites being promoted on behalf of the Arbury Estate. As shown on figure the sites are located in and around the Bermuda Park area, and close to the train station there, allowing excellent accessibility for Borough residents.

Figure 1: Arbury Estate Employment Sites Submitted to Call for Sites 2021



In relation to sites 3 – 5, a regular bus service runs along Coventry Road providing services to Nuneaton and Coventry at a frequency of around every 10 minutes. A number of bus stops on this route are located adjacent to these sites.

Sites 1 & 2 are of a strategic scale that will allow for bus services to potentially be diverted to serve these sites specifically. This therefore demonstrates the ability for the employment sites promoted by Arbury Estate to counteract this issue.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or

¹ Census 2011 - Location of usual residence and place of work

sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The paragraph should be updated to include reference to the importance of , manufacturing and distribution jobs for the Borough.

The paragraph should also be updated to reference the importance of facilitating employment development in reversing out commuting trends.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	<p>1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</p>	<p>2. Agent's details (if applicable)</p>
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	1.11
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

4.(2) Sound?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

4.(3) Complies with the Duty to Cooperate?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We do not consider that NBBC have met the legal tests to ensure compliance with the Duty to Cooperate. As was the case in relation to the Regulation 18 Preferred Options consultation, the Regulation 19 consultation document has only a single paragraph in reference to Duty to Cooperate (DtC). No evidence is provided of meetings with DtC stakeholders, and how this engagement has influenced production of the plan.

Savills, on behalf of Arbury Estate attended a "Duty to Cooperate Forum" meeting on Thursday 28th September 2023 (nearly 4 weeks into the current Regulation 19 consultation). The meeting consisted of officers providing a presentation regarding key policies proposed by the Borough Plan, with the final slides discussing Duty to Cooperate. Participants were informed that meetings had taken place with HMA partners. No details of the matters discussed, agreed actions and outcomes from these meetings such as minutes have been made available.

NBBC state that they will be producing Statements of Common Ground (SoCGs) with promoters of proposed strategic allocations. SoCGs are also being progressed with neighbouring LPAs, and it was discussed that a Memorandum of Understanding (MoU) is being progressed across the HMA. No evidence of these documents is being produced, (or at the very least a draft) showing direction of travel has been produced.

No Duty to Cooperate topic paper or similar has been produced to evidence the Council's approach. Information on the Council's approach has been obtained by virtue of having attended a developers meeting. This does not allow for a transparent approach to consultation to wider stakeholders such as members of the public. The only evidence of Duty to Cooperate for most will be a single paragraph in the consultation document.

It is disappointing that NBBC have not acted on representations Arbury Estate submitted to the Regulation 18 consultations encouraging active engagement with relevant stakeholders to evidence Duty to Cooperate having been undertaken and outcomes from these discussions.

The PPG states that: "As the duty to cooperate relates to the preparation of the plan it cannot be rectified post-submission, so if the Inspector finds that the duty has not been complied with they will recommend that the local plan is not adopted and the examination will not proceed any further"¹.

It should be noted that from review of the Matters, Issues and Questions posed by Inspectors of the examination of other Local Plans, reference is often made to providing evidence for the duty to cooperate. For example, at the current Shropshire examination, the Inspector has posed the question asking evidence to be provided regarding the:

"type, timing, duration and extent of duty to cooperate activity and the availability of supporting evidence for that activity."

The PPG requires a Statement of Common Ground to be prepared and maintained on an ongoing basis throughout the plan making process. As a minimum it should be published when the area it covers and the governance arrangements for the cooperation process have been defined, and substantive matters to be addressed have been determined².

We would therefore suggest that NBBC engage with Coventry City Council (and other Warwickshire authorities) and agree a Statement of Common Ground regarding Coventry's expected unmet housing and employment need. This statement can then be updated and refined throughout the plan making process, as required by the PPG.

