

# **Nuneaton and Bedworth Borough Plan**

## **Schedule of Proposed Main Modifications**

**April 2019**

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM1	Objectives	4.3	15	<p>Amend text as follows:  "Paragraph 4.3  Prologis Park should be added to the list of sites set out in sub-sections a) and b) which should be amended as follows:  a) "Maintain and improve existing employment sites. Key sites include:  * Attleborough Fields  * Bayton Road  * Bermuda  * <u>Prologis Park</u>  b) Provide additional employment land that is attractive to investors in the following locations:  * Faultlands, Gipsy Lane  * <del>Phoenix</del> <u>Pickards Way / Wilsons Lane</u>  * Prologis Park  * Coventry Road  * Land at Caldwell Road Industrial Estate  * Longford Road  * Bowling Green Lane"</p>
MM4	Objectives	4.9	20	Amend text as follows: "c) Protect and enhance the Borough's ecological <u>and geological</u> networks, in particular priority habitats and species, and minimising impacts on biodiversity <u>and geodiversity</u> ".
MM5	Objectives	Map	21	Update key diagram to reflect new boundaries and correct road names
MM2	Objective 7	4.8	19	Amend text as follows:"4.8 To ensure that new development enhances and improves the <u>natural environment, which includes biodiversity, geodiversity and landscape. This will have secondary benefits of improving the</u> quality and appearance of the existing urban area. In particular"
MM3	Objective 7	4.8	19	Amend text as follows: "c) Minimise the negative impact of development and make improvements where possible to air quality, particularly in Air Quality Management Areas <u>and at locations where Air Quality Objectives would be breached.</u> "

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MM6	Policy DS2	Policy box	23	<p>Amend text as follows: "The role and function of each of the Borough's settlements is:</p> <ul style="list-style-type: none"> <li>• <u>1</u> Nuneaton has the primary role for employment, housing, town centre, leisure and service provision.</li> <li>• <u>2</u> Bedworth has a <del>supporting</del> <u>secondary</u> role for employment, housing, town centre, leisure and service provision.</li> <li>• <u>3</u> Bulkington has a <del>supporting</del> <u>tertiary</u> role for housing, shopping, leisure and local services. Bulkington is served by a district centre.</li> <li>• <u>4</u> 'Northern fringe' of Coventry. This includes Keresley and Ash Green/Neal's Green. <u>These areas have local supporting</u> roles for housing, shopping and local services. Ash Green is served by a local centre.</li> </ul> <p>Most development will be directed to Nuneaton as the primary town. Other development will be directed to, or adjacent to, other settlements at a scale that reflects the role and function of the settlement <u>and it's order</u> in the hierarchy and the settlement's ability to accommodate change."</p>
MM7	Policy DS2	5.6	23	<p>Amend text as follows: "A settlement analysis report of Nuneaton and Bedworth proposes a settlement hierarchy for the Borough. <u>The order of the hierarchy is set out within the policy.</u> This was based on an analysis of the size of each settlement in the area, accessibility to a range of services and facilities and public transport provision. The report places Nuneaton at the top of the hierarchy as the most sustainable settlement in the Borough."</p>
MM8	Policy DS2	5.7	23	<p>Amend text as follows:"<u>5.8 The main spatial areas of Nuneaton, Bedworth, Bulkington and the northern Coventry fringe are the most sustainable locations for growth. The locations for growth enables them to connect to, and utilise, the existing infrastructure in these areas. Objectives 1 and 2 aim to drive economic growth and diversify the Borough's economy to enable the business base to become more competitive and less exposed to economic shocks that may affect specific sectors. The borough has a history of high out commuting, it is therefore, vital that employment land is allocated through the planning process. The geographic spread of housing and employment development contributes to the viability and vitality of the Borough's economy and housing choices . It also contributes to economic growth in deprived areas as well as potentially rationalising and enhancing public transport corridors. Furthermore the delivery of new development under the allocations will deliver critical masses of development to enable significant development contributions towards community and transport infrastructure. The plan aims to deliver the wider aspirations of the sub region including the aspirations set out in the Coventry and Warwickshire Local Enterprise Partnership(CWLEP) Strategic Economic Plan (2016).The council's Economic Development Strategy(EDS) and action plan will also help to deliver the council's and the CWLEP's economic vision for the borough and wider sub region. The EDS has a key focus on fostering an environment for advanced manufacturing, professional services, research and development and small and medium enterprises."</u></p>
MM12	Policy DS2	5.10	24	<p>Amend text as follows:"<u>• The Economic Development Strategy and Action Plan will include a work programme to assist in the delivery of strategic employment sites and town centre projects as well as proactively attracting investment."</u></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM9	Policy DS4 - Overall development needs	Policy box	26	Amend text as follows: "The following levels of housing and employment development will be planned for and provided within Nuneaton and Bedworth Borough between 2011 and 2031:  a) <del>13,374</del> <u>At least 14,060</u> homes. b) <del>103</del> <u>At least 107.8</u> ha of employment land. c) <u>At least 39</u> residential pitches and 5 transit pitches to accommodate Gypsies and Travellers."
MM10	Policy DS4 - Overall development needs	5.20-5.21	27	Amend text as follows:"5.20 The Council must also consider the needs of Coventry City Council <del>area</del> , as it has stated that <del>they it is are</del> unable to meet the objectively assessed need for the city within their boundaries and so some redistribution within the Housing Market Area (HMA) is necessary to ensure housing needs are met. The Warwickshire authorities accept that Coventry City Council is unable to accommodate its full housing need. Each Council <del>will</del> therefore co-operated to establish a revised distribution of housing which ensures that the overall needs (4,408 dwellings per annum ) across the housing market area will be met in full. The total objectively assessed need for the Borough for 2011-2031 is 10,040 dwellings (502 per annum). The 502 dwellings per annum is made up of three components: demographic based need (423 dwellings), supporting economic growth (73 dwellings) and improving affordability (6 dwellings) . As part of the redistribution of housing, the Borough <del>was asked</del> <u>has agreed</u> to take an additional 4,020 dwellings <u>and has</u> <del>The Council was unable to signed the</del> a Memorandum Of Understanding with the other authorities. <del>as evidence was not available to demonstrate that the level of growth could be accommodated. An update to the Council's Strategic Housing Land Availability Assessment (SHLAA), using the agreed sub-regional methodology has subsequently been undertaken which has identified, alongside other evidence, that the Borough can accommodate 2,330 dwellings from Coventry.</del> 5.21 The delivery of the housing development needs are broken down through the following means (base date 1st April 2018): a) Strategic Allocations: <del>8,851</del> <u>(excluding HSG1 to avoid double counting) 5,582</u> b) Non-strategic Site Allocations: <del>940</del> <u>926</u> c) Site completions: <del>1,318</del> <u>2,382</u> d) Sites with planning permission (excluding HSG1) : <del>2,144</del> <u>2,148</u> e) Sites with planning permission on HSG 1 <u>939</u> f) Remainder of HSG1 <u>2,823</u> e) g) Windfall sites: <del>121</del> <u>247</u>  <u>Footnote:</u> <u>Windfall sites only includes years 2021-2031 to avoid double counting.</u> <u>d) does not include 10% non-implementation rate for small sites."</u>
MM11	Policy DS4 - Overall development needs	5.20-5.21	27	NB The updated housing trajectory graph to accompany this text as shown in the appendices will be inserted in the Plan after paragraph 5.22

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM13	Policy DS4 - Overall development needs	5.22	28	Amend text as follows:"5.22 The Council will regularly review the Housing Trajectory. <u>In assessing the delivery of housing the Plan has utilised a stepped trajectory. For the period 2011-2018 this has comprised the objectively assessed need for the Borough of 502 per annum. From 2018-2031 this will increase to 868 per annum to take into account the 4,020 shortfall from the Housing Market Area. This means that for the period 2011 -2018 there has been a backlog of 1132 dwellings and as the Borough has consistently under delivered against its target it is considered to be a 20%" authority i.e. it needs to apply a 20% buffer for choice and competition.</u> <del>The Trajectory shows that it will be necessary for development to take a staggered approach in terms of delivery.</del> The site allocations which are currently in Green Belt are unlikely to <del>come forward</del> <u>be considered</u> before adoption of the Plan and will not begin to yield completions until 2020/21, therefore, the delivery significantly increases after this point. The following Housing Trajectory shows the timeline for the delivery of housing across the plan period."
MM14	Policy DS4 - Overall development needs	New Paragraphs after 5.22	28	<u>Amend text as follows:"5.23 The trajectory identifies that 12,454 dwellings will be developed by 2031, in addition to the 2,382 which were built from April 2011 to March 2018. Therefore, it is projected that 14,836 dwellings will be developed over the plan period. This is more than the identified requirement of 14,060 dwellings by 776 dwellings. This additional provision in supply will provide a degree of flexibility in the unforeseen event that some of the identified sites do not come forward as predicted.</u> <u>5.24 The NPPF requires that the Council maintain a 5 year supply of housing sites. At adoption of the Plan for the five years 2018 to 2023 based on the projected completions in the trajectory there is a 5.5 years supply (with a 20% buffer) utilising the "Liverpool" method" (dealing with the shortfall over the remainder of the Plan period). This approach is justified given the Plan seeks to secure a sustainable pattern of development which includes sizeable urban extensions to Nuneaton (the primary and most sustainable settlement) which will take time to reach full delivery. Additionally, it has been necessary through the plan-making process to demonstrate the exceptional circumstances to alter the Green Belt boundary at various locations. Accordingly, sites that are dependent on Green Belt alterations will only come forward post Plan adoption. Nonetheless, the trajectory results in a significant step-change in delivery. This will be regularly monitored, in accordance with the Housing Delivery Test, to inform a timely review of the Plan.</u>
MM15	Policy DS4 - Overall development needs	5.29	30	Amend text as follows: "5.29 The Coventry, Warwickshire and Hinckley and Bosworth Joint Committee considered and agreed an Employment Land Memorandum of Understanding (ELMOU) on the 21st July 2016. The purpose of the ELMOU is to ensure that the employment land needs of Coventry and Warwickshire can be met in full in line with national policy and the Duty to Cooperate. The need for the ELMOU was generated by a shortfall of 241ha of employment land provision within Coventry. The process for redistributing the shortfall is outlined in the ELMOU background report . The application of the redistribution methodology leads to an additional employment land requirement of 26ha for Nuneaton and Bedworth. This is in addition to the 87ha of employment land to meet the Borough's own needs, giving a total of 113ha. Based on evidence gathered to inform the Plan, the Borough is able to accommodate <del>103.6</del> <u>107.8</u> ha of employment land during the Plan period."
MM16	Policy DS4 - Overall development needs	5.30	30	Amend text as follows:"5.30 The Council will regularly review the Employment Trajectory. The Trajectory shows that it will be necessary for development to take a staggered approach in terms of delivery. The site allocations which are currently in Green Belt are unlikely to <del>come forward</del> <u>be considered</u> before adoption of the Plan, therefore, the delivery significantly increases after this point. The following Trajectory shows the timeline for the delivery of employment across the plan period."
MM17	Policy DS4 - Overall	5.30	30	NB The updated employment trajectory graph to accompany this text as shown in the appendices will be inserted in the Plan after paragraph 5.30

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MM18	Policy DS4 - Overall development needs	Table 3	32	Amend text as follows: "DS4a - Housing completions - <del>13,372</del> <u>14,060</u> dwellings completions."															
MM19	Policy DS4 - Overall development needs	Table 3	32	Amend text as follows: "DS4b - Development of Employment Land - <del>103.6 hectares</del> <u>107.8 ha</u> of land is development for employment uses."															
MM20	Policy DS5 - Residential allocations	Policy box	33	Amend text as follows: "The following sites will be allocated for residential development and associated infrastructure uses as shown on the Proposals Map (strategic sites) and in Appendix A (non-strategic sites). <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Site Reference</th> <th>Site Name</th> <th>Dwellings</th> </tr> </thead> <tbody> <tr> <td>HSG1</td> <td>North of Nuneaton</td> <td><del>3,331</del> <u>4,419</u></td> </tr> <tr> <td>HSG6</td> <td>School Lane</td> <td><del>388</del> <u>220</u></td> </tr> <tr> <td>HSG 12</td> <td>Former Hawkesbury Golf Course</td> <td>380</td> </tr> <tr> <td><del>NUN 061</del></td> <td><del>Rear of 25-39 Whitburn Road</del></td> <td><del>-14</del> "</td> </tr> </tbody> </table>	Site Reference	Site Name	Dwellings	HSG1	North of Nuneaton	<del>3,331</del> <u>4,419</u>	HSG6	School Lane	<del>388</del> <u>220</u>	HSG 12	Former Hawkesbury Golf Course	380	<del>NUN 061</del>	<del>Rear of 25-39 Whitburn Road</del>	<del>-14</del> "
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MM21	Policy DS5 - Residential allocations	Policy box	34	Insert additional paragraph at the end of the policy box stating: " <u>Some of the non-strategic housing sites have biodiversity and heritage issues, including the setting of the Coventry Canal, which will need mitigating, or in exceptional circumstances, compensating, as part of any development proposal.</u> "															
MM22	Policy DS6 - Employment allocations	Policy box	36	Amend table in DS6 policy box as follows: "EMP2 - <del>Phoenix Pickards Way / Wilsons Lane</del> - 18", " <u>EMP3 - Prologis Extension - 5.3</u> "															
MM23	Policy DS6 - Employment allocations	Policy box	36	<table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Site Reference</th> <th>Site Name</th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td><del>EMP5</del></td> <td><del>Caldwell Road Industrial Estate</del></td> <td><del>0.6</del></td> </tr> </tbody> </table>	Site Reference	Site Name	Hectares	<del>EMP5</del>	<del>Caldwell Road Industrial Estate</del>	<del>0.6</del>									
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MM24	Policy DS6 - Employment allocations	Policy box	36	Add the following text after the table of sites in the policy box : " <u>The wider Bermuda Park area, south of Nuneaton, including EMP1 and EMP4, is an employment location of regional significance for inward and local investment.</u> "															
MM25	Policy DS6 - Employment allocations	5.42	36	Insert the following references at 5.42: <u>"* Coventry &amp; Warwickshire Local Enterprise Partnership (2016) Updated Strategic Economic Plan</u> <u>* Nuneaton and Bedworth Borough Council (2016) Economic Development Strategy</u> <u>* Nuneaton and Bedworth Borough Council (2016) Economic Development Strategy: Action Plan 2016"</u>															
MM26	Policy DS6 - Employment allocations	Table 5	37	Amend text as follows: "DS6a - Monitor the supply and delivery of allocated sites and report annually through the AMR - <del>103.6 hectares</del> <u>107.8 ha</u> of land is developed for employment uses."															
MM27	Policy DS7 - Green Belt	Policy box	37	Amend text in DS7 policy box as follows: "EMP2 <del>Phoenix Pickards Way / Wilsons Lane</del> ", " <u>EMP3 Prologis Extension</u> "															

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MM28	Policy DS7 - Green Belt	Policy box	37	<p>Amend text as follows: "Land Removed from the Green Belt The following strategic sites include land which is removed from the Green Belt:</p> <ul style="list-style-type: none"> <li>• HSG2 Arbury</li> <li>• HSG3 Gipsy Lane</li> <li>• HSG5 Hospital Lane</li> <li>• HSG6/ EMP6 School Lane</li> <li>• HSG7 East of Bulkington</li> <li>• HSG8 West of Bulkington</li> <li>• HSG9 Land at Golf Drive</li> <li>• HSG12 Former Hawkesbury Golf Course, Blackhorse Road</li> <li>• EMP1 Faultlands (including identified amendments to surrounding land)</li> <li>• EMP2 Phoenix-Pickards Way/ Wilsons Lane</li> <li>* EMP3 Prologis Extension</li> <li>• EMP4 Coventry Road (including identified amendments to surrounding land)</li> <li>• EMP7 Bowling Green Lane</li> <li>• NUN181 Stockley Road</li> <li>• NUN286/NUN317 Burbages Lane"</li> </ul>
MM29	New Policy DS8	Policy box	41	<p><u>DS8 - Monitoring of Housing Delivery</u> <span style="float: right;"><u>The Council will monitor the delivery of housing and publish progress against the trajectory. Where it is apparent that delivery rates are falling short of what was anticipated then the Council will take the necessary action to address any shortfall. Such actions may include (but are not limited to)</u></span></p> <p><u>a) working with developers and site promoters particularly of the two largest strategic sites to review the requirements and phasing of infrastructure provision, where such re-phasing would assist with viability;</u></p> <p><u>b) working with developers, site promoters and other interested parties to help unlock potential sources of funding for identified infrastructure: or</u> <span style="float: right;"><u>c) considering the use of Compulsory Purchase Powers to help address known land acquisition issues; or</u></span></p> <p><u>d) bringing forward additional sites where it can be demonstrated that such sites will assist with delivery to address short term needs;</u></p> <p><u>Where additional housing sites need to be brought forward initial priority will be given to sustainable sites including town centre redevelopment opportunities in Nuneaton and edge of settlement sites unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits .</u></p>