The Duty to Cooperate should be a key thread running through plan preparation, and is not something that can be retrospectively corrected. If Duty to Cooperate is not dealt with upfront during the plan preparation process in a clear and transparent manner, there is a danger of this legal requirement not being met, which is potentially fatal for the plan.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

¹ Paragraph: 031 Reference ID: 61-031-20190315

² PPG Paragraph: 020 Reference ID: 61-020-20190315

There is no evidence in support of the draft Plan on whether engagement to date has been constructive and active in an attempt to resolve the strategic matter of unmet housing need and maximise the effectiveness of plan preparation.

Therefore, the plan should not have been submitted until further evidence is produced in this regard, and a further Regulation 18 consultation is undertaken to ensure that any shortfalls in the availability of duty to cooperate information can be suitably dealt with before a further Regulation 19 consultation then takes place.

This will ensure that the Council has been able to suitably take into account the comments and queries of stakeholders before the plan is submitted.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham)

3. To which part of the Borough Plan does this representation relate?

Paragraph	Landscape Character Assessment: Section 9
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

The Landscape Character Assessment Report (Feb 2023) advises that any change in the Woodlands Bedworth landscape would need to enhance the small-scale field pattern and retain the frequency and density of hedgerow trees and hedgerows. In addition, the landscape is considered sensitive to any changes which may result in the loss of boundary structure and field pattern.

Accordingly, the Landscape Visual Impact Assessment submitted as part of the planning application (Ref: 039720) concludes that the effect of the proposed development is limited, as the layout responds positively to the character of the site and its local landscape setting. The application proposals retain the site's important landscape features, such as existing hedgerows and mature hedgerow trees, ponds, ridge and furrow and the Flash Meadows LWS and therefore accords with these requirements.

These conclusions should be incorporated into the Landscape Character Assessment to bolster the evidence base and ensure it is suitably justified.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Landscape Character Assessment should be updated to make reference to site specific work undertaken in planning applications submitted for determination. Section 9 of the assessment should be updated to include the findings of the Landscape Visual Impact Assessment submitted as part of the planning application (Ref: 039720).

This concludes at paragraph 9.0.12 that: *"The proposals, including mitigation measures, as set out in Chapter 5, would not result in significant long term harm to the Site, its surrounding landscape character and its visual environment and represents an appropriate development located on the edge of Bedworth Heath."* The Landscape Character Assessment should be updated to make reference to this in it's assessment of the Bedworth Woodlands area.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham)

3. To which part of the Borough Plan does this representation relate?

Paragraph	Landscape Character Assessment: Section 10
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the blanket and generalised references contained in The Landscape Character Assessment Report (Feb 2023 - P48) that require "any changes which did not retain and reinforce wooded horizons or that made urban edges more prominent would weaken the pattern and character of the landscape.

It is considered that the introduction of 1500 dwellings into what is currently a rural edge to the settlement and Arbury Estate will weaken the pattern and character of the landscape and it will therefore be difficult to maintain rural horizon.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Landscape Character Assessment should be amended to recognise that further landscape and visual impact assessment work will be required to determine what level of appropriate mitigation could be provided to minimise the impact of 1500 dwellings will have on the landscape character.

However, the assessment is incorrect to assume that the introduction of 1500 dwellings will not change the landscape character of the area. Arbury Estate will support proposals which seek to strengthen the eastern edge of the Registered Parkland but as drafted the SPD only seeks to enhance the green buffer on the eastern edge of the HSG2 allocation. It is considered that the western edge of the allocation should have a stronger buffer and not the eastern side as set out in the SPD.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination	
Yes, I wish to participate at the oral examination	X


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		
Email address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	
Policy	Policy H4 – Nationally Described Space Standards
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

We object to the policy wording as proposed.

The NPPF (footnote 49 to paragraph 130f) states that:

"...Policies may also make use of the nationally described space standards, where the need for an internal space standard can be justified."

The council has set out its justification for the requirement of NDSS within supporting text to Policy H4. However we consider that the Council's justification should recognise the impact of such requirements on customers differing budgets and aspirations.