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MM30	New Policy DS9	Policy box	41	<p><del>DS9 - Review</del> <u>The plan will be reviewed (either wholly or partly) prior to the end of the Plan period in the event of one or more of the following circumstances</u></p> <p><u>a) Through the Duty to Cooperate, it is necessary to accommodate the development needs of another authority within the Borough and these development needs cannot be accommodated within the Local Plan's existing strategy.</u></p> <p><u>b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed</u></p> <p><u>c) Any other reason that would render the Plan, or part of it significantly out of date.</u> <u>In any event the Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before the 31st March 2023 to assess whether a whole or partial review of the Plan is required. If, on assessment a review is required it will commence immediately and the Local Development Scheme will be updated</u> <u>5.63 The Council acknowledges that there could be changes to Local Plan guidance and regulations which may see the need for an early review of this Plan or that such a review could be required because of planning circumstances in the Coventry, Warwickshire Housing Market Area</u></p>
MM31	Policy SA1 - Development principles on strategic sites	6.17 - 6.19	44	<p>Amend text as follows: "<del>Community Facilities</del></p> <p><del>6.17 The provision of new facilities or the enhancement of existing facilities will be brought forward as part of each of the strategic allocations.</del></p> <p><del>6.18 These facilities will include, but are not limited to, local centres, community halls, sports facilities, play provision and open space provision within the Council's Open Space Strategy.</del></p> <p><del>6.19 If it is unviable to provide facilities on site then financial contributions to enhance or expand existing local facilities will be sought.</del></p>
MM32	Policy HSG1 - North of Nuneaton	Policy box	46	Amend text as follows: "1. Provision of <del>circa 3331</del> <u>at least 4,419</u> dwellings in a mix of dwelling types and sizes"
MM33	Policy HSG1 - North of Nuneaton	Policy box	46	Insert the following: " <u>31. Development will be required to come forward in accordance with the concept plan.</u> "
MM34	Policy HSG1 - North of Nuneaton	Map	46	Replace map to show new boundary of HSG1
MM35	Policy HSG1 - North of Nuneaton	Map	46	Replace map with concept plan
MM36	Policy HSG1 - North of Nuneaton	Policy box	47	Amend text as follows: "14. Provision of a strategic access road/spine road through the site with integrated footway and cycleway provision, <u>provided in order to secure a sustainable pattern of development across the strategic site</u> "
MM37	Policy HSG1 - North of Nuneaton	Policy box	47	Modify text as follows: " <del>19. Retain higher ground (above 90m AOD) for appropriate open space treatment</del> "



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MM38	Policy HSG1 - North of Nuneaton	Policy box	48	Amend text as follows: <span style="float: right;">"Landscape Buffer</span> <del>31. Development must not extend beyond the northern boundary of the site in order to preserve a farmland buffer between the A5 and edge of residential development. The northern boundary should also be enhanced to soften the development edge through new tree and hedgerow planting along with small copses of trees in field corners."</del>
MM39	Policy HSG1 - North of Nuneaton	6.32	48	Amend text as follows: "6.32 The site will deliver <del>3331</del> <u>4,419</u> new dwellings in a mix of sizes and tenures.
MM40	Policy HSG1	6.34	48	Amend text as follows:"6.34 A new distributor link road through the allocation will be provided to include primary access points on Weddington Road, The Long Shoot and Higham Lane. <u>This should be delivered in line with the indicative route shown on the concept plan. The start and end first two points have already been provided as part of the extant planning permissions in these areas. The Strategic Transport Assessment assumed that this link will be fully operational by 2027. It is not included in full in the 2022 assessment as the level of development completed in this area, as defined in the Borough Plan trajectory, is less likely to trigger the necessity for the full link road.</u> New bus infrastructure will also be required. <u>The width of the main distributor road within the development site must be sufficient to cater for two-way bus movement in order to allow effective penetration of the site. The distributor road should ensure that:</u>  <ul style="list-style-type: none"> <li>• <u>all households within the individual developments are within 400 metres of a bus stop;</u></li> <li>• <u>a highway link connects all the separate developments to each other and also the adjoining local highway network; and</u></li> <li>• <u>the minimum width of road is 6.75 metres to effectively cater for bus turning movements in order to complement flexible bus routing options."</u></li> </ul>
MM41	Policy HSG1 - North of Nuneaton	New Paragraph	48	Additional text as follows:" 6.35 A new junction will be formed with the A5 through the development at Calendar Farm."
MM42	Policy HSG1 - North of Nuneaton	6.39	49	Amend text as follows: <span style="float: right;">"Landscape Buffer</span>  <del>6.39 The northern boundary of the allocation has been defined to preserve a linear 'farmland buffer' between the A5 and the edge of the proposed residential development. The buffer is required to retain the landscape character along this stretch of the A5 which is considered to be visually prominent and thus new development would be detrimental. Further 'softening' of the northern boundary will be introduced by new tree and hedgerow planting and small copses of trees in field corners to filter views of the new edge of the urban area."</del>
MM43	Policy HSG2 - Arbury	Policy Box	50	Amend text as follow: "1. Provision of <del>area</del> <u>at least 1525</u> dwellings in a mix of dwelling types and sizes"
MM44	Policy HSG2 - Arbury	Policy box	50	Insert the following: "30. Development will be required to come forward in accordance with the concept plan."
MM45	Policy HSG2 - Arbury	Policy box	50	Amend text as follows:"5. Provision of a <del>strategic access road</del> <u>distributor link road</u> through the site with integrated footway /cycleway provision <u>in accordance with the concept plan. The distributor link road will need to secure a connection that links the site to the A444."</u>
MM46	Policy HSG2 - Arbury	Policy box	50	Amend text as follows:"8. Provision of footway/cycleway linkages to the existing footway/cycleway network including <u>linkage to Bermuda Park Station</u> , enhancement of Harefield Lane to reach the Bermuda village area to the east and contributions towards links to the north and east mapped in the Cycle Network Development Plan."

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MM47	Policy HSG2 - Arbury	Map	50	Replace map with concept plan
MM48	Policy HSG2 - Arbury	Map	50	Insert the following: " <u>32. Development proposals, including the detailed masterplan for the site will be required to come forward in accordance with the concept plan.</u> "
MM49	Policy HSG2 - Arbury	Policy box	51	Amend text as follows: " <u>14. Asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House.</u> "
MM50	Policy HSG2 - Arbury	Policy box	52	Add criteria under form of development as follows: " <u>30 As part of any design proposals, suitable measures should be specified to protect Spring Kidden and North Woods ancient woodlands from any significant impact</u> "
MM51	Policy HSG2 - Arbury	Policy box	52	Add criteria under form of development as follows: " <u>31 Development proposals must submit a comprehensive masterplan for the site</u> "
MM52	Policy HSG2 - Arbury	6.44	52	Insert new paragraph as follows: " <u>6.45 Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the building. Any Heritage Partnership Agreement would not replace a requirement to prepare an asset management plan for The Arbury Estate with measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, unless the Heritage Partnership Agreement would do the same. This would help to offset impacts to the RPG derived from the perception of the possible reduction in the quantity of surrounding rural landscape around the parkland and the reduced degree of separation between the parkland and development and the potential cumulative effect of development in other areas (for instance HSG2 and or EMP8) encroaching upon the rural setting of the park.</u> "
MM53	Policy HSG3 - Gipsy Lane	Policy box	54	Amend text as follows: " <u>1. Provision of circa at least 575 dwellings in a mix of dwelling types and sizes</u> "
MM54	Policy HSG3 - Gipsy Lane	Policy box	54	Amend text as follows: " <u>6. Any transport improvements/upgrades required along Gipsy Lane as a result of the development and to the Gipsy Lane/Coventry Road junction, which would be required prior to construction / first occupation. Any improvements to the alignment of Gipsy Lane should take account of existing valued highway trees.</u> "
MM55	Policy HSG3 - Gipsy Lane	Policy box	54	Amend text as follows: " <u>9. Provision of cycle paths running north-south and east-west across the development as well as parallel to Gipsy Lane. The layout and position of internal cycle paths to the site boundaries should be capable of making effective connections to the cycle network provision within EMP1 and on to Bermuda Park.</u> "
MM56	Policy HSG3 - Gipsy Lane	Policy box	55	Amend text as follows: " <u>10. Enhancements to canal towpath and Turnover bridge a provision for the crossing of the canal to facilitate cycle usage. Development proposals will investigate suitability of using the Turnover Bridge and, if appropriate, then financial contributions will be sought for its delivery. Where demonstrated that this would not be technically feasible, alternative bridge provision that respects the heritage asset of the canal and does not adversely affect navigational safety will be secured.</u> "
MM57	Policy HSG3 - Gipsy Lane	Policy box	55	Amend text as follows: " <u>20. Exclude a parcel of 3.6 ha from development immediately adjacent to Red Deeps and Wem Meadows Wildspace</u> "

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MM58	Policy HSG3 - Gipsy Lane	Policy box	55	Amend text as follows: " <del>22. Enhance accessibility and the structural condition of heritage assets along Coventry canal. New housing development should address the canal. A detailed construction management plan should be implemented to reduce the effects of the development on the Coventry Canal and its associated habitats within the Griff and Wem Brooks. Effects of the development on the adjoining section of the Coventry Canal and associated habitats within the Griff and Wem Brooks should be incorporated in the construction management plan. Steps could also be taken in partnership with the Canal and River Trust to create a heritage walk along the canal</del> "
MM59	Policy HSG3 - Gipsy Lane	Policy box	55	Amend text as follows: " <del>23. Further evaluation will be required to establish the heritage significance of and potential archaeological remains across the remainder of the strategic site prior to the determination of any planning application. The scope of the works should be agreed with the Warwickshire County Council Planning Archaeologist.</del> "
MM60	Policy HSG4 - Woodlands	Policy box	57	Amend text as follows: "1. Provision of circa <del>at least</del> 689 dwellings in a mix of dwelling types and sizes"
MM61	Policy HSG4 - Woodlands	Map	57	Replace map with concept plan
MM62	Policy HSG4 - Woodlands	Policy box	58	Amend text as follows: "19. <del>Where possible</del> Retain areas of high quality ridge and furrow through careful siting of green space"
MM63	Policy HSG4 - Woodlands	Policy box	58	Amend text as follows: "18. Retain the Nook <del>and Flash Meadow</del> Local Wildlife Sites (LWSs) and additional wooded area between the Nook LWS and Woodlands Farm"
MM64	Policy HSG4 - Woodlands	Policy box	58	Amend text as follows: "25. Protection of existing ecological network and nationally scarce grassland habitats. <del>and also possible any</del> All offsetting/ mitigation contributions to restore degraded grasslands at Charity Spinney Meadows LWS. should be within or related to the site."
MM65	Policy HSG4 - Woodlands	Policy box	58	Insert the following: "26. <del>Development will be required to come forward in accordance with the concept plan.</del> "
MM66	Policy HSG4- Woodlands	6.64-6.65	59	<p>Amend text as follows: "Transport and Access <span style="float: right;">6.64</span>  <del>Primary access for vehicles will be provided via a new four arm all movement roundabout on the A444 Bedworth Bypass to the north eastern edge of the site. a new access from the site from Newtown Road with a A444 northbound slip and associated improvements to the existing highway network. and associated improvements to the existing highway network. Other vehicular access points are available from Woodlands Road and Woodlands Lane/Bedworth Lane. Secondary access points may be required from Judd Close and Buttercup Way. The access strategy is informed by a specific transport assessment for HSG4 prepared in May 2018 that updates the STA modelling work. The access to the A444 will result in a loss of some of the ridge and furrow in this location which has medium heritage significance and whilst this is regrettable, it is necessary to enable the development of this site. There are extensive areas of ridge and furrow in this area and where possible developers will be encouraged to incorporate this within open space. Alternative locations for such an access would also have an effect on the landscape of the area.</del></p> <p>6.65 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG4 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG4 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision."</p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM67	Policy HSG4 - Woodlands	6.66	60	Amend text as follows: " <del>Historic Environment</del>  6.66 Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the building. This would help to offset impacts to the RPG derived from the perception of the possible reduction in the quantity of surrounding rural landscape around the parkland and the reduced degree of separation between the parkland and development and the potential cumulative effect of development in other areas (for instance HSG2 and or EMP8) encroaching upon the rural setting of the park."
MM68	Policy HSG5 - Hospital Lane	Policy box	61	Amend text as follows: "1. Provision of <del>circa</del> <u>at least</u> 398 dwellings in a mix of dwelling types and sizes"
MM69	Policy HSG6 and EMP6 - School Lane	Map	64	Replace map to show new boundary of HSG6
MM70	Policy HSG6 and EMP6 - School Lane	Policy box	65	Amend text as follows: "1. Provision of <del>circa</del> <u>at least</u> <del>388</del> <u>220</u> dwellings in a mix of dwelling types and sizes."
MM71	Policy HSG6 and EMP6 - School Lane	Policy box	66	Amend text as follows: "23. An average density of <del>40</del> <u>50</u> dwellings per hectare is considered appropriate given the predominantly urban character of the surrounding area."
MM72	Policy HSG6 and EMP6 - School Lane	Policy box	66	Amend text as follows: "26. Where used, green spaces should be positioned so as to retain areas of ridge and furrow <u>and the existing trees on the site.</u> "
MM73	Policy HSG7 - East of Bulkington	Policy box	69	Amend text as follows: "1. Provision of <del>circa</del> <u>at least</u> 196 dwellings in a mix of dwelling types and sizes"
MM74	Policy HSG7 - East of Bulkington	Policy box	70	Amend text as follows: "8. Financial contributions towards <del>Borough wide strategic highway infrastructure works</del> <u>Bulkington highways infrastructure identified in the Strategic Transport Assessment for Bulkington.</u> "
MM75	Policy HSG7 - East of Bulkington	Policy box	70	Amend text as follows: Key Development Principles " <u>14. Financial contribution towards community facilities.</u> "
MM76	Policy HSG7 - East of Bulkington	Policy box	70	Amend text as follows: Key Development Principles " <u>15. Financial contribution for primary medical care to be given to NHS Warwickshire North Clinical Commissioning Group or successor body.</u> "
MM77	Policy HSG7 - East of Bulkington	Policy box	70	Amend text as follows: "7. Any transport improvements/upgrades required along Nuneaton Road, Lancing Road, Bramcote Close and surrounding streets affected as a result of the development. <u>The main access points are likely to be from Nuneaton Road and Lancing Road.</u> "
MM78	Policy HSG8 - West of Bulkington	Policy box	72	Amend text as follows: "1. Provision of <del>of circa</del> <u>at least</u> 495 dwellings in a mix of dwelling types and sizes"