We also object to paragraph 8.55 of the supporting text which seeks to require details regarding numbers of bedrooms and space details. For outline planning applications and applications where the applicant is not a housebuilder this information is unlikely to be confirmed which would potentially make this information abortive in terms of fixing it at the outline stage.

Well-designed smaller homes can provide an affordable option in meeting the needs of both open market and affordable housing. The imposition of arbitrary space requirements does not take into account the quality of that space and prevailing requirements of the market.

An inflexible policy approach imposing NDSS on all housing removes the most affordable homes and denies lower income households from being able to afford homeownership. The council should focus on upholding high quality design and ensuring that dwellings are fit for purpose, rather than being an arbitrary size.

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Borough Plan Review should be amended.

The imposition of arbitrary space requirements does not take into account the quality of that space and requirements of the market. The policy should therefore be reworded to include reference to standards being a guide only, and the council will focus on upholding high quality design and ensuring that dwellings are fit for purpose, rather than being an arbitrary size.

Paragraph 8.55 should be amended to only require such detailed information for full planning applications.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination	
--	--


Yes, I wish to participate at the oral examination	X
--	---


8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.
--

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023

 <p>Nuneaton & Bedworth United to Achieve</p>	<p>Borough Plan Review Publication Stage Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
---	---	--

Name of the Local Plan to which this representation relates:

Borough Plan Review Publication Stage

Please return to Nuneaton and Bedworth Borough Council by 16th October 2023 via:

Email: planning.policy@nuneatonandbedworth.gov.uk

Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

	1. Personal details* * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	2. Agent's details (if applicable)
Title		Mr
First name		Michael
Last name		Davies
Job title (where relevant)		Planning Director
Organisation (where relevant)	Arbury Estate	Savills
House no. and street		55 Colmore Row
Town		Birmingham
Postcode		B3 2AA
Telephone number		[REDACTED]
Email address (where relevant)		[REDACTED]

Part B – Please use a separate sheet for each representation

Name or Organisation: Savills (Birmingham) – On behalf of Arbury Estate

3. To which part of the Borough Plan does this representation relate?

Paragraph	Housing and Economic Employment Land Availability Assessment (HELAA) (2023)
Policy	
Policies Map	

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes	X
No	

4.(2) Sound?

Yes	
No	X

4.(3) Complies with the Duty to Cooperate?

Yes	X
No	

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

Appendix 2 - HELAA Housing Assessment (2023)

HSG4

We object to wording of the "suitability and availability" section of the HELAA site matrix in relation to HSG4 states: *"The site contains a number of constraints. The site is in two separate ownership and in order to be bought forward significant infrastructure is required to be delivered, such as the A444 on/off slip, as well as a new primary school and local centre. No highways infrastructure scheme has been provided or any indication of when a scheme may be provided."*

This statement does not take into account that in June 2023, Arbury Estate submitted a hybrid planning application (Ref: 039720) for up to 150 dwellings on the western part of the HSG4 strategic housing allocation in the adopted Borough Plan (see diagram below):



A national housebuilder is also in advanced discussions to acquire the site, demonstrating the site's suitability and deliverability, which therefore demonstrates that the removal of HSG4 from the proposed settlement boundary and as a strategic housing allocation is unjustified.

Additionally, a response from Planning Policy during the statutory consultation period of the planning application (Ref: 039720) stated that *"the site is considered sustainable, providing all the policies are met"* and the overall pre-application response stated that *"The principle of developing this site is considered acceptable"*, which therefore demonstrates that the site is suitable in principle for sustainable development and should therefore be included as a site allocation and remain within the settlement boundary.