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MM79	Policy HSG8 - West of Bulkington	Policy box	73	Amend text as follows: "10. Financial contributions towards <del>Borough wide strategic highway infrastructure works</del> <u>Bulkington highways infrastructure identified in the Strategic Transport Assessment for Bulkington.</u> "
MM80	Policy HSG8 - West of Bulkington	Policy box	73	Amend text as follows: Key Development Principles " <u>16. Financial contribution towards community facilities.</u> "
MM81	Policy HSG8 - West of Bulkington	Policy box	73	Amend text as follows: Key Development Principles " <u>17. Financial contribution for primary medical care to be given to NHS Warwickshire North Clinical Commissioning Group or successor body.</u> "
MM82	Policy HSG8 - West of Bulkington	Policy box	73	Amend text as follows:" <u>24. Site will require a concept framework to ensure the parcels that make up the site come forward in a comprehensive and cohesive manner. Development proposals should be in accordance with the concept plan including access arrangements.</u> "
MM83	Policy HSG8 - West of Bulkington	Policy box	73	Amend text as follows:" <u>25. The northern parcel will require a strategic green edge to the north of the boundary to provide a defensible boundary. This area should include open space and the proposed allotments.</u> "
MM84	Policy HSG9 - Golf Drive	Policy box	76	Amend text as follows: "1. Provision of <del>circa</del> <u>at least</u> 621 dwellings in a mix of dwelling types and sizes"
MM85	Policy HSG9 - Golf Drive	Policy box	77	Amend text as follows: "7. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators, <u>including evening and weekend services.</u> "
MM86	Policy HSG9 - Golf Drive	Policy box	77	Amend text as follows: "8. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A4254 Corridor, <u>including the B4114 Lutterworth Road Corridor.</u> "
MM87	Policy HSG9 - Golf Drive	Policy box	77	Amend text as follows: "9. Financial contribution towards the provision of footway/cycle way linkage from the Community Park through the site and linking to the cycle path leading to <del>Crowhill</del> <u>the town centre and Bermuda Park.</u> "
MM88	Policy HSG9 - Golf Drive	Policy box	77	Amend text as follows:"14. <u>A buffer to protect the setting of the Hill Farmhouse Grade II Listed Building which will include landscaping and screening to soften the views to and from the Hill Farmhouse Listed Building.</u> "
MM89	Policy HSG9 - Golf Drive	Policy box	77	Amend text as follows:"16. <u>Site will require a concept framework to ensure the parcels that make up the site come forward in a comprehensive and cohesive manner. Development proposals should be in accordance with the concept plan including access arrangements.</u> "
MM90	Policy HSG10 - Attleborough Fields	Policy box	79	Amend text as follows: "1. Provision of <del>circa</del> <u>at least</u> 360 dwellings in a mix of dwelling types and sizes"
MM91	Policy HSG11 - Tuttle Hill	Policy box	81	Amend text as follow: "1. Provision of <del>circa</del> <u>at least</u> 200 dwellings in a mix of dwelling types and sizes"
MM92	Policy HSG11 - Tuttle Hill	Policy box	81	Amend text as follows: " <del>3. Financial contribution towards existing local bus services and bus infrastructure</del> "
MM93	Policy HSG11 - Tuttle Hill	Policy box	82	Amend text as follows: "8. Financial contributions towards a <del>new bridge across the railway line to provide enhanced access to the Weddington Green Trail and local cycle routes</del> <u>full specification cycle path along Stoney Road using railway underbridge to link to the NCN52 and Sandon Park / Weddington Meadows POS.</u> "

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM94	Policy HSG11 - Tuttle Hill	Policy box	82	Amend text as follows: "16. Protected <del>special</del> <u>species</u> surveys will be required at the site"
MM95	Policy HSG11 - Tuttle Hill	Policy box	82	Amend text as follows: " <del>17. Provision of a bridge (or equivalent) over the main railway line to promote access to the Weddington Green Track.</del> "
MM96	Policy HSG11 - Tuttle Hill	Policy box	82	Amend text as follows: "17. <u>Enhance accessibility and the structural condition of heritage assets along Coventry canal. New housing should address the canal. A detailed construction management plan should be implemented to reduce the effects of the development on the Coventry Canal.</u> "
MM97	Policy HSG11 - Tuttle Hill	Policy box	82	Amend text as follows: " <u>19. Enhancements to canal towpath</u> "
MM175	HSG12 Former Hawkesbury Golf Course Blackhorse Road	New Policy box	new page	<p><u>Policy HSG 12 former Hawkesbury Golf Course, Blackhorse Road</u></p> <p><u>Strategic housing site HSG12 will be developed for a mix of residential, canal marina and community facilities.</u></p> <p><b><u>Key Development Principles</u></b></p> <ol style="list-style-type: none"> <li><u>1. Provision of at least 380 dwellings in a mix of dwelling types and sizes</u></li> <li><u>2. Provision of a canal marina of up to 75 berths</u></li> <li><u>3. Provision of a community building</u></li> <li><u>4. Financial contributions to Warwickshire County Council towards the provision of the expansion of primary and secondary school places</u></li> <li><u>5. Provision of Public Open Space including a Public Park around the existing and proposed pools.</u></li> <li><u>6. Accessible cycle routes and footpaths to neighbouring facilities including schools</u></li> <li><u>7. Provision of allotments</u></li> <li><u>8. Financial contribution towards appropriate management and maintenance of the Public Open Space.</u></li> <li><u>9. Financial contribution towards sport and physical activity</u></li> <li><u>10. Financial contribution towards Bus Services in the area based on dialogue with Warwickshire County Council and bus operators.</u></li> <li><u>11. Transport improvements /upgrades to local and wider strategic highway infrastructure works.</u></li> </ol> <p><b><u>Form of Development</u></b></p> <ol style="list-style-type: none"> <li><u>12. Retention of valuable existing natural landscape, ponds and trees</u></li> <li><u>13. Dwellings should address areas of open space both formal and informal and the canal where appropriate</u></li> <li><u>14. Protected species are likely to be found on site and surveys will be required and any habitat requirements retained and connectivity enhanced within any development layout</u></li> <li><u>15. Development shall not occur within the prescribed easements around mine shafts on the site</u></li> </ol>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM175	HSG12 Former Hawkesbury Golf Course Blackhorse Road	New Policy	new page	<p><u>Strategic Housing Allocation HSG12 is a sustainable and deliverable urban extension to Bedworth. The site covers 29 hectares to the south-east of Bedworth and runs alongside the Coventry Canal.</u></p> <p><u>Strategic Housing Allocation HSG12 is a sustainable and deliverable urban extension to Bedworth. The site covers 29 hectares to the west of Bedworth and runs alongside the Coventry Canal.</u></p> <p><u>The site will deliver at least 380 dwellings in a mix of sizes and tenures. Because of the sites location adjacent to the Coventry Canal it will also deliver a canal marina of up to 75 berths.</u></p> <p><u>The site is within a single ownership and is expected to be delivered by an overarching planning permission</u></p> <p><u>Footpaths and Cycle ways</u></p> <p><u>There are public footpaths which cross the site which should be maintained and enhanced and integrated into the site .An upgrade and completion of the National Cycle Network Route 52 will be provided through the site with connections to the wider cycle network</u></p> <p><u>Canal Marina</u></p> <p><u>The sites sits alongside the Coventry Canal and an up to 75 berth marina will form a focal point of the development. Residential development will be designed so as to complement the Marina.</u></p>
MM175	HSG12 Former Hawkesbury Golf Course Blackhorse Road	New Policy	new page	<p><u>Landscape and Open Space</u></p> <p><u>The northern portion of the site will be utilised as open space. Valuable existing natural landscape, ponds and trees will be retained. this will include the existing pools on the site. Existing public footpaths and rights of way across this portion of the site will remain and be enhanced to ensure public access to the land</u></p> <p><u>School Provision</u></p> <p><u>Educational contributions will be required to ensure the expansion and reorganisation of both primary and secondary provision .Developers are encouraged to engage in early dialogue with the Local Education Authority to determine what level of financial contributions are required towards school expansion to address demand for school places</u></p> <p><u>Sport and Physical Activity</u></p> <p><u>Developers are encouraged to engage in dialogue with the Borough Council to determine what level of contributions are required towards improvements to sport and physical activity.</u></p> <p><u>Transport</u></p> <p><u>The site will require 2 points of access from the strategic road network and will be accessed from Blackhorse Road.</u></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
				<u>Financial contributions towards strategic highway improvements and bus infrastructure will be sought recognising that the implications for the wider highway network will involve consideration of relevant junctions within the wider B4113 Longford Road corridor. This will require dialogue with Warwickshire County Council and Coventry City Council as the relevant highway authorities responsible for the corridor.</u>
MM98	Policy EMP1 - Faultlands	Policy box	84	Amend text as follows:"2 Any <u>proportionate</u> transport improvements/upgrades required along Gipsy Lane as a result of the development and to the Gipsy Lane/Coventry Road junction "
MM99	Policy EMP1 - Faultlands	Policy box	84	Amend text as follows:"3. A <u>proportionate</u> Financial contribution towards the creation of a cycle path leading to the Bermuda Park Station including a toucan crossing on Coventry Road and creation within the site of a cycle path linking from the canal 'Turnover Bridge' to Coventry Road."
MM100	Policy EMP1 - Faultlands	Policy box	84	Amend text as follows:"4. A <u>proportionate</u> contribution toward enhancement of canal <u>towpath and 'Turnover Bridge' to allow use as cycle path</u> provision for the crossing of the canal to facilitate cycle usage. Development proposals will investigate suitability of using the Turnover Bridge and, if appropriate, then financial contributions will be sought for its delivery. Where demonstrated that this would not be technically feasible, alternative bridge provision that respects the heritage asset of the canal and does not adversely affect navigational safety will be secured. Also creation of cycle path within development <del>leading towards Bedworth employment sites.</del> "
MM101	Policy EMP1 - Faultlands	Policy box	84	Amend text as follows:"6. <del>Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents</del> Upgrades to the existing bus stops on the edge of the site to include covered bus shelters and seating"
MM102	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows:"7. <del>Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement point 6.</del> "
MM103	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows:" <del>8-7.</del> A <u>proportionate</u> financial Developer contribution towards Gipsy Lane Canal Bridge Strengthening/Widening Works to enhance local bus service accessibility to the employment site from Griff Roundabout, Coventry Road etc."
MM104	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: "9 <u>8.</u> A <u>proportionate</u> financial contribution towards the road improvement schemes in the A444 Corridor as set out in the Transport Modelling Report. "
MM105	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows:" <del>11</del> 10. A <u>proportionate</u> Financial contribution towards delivery of an area wide Green Infrastructure SPD (or equivalent) that promotes species movement along identified green corridors."
MM106	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows:" <del>12.</del> Provision of a wayleave for the electricity pylon"



Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM107	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>13. Provision of landscape buffer and ecological mitigation and enhancement in the south western corner of the site and provision of wildlife corridors alongside the Coventry Canal potential local wildlife site and Griff Hollows Local wildlife site.</del> "
MM108	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>14. 11. Development should be set back from the northern boundary of the site to allow for landscape buffer and ecological mitigation for Griff Hollows Local wildlife site.</del> "
MM109	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>15. 12. Development should be set back from the Coventry Canal corridor to the East of the site to allow for landscape buffer and ecological mitigation, along with This should include tree and shrub planting to limit the effects on the canalside views along Centenary Way.</del> "
MM110	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>17. Scale and massing of any development should make reference to the size of the farmstead buildings.</del> "
MM111	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>18. Any employment units fronting onto the Coventry Canal Corridor should be limited to those of a smaller scale (height) and should be orientated so the shorter side or 'gable end' of the building fronts onto Coventry Canal Corridor "</del> "
MM112	Policy EMP1 - Faultlands	Policy box	85	Amend text as follows: " <del>19. Use of colour graduation on elevations from dark at the base to light colours near rooflines to better integrate development into the landscape "</del> "
MM113	Policy EMP1 - Faultlands	Policy box	86	Amend text as follows: " <del>21. New development should address the canal. Effects of the development on the adjoining section of the Coventry Canal and associated habitats within the Griff and Wem Brooks should be incorporated in the construction management plan.</del> "
MM114	Policy EMP1 - Faultlands	6.132	86	Amend text as follows: " <del>Landscape Character</del>  6.132 The landscape character of the site is open countryside. The site is also at an elevated position and has limited opportunities for dense tree planting. On this basis, the scale and mass associated with B8 uses would be unsuitable for the landscape character of the area and therefore proposals for B8 uses will be resisted on this site."
MM115	Policy EMP1 - Faultlands	6.133	86	Amend text as follows: "6.133 The south western part of the site is defined as part of the Griff Hill Quarry Site of Special Scientific Interest (SSSI). Natural England has confirmed that the ecological interest in this part of the SSSI has been removed and thus have no objection to the employment site coming forward. <del>Some of the ecological mitigation will be located in this part of the site to retain the biodiversity link with the remainder of the SSSI to the south of Gipsy Lane.</del> "
MM116	Policy EMP2 - Phoenix Pickards Way-/ Wilsons Lane	Policy box	88	Amend text as follows: " <del>14. Financial contribution for primary medical care to be given to NHS Warwickshire North Clinical Commissioning Group or successor body.</del> "