Appendix 3 - HELAA Employment Assessment (2023)

Land South of HSG2

We object to wording of the "suitability and availability" section of the HELAA site matrix in relation to "Land South of HSG2" states that: *"The site is Green Belt. The sites fall within parcel N9/N8 of the 2015 Green belt study with a score of 10/20 and 11/20 medium performing parcels. There are concerns regarding transport in the area, particularly when considering the impact of the existing allocation."*

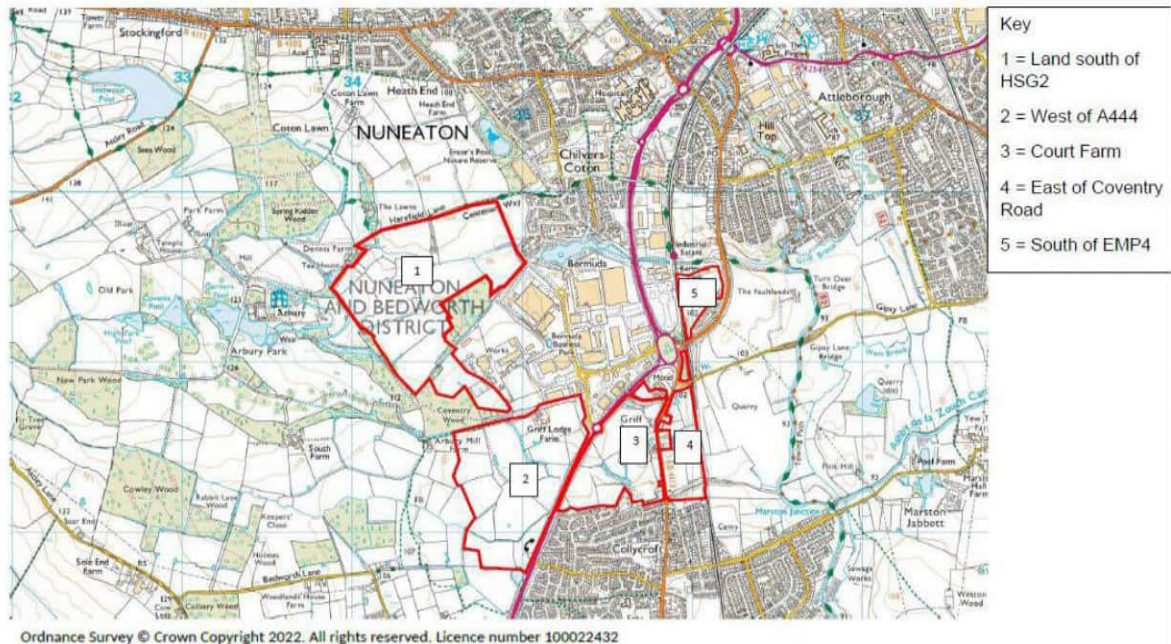
In relation to the site's credentials for both employment and residential development, we consider that this is a flawed conclusion to reach. This is based on a Green Belt Assessment that is over 8 years old, and does not take into account that site SHA-2 (HSG2) has been removed from the Green Belt and is allocated for development in the adopted and emerging Borough Plan.

This severely weakens the Green Belt value of the site, and a Green Belt assessment is required in order to establish where sites such as south of HSG2 may have credentials to come forward for development, as they now perform weakly against the purposes of the Green Belt.

Other Sites Submitted by Arbury Estate

We note that the sites shown on the plan below are not included in either the housing or employment site assessment matrix. Appendix 4 shows a map of sites assessed which includes sites in figure 1 (see below), but does not assess them. We request sight of this assessment in order to understand why the Council has not progressed with allocation of these sites within the Regulation 19 consultation document.

Figure 1: Arbury Estate Employment Sites Submitted to Call for Sites 2021



6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The HELAA should be re-considered in respect of HSG4 and the sites shown at figure 1 of the representations to take into account of a planning application having been submitted for 150 dwellings at HSG4. Accordingly, Arbury Estate believe that Woodlands should be included in the settlement boundary and allocated for residential development in the emerging Borough Plan, as extensive technical work has been undertaken during preparation of hybrid planning application ref: 039720, which concluded that the site is suitable for residential development.

In addition the full assessment of sites submitted by Arbury Estate to the 2021 Call for Sites should be published for review.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at the publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?


No , I do not wish to participate at the oral examination	
Yes , I wish to participate at the oral examination	X

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide oral evidence and engage in the Examination discussions on this matter.

Please note the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

Signature: (Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)	
Date:	16 October 2023