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM117	New Policy	Policy box and supporting text	90	<p>Insert following policy: "<u>Policy EMP3 – Prologis Extension</u></p> <p><u>Key Development Principles:</u></p> <ol style="list-style-type: none"> <li><u>1. Provision of approximately 5.3 ha of employment land for B1, B2 and B8 uses.</u></li> <li><u>2. Provision of habitat creation and enhancement to:</u> <ol style="list-style-type: none"> <li><u>a. Enhance the favourable conservation status of the local population of great crested newts (a European protected species); and</u></li> <li><u>b. Ensure that there is no net loss of biodiversity.</u></li> </ol> </li> <li><u>3. Crushed stone public footway from Pilgrims Walk to New Road / country park, running along the eastern side of the site.</u></li> <li><u>4. New car park for the country park and access off New Road to serve the car park, constructed in crushed stone / grasscrete or other suitable material to be agreed in conjunction with the council, who will manage and maintain the car park.</u></li> </ol> <p><u>Form of Development:</u></p> <ol style="list-style-type: none"> <li><u>5. Retention/enhancement of landscape screening to the northern and southern boundaries (plantation woodland), and eastern boundary (hedgerow).</u></li> <li><u>6. Provision of new landscape screening on the western boundary and enhancements to existing structural planting on the site.</u></li> <li><u>7. Habitat creation, enhancement, and subsequent sympathetic management, along the northern, western and southern boundaries to maintain and increase suitable breeding and terrestrial habitat for great crested newts, and to provide sustainable habitat connectivity with Prologis Country Park (local wildlife site) to the east/south-east:</u> <ol style="list-style-type: none"> <li><u>a. Retention of existing waterbody (southern boundary) and creation of new waterbodies;</u></li> <li><u>b. New hibernacula;</u></li> <li><u>c. Management of retained grassland; and</u></li> <li><u>d. Access roads to have appropriate connective measures for amphibians to allow their safe passage along the southern boundary.</u></li> </ol> </li> <li><u>8. Retention of existing surfaced path to New Road.</u></li> <li><u>9. Retention of mown footpath link from Pilgrims Walk (at south-west corner of site) to existing surfaced path linking to New Road and the country park (at north-east corner of site).</u></li> <li><u>10. Vehicular access to be provided from Pilgrims Walk.</u></li> <li><u>11. Building height to be restricted to 15m to ridge closest to the western boundary.</u></li> <li><u>12. Suitable sewage connection to the existing foul drainage network.</u></li> <li><u>13. Provision of an integrated surface water management scheme.</u></li> </ol> <p><u>6.144 Strategic employment site EMP3 comprises an extension to an existing employment park and will contribute to meeting the strategic employment needs of the borough and job creation objectives of the Borough Plan. The site is located to the north of Plot H at Prologis Park, and its southern boundary borders Pilgrims Walk which also serves Plot H. It mainly comprises poor semi-improved grassland, together with plantation woodland along the northern and southern boundaries, including a pond to the south.</u></p> <p><u>The site will deliver approximately 5.3 ha (gross) for employment uses, including access, parking, servicing and landscaping / habitat enhancement. The final net figure will be determined by the design and layout of the site. The final scheme layout will need to provide a wayleave for the overhead power lines.</u></p> <p><u>Biodiversity</u></p> <p><u>Land to the east/south-east of the site is subject to a non-statutory local wildlife site designation (Prologis Country Park Local Wildlife Site). A key feature of the local wildlife site is the meta-population of great crested newts (a European protected species) that it supports, which the on-going management of the country park has specific objectives for.</u></p> <p><u>The EMP3 site itself includes a small pond which supports breeding great crested newts, and to ensure that the favourable conservation status of the local great crested newt population is maintained, the site will require on-site mitigation and additional off-site mitigation in the adjacent country park.</u></p> <p><u>Beyond the mitigation measures for great crested newts, development of EMP3 will result in an overall loss of habitat, but much of this will be poor semi-improved grassland of low biodiversity distinctiveness. However, to ensure that there is no net loss of biodiversity, the proposed development will be subject to a Warwickshire Biodiversity Impact Assessment to identify the level of compensatory habitat creation/enhancement that will be required either within the Prologis Country Park, or at another appropriate off-site location.</u></p> <p><u>Transport and Access</u></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
				<p><u>Access to the site will be via the existing road infrastructure within Prologis Park (Winding House Lane / Central Boulevard) with access points taken from Pilgrims Walk. Existing footpath routes will be retained. There is potential for separate access points for HGVs and cars, however this needs to take existing landscape and ecological constraints into account. A secondary vehicular access off New Road to the north will serve a proposed car park for the country park and will not be accessible to the wider employment site.</u></p> <p><u>The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP3 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP3 is expected to contribute financially towards the A444 corridor road and Bedworth area improvement schemes set out in the Transport Modelling Report, either via Planning Obligation or CIL provision."</u></p>
MM118	Policy EMP4- Coventry Road	Policy box	91	<p>Amend text as follows: Forms of Development</p> <p>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 <del>and adjacent to the Griff Gypsy and Traveller Site</del></p> <p>14. Maintain an open corridor <u>to the south of</u> <del>through</del> the site accommodating the Centenary Way with appropriate tree and shrub planting to limit effects on views along this PRow</p>
MM119	Policy EMP4- Coventry Road	Policy box	91	<p>Amend text as follows: "16. <u>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 LWS, including along the southern boundary of the site"</u></p>
MM120	Policy EMP4 - Coventry Road	Policy box	91	<p>Amend text as follows: "4. Financial contribution towards the delivery of biodiversity enhancement on land to the South of Centenary Way (Griff Hollows Local Wildlife Site) <u>and biodiversity offsetting.</u>"</p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM121	Policy EMP4- Coventry Road	6.145	92	Amend text as follows:"6.145 Land directly to the south of EMP4 was part of the Griff Granite Quarry and was extensively quarried throughout the late nineteenth and early twentieth centuries. The site is now restored and designated as the Griff Hollows Local Wildlife Site (LWS). The Centenary Way long distance footpath crosses <u>south</u> centre of the site. Griff Brook runs, in culvert, parallel with Centenary Way. <del>An overhead power line cross the southern part of the site.</del> "
MM122	Policy EMP4 - Coventry Road	6.146	92	Amend text as follows: "6.146 The site will deliver <del>circa</del> <u>approximately</u> 9ha <u>gross</u> (8.6 ha net) for employment uses including parking and servicing areas. The site is in two ownerships but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met. The final net figure will be determined by the design and layout of the site."
MM123	Policy EMP5 Caldwell Road Industrial Estate	Policy box and paragraphs	93	<p><del>Strategic employment site EMP5 will be developed for employment uses comprising Use Classes B1, B2 and B8.</del></p> <p><del>Key Development Principles:</del></p> <ol style="list-style-type: none"> <li><del>1. Provision of circa 0.6 ha of employment land</del></li> <li><del>2. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor</del></li> </ol> <p><del>Form of Development:</del></p> <ol style="list-style-type: none"> <li><del>3. Provision of landscape buffer along north west and western edge of the site adjacent to Coventry Canal</del></li> <li><del>4. Development should seek to enhance the setting of nearby listed buildings by complementing the form, mass, density, design and materials of the historic buildings to the north of the site</del></li> <li><del>5. Development should not dominate views towards the historic buildings and churchyard to the north of the site</del></li> </ol> <p><del>6.151 Strategic employment site EMP5 comprises a small scale extension to an existing industrial estate that will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan. The site is located in the Hill Top area of Nuneaton and comprises open land within an existing built up area. The land has been the subject of previous planning applications for residential uses which have been refused by the Planning Authority and upheld at appeal on grounds of residential amenity.</del></p> <p><del>6.152 The site will deliver 0.6ha for employment uses including parking and servicing areas via the existing access onto Caldwell Road. The site is in a single ownership and is expected to be delivered through an over-arching outline permission. The final net figure will be determined by the design and layout of the site.</del></p> <p><del>6.153 The allocation will be delivered within the first 5 years after adoption.</del></p> <p><del>Transport</del></p> <p><del>6.154 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP5 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP5 is expected to contribute financially towards the A444 corridor road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.</del></p> <p><del>Landscape Buffer</del></p> <p><del>6.155 The enhancements and landscape buffer required adjacent to Coventry Canal will maintain and enhance ecological connectivity in the area as well as providing landscape and historic benefits. The landscape buffer should retain and enhance the existing boundary and should also provide an extension of broad-leaved plantation.</del></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM124	Policy EMP7 Bowling Green Lane	Policy box	95	Amend text as follows:"2.Provision of <u>a</u> new junction onto Bowling Green Lane at the School Lane junction with associated traffic lights and any transport improvements/new junctions and upgrades required along Bowling Green Lane and School Lane ( in conjunction with <u>both the development of HSG6 and either by agreement with the landowner or securing the transfer of the land to the highway authority to facilitate the use of highway powers for land outside of the HSG6 allocation. The developer will be expected to submit for agreement an HGV routing strategy which will show HGV's accessing/egressing the site from the School Lane direction and avoiding the Local Schools on Bowling Green Lane, Ash Green Lane and Wheelwright Lane"</u>
MM125	Policy EMP7 - Bowling Green Lane	Policy box	95	Amend text as follows:"3. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area <u>and provision of a cycle network within the site as well as contributions to links beyond the site to residential areas and toward Bedworth Town Centre."</u>
MM126	Policy EMP7 - Bowling Green Lane	Policy box	96	Amend text as follows: "9. Provision of enhanced buffer in the south eastern corner to protect the setting of the Exhall Hall Scheduled Ancient Monument and Listed Buildings, <u>as well as ensuring that the scale of development does not detract from the prominence and importance of the listed buildings."</u>
MM127	Policy H2 - Affordable Housing	Policy box	101	Amend text as follows: "The Council will seek to negotiate 25% affordable housing where residential development proposals consist of 15 dwellings or more, and <del>20%</del> <u>for 2 units</u> where residential development proposals consist of between 11 – 14 dwellings, irrespective of any demolitions."
MM128	Policy H2 - Affordable Housing	Policy box	101	Amend text as follows: "Proposals <u>which boost affordable housing delivery will be considered constructively in line with any updates to national policy, including Starter Homes exception sites</u> which will be exempt from meeting the affordable housing requirements."
MM129	Policy H2 - Affordable Housing	Policy box	101	Amend text as follows: "Proposals must consider how they accord with the Affordable Housing Supplementary Planning Document"
MM130	Policy H2 - Affordable Housing	7.25	102	Amend text as follows:"7.25 The 2015 SHMA identifies a range of affordable need percentages according to different projection scenarios . The 2016 Affordable Housing Background Paper by GL Hearn states that 25% affordable housing provision would be appropriate subject to viability . Work undertaken by Dixon Searle Partnerships has identified that an affordable housing target of 25% is viable on developments of 15 dwellings or more. <u>Where the calculation would result in a fraction of a dwelling the number will be rounded up.</u> DSP also identified that a target of 20% affordable housing could be applied on developments of <del>10-11</del> -14 dwellings . Given local circumstances, <del>this lower development threshold target will also be applied.</del> <u>rather than a % the Council will negotiate for 2 units on all of these sites."</u>
MM131	Policy H2 - Affordable Housing	7.43	105	Amend text as follows: "Indicator H2a Developments of <del>10</del> -14 dwellings and 15+ dwellings where <del>20%</del> <u>2 units</u> and 25% respectively of affordable housing is negotiated."
MM132	Policy H3 - Gypsies and Travellers	Policy box	106	Amend text as follows: "The following criteria will be used to identify suitable strategic sites for <u>at least</u> 39 residential and 5 transit pitches to be taken forward in a Gypsy and Travellers Site Allocations Plan, for the period 2016/2017 to 2031/2032:"

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM133	Policy H3 - Gypsies and Travellers	7.47	107	Amend text as follows: "7.47 This policy recognises the need to plan for additional sites for Gypsies and Travellers. It sets out the criteria that will be used to identify potential locations for residential and permanent pitches through the Gypsy and Traveller Site Allocations Plan. The criteria are based on those used to select the strategic housing allocations. The criteria will also be used for determining planning applications in the interim period before the Gypsy and Traveller Site Allocations Plan is adopted. The Gypsy and Traveller Site Allocations Plan will follow on from the Borough Plan in a separate document and will identify specific sites to meet the pitch requirements identified above. <u>This policy will also be used to determine applications on unallocated sites prior to and after the Gypsy and Traveller Sites Allocations document is adopted.</u> "
MM134	Policy E1 - Existing employment estates	Policy box	108	Applications for economic uses, focusing particularly on use classes B1(b), B2 and B8, on the strategic employment sites and the portfolio of existing employment sites for economic uses, focusing particularly on use classes B1(b), B2 and B8 uses will be approved subject to them satisfactorily meeting the policies in the plan. <del>to meeting the following criteria:</del> <u>Applications which can demonstrate the following will be considered favourably:</u> a). Inward investment development, providing high quality and high density employment opportunities <del>(this will be supported by a Supplementary Planning Document).</del> b). <u>Employment Sectors</u> in line with those prioritised in the Economic Development Strategy, which include: <ul style="list-style-type: none"> <li>• Advanced Manufacturing</li> <li>• Professional Services</li> <li>• Research and Development</li> </ul> c). <del>Applications</del> <u>The generating generation of permanent jobs that will help diversify the local economy.</u> d). <u>Employment and training schemes to maximise local employment opportunities and help address skill deficits in the local population</u>
MM135	Policy E1 - Existing employment estates	Policy box	108	<i>At end of policy insert:</i> <u>Proposals that promote appropriately located tourism activities to attract and sustain visitor numbers will be supported.</u>
MM136	Policy E1 - Existing employment estates	8.6	108	Amend text as follows: "Delivery Mechanisms  8.6 The delivery mechanisms for this policy are as follows:  <del>• Supplementary Planning Document dealing with inward investment and density standards.</del> • Economic Development Strategy, inclusive of: o Reviewing the promotion of suitable employment and associated actions, e.g. the marketing of the sites o Actively working with partner organisations that can assist in attracting new businesses "

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MM137	Policy E1 - Existing employment estates	Policy box	110	<p>Amend text as follows: "The redevelopment, and/ or expansion of existing employment sites listed in Table 11 (<u>as shown on the Policies Map</u>) for B use class employment purposes will be approved. This table will be subject to review annually to take account of monitoring, which will be reported in the AMR.</p> <p>Where existing sites become vacant or are unlikely to serve a role for employment, the Council will work in partnership to secure an appropriate alternative reuse. The partnership working will be driven by the Council's Economic Development Strategy.</p> <p>The sites listed in Table 12 (<u>as shown on the Policies Map</u>) will not be protected from non-economic development type proposals. These sites are considered acceptable for alternative uses during the plan period. The Council's Economic Development Strategy will assist in the determination of alternative uses."</p>
MM138	Policy E2 - Existing employment estates	Policy box	111	<p>The sites listed in Table 12 <u>and shown in appendix E</u> will not be protected from non-economic development type proposals.</p> <p><i>At end of policy insert:</i>  <u>Proposals on employment sites for non employment uses must demonstrate how they meet the following tests:</u></p> <p><u>A. Is the site allocated for employment land?</u>  <u>B. Is there an adequate supply of allocated employment sites of sufficient quality in the locality (the relevant settlement within the District) to cater for a range of business requirements?</u>  <u>C. Is the site capable of being serviced by a catchment population of sufficient size?</u>  <u>D. Is there evidence of active marketing?</u>  <u>E. Could employment redevelopment be brought forward, taking account of site characteristics (including physical factors, accessibility and neighbouring uses) and would redevelopment be viable? If employment redevelopment is not viable, could mixed use redevelopment be brought forward?</u>  <u>F. If firms are likely to be displaced through redevelopment, is there a supply of alternative suitable accommodation in the locality to help support local businesses and jobs? Would this promote or hinder sustainable communities and travel patterns?</u></p>
MM139	Policy E2 - Existing employment estates	Table 11	111	Move School Lane site from table 11 into table 12
MM140	Policy E2 - Existing employment estates	8.11	113	<p>In relation to proposals on employment sites for non employment uses, the assumption is that allocated sites are protected. When considering if the site is capable of being serviced by a catchment population of sufficient size, regard should be had to what the balance between population and employment in the relevant area is. In addition, account should be taken of what the impact of employment loss on commuting patterns might be, as well as whether there would be a detrimental impact on the local economy from loss of the employment land.</p> <p>When considering evidence of active marketing of employment sites proposed for non employment sites, we would recommend a requirement for active marketing for two years. In addition, how the size and quality of space matches local demand should be demonstrated, taking account of market conditions and expected future trends.</p>

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MM141	Policy TC2	Policy box	119	<i>At end of policy insert:</i> <u>Proposals that promote appropriately located tourism and heritage activities to attract and sustain visitor numbers will be supported.</u>
MM142	Policy TC2	Policy box	119	<i>At end of policy insert:</i> <u>Proposals should be in line with proposals within the Town Centres Area Action Plan and the aspirations of the 'Transforming Nuneaton' initiative.</u>
MM143	Policy TC2	Policy box	119	Amend text as follows: " <del>Nuneaton town centre café quarter</del> <del>Proposals in Nuneaton town centre for restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4) should be directed to the Café Quarter as defined in Appendix E. When granting planning permission for A3 or A4 uses within the defined Cafe Quarter, permitted development rights for changes of use to A2 from A3 or A4 will be removed.</del>  Proposals for new A3 or A4 uses outside the Café Quarter should only be considered if the following criteria can be demonstrated: <ul style="list-style-type: none"> <li><del>• There are no suitable sites available.</del></li> <li><del>• The vitality and viability of the café quarter will not be undermined.</del></li> <li><del>• There is sufficient demand to warrant extra provision."</del></li> </ul>
MM144	Policy TC2	Policy box and accompanying text	119	<i>Delete references to Appendix E - Café quarter</i>
MM145	Policy HS2 - Strategic accessibility and sustainable transport	Policy box	128	Amend text as follows: "(c) The impact on Air Quality Management Areas (AQMAs) and measures proposed to ensure impact is not exacerbated."
MM146	Policy HS2 - Strategic accessibility and sustainable transport	Policy box	128	Amend text as follows: " <del>All strategic sites</del> <u>Proposals should target</u> <del>are required to achieve</del> a 15% modal shift to non-car based uses by including provisions which promote more sustainable transport options."
MM147	Policy HS2 - Strategic accessibility and sustainable transport	Policy box	128	Add the following text after the last paragraph: " <u>The council supports the provision and integration of emerging and future intelligent mobility infrastructure that may help to deal with the issue of air quality, such as including electric vehicle charging points. Proposals must consider how they accord with the Supplementary Planning Documents Transport Demand Management Matters and Air Quality.</u> "
MM148	Policy HS2 - Strategic accessibility	Policy box	128	<i>At end of policy insert:</i> <u>Proposals should be in accordance with the 'Movement for Growth' strategy of the Transport for West Midlands and the West Midlands Transport Emissions Framework and associated policies.</u>



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	and sustainable transport			
MM149	Policy HS2 - Strategic accessibility and sustainable transport	10.12 - 10.13	129	Amend paragraph between 10.12 and 10.13 as follows: " <u>The WMMTEF and its associated policies set out transport's role in tackling air quality issues for the wider region, which in combination with the policies in the Borough Plan, will further help air quality.</u> "
MM150	Policy HS2 - Strategic accessibility and sustainable transport	10.22	130	Amend text as follows:"10.22 The delivery mechanisms for this policy are as follows: <ul style="list-style-type: none"> <li>• SPD 'Transport Demand Management Matters', to cover: <ul style="list-style-type: none"> <li>o Standards for car parking</li> <li>o Sustainable transport standards and considerations e.g. cycle parking requirements, safe accessibility</li> </ul> </li> <li>• Nuneaton town centre transport study – to be led by Warwickshire County Council</li> <li>• <u>Air Quality Action plans</u></li> <li>• <u>SPD on Air Quality</u></li> </ul>
MM151	Policy HS5 - Health	Policy box	138	Amend text as follows:" <del>A Health Impact Assessment (HIA) will be required for all applications that also meet the threshold for requiring an Environmental Impact Assessment (Schedule 1 and 2).</del>  <del>For all other applications that create health impacts a HIA is required. A screening assessment can be undertaken utilising the Department of Health screening assessment 88. The assessment criteria will be identified within a Supplementary Planning Document 'Planning for a healthier area – Nuneaton and Bedworth'.</del>  <del>Where applications do not include a HIA, justification and explanation should be provided which demonstrate that the proposal has limited impacts to health. This can be achieved by undertaking a screening assessment as a minimum.</del>  <u>All major development proposals will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a:</u> <u>a) Health Impact Assessment where significant impacts on health and wellbeing would arise from that proposal; or</u> <u>b) Health Impact Assessment Screening Report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing</u>  <u>All HIAs shall be undertaken in accordance with the Council's HIA Supplementary Planning Document.</u>  <u>Where a development has significant negative or positive impacts on health and wellbeing the Council may require applicants to provide for the mitigation or provision of such impacts through planning conditions and/or financial/other contributions secured via planning obligations or CIL "</u>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM152	Policy HS5 - Health	Policy box	138	<p>Amend text as follows: "<del>Fast Food Proposals</del>  To limit the development of environments that encourage obesity, A3 – A5 uses (restaurants and hot food take aways) should be directed to town centres as set out in Policy TC3 – Hierarchy of Centres. Outside of Nuneaton and Bedworth town centres, A3 – A5 use proposals will be permitted providing:</p> <ul style="list-style-type: none"> <li>• <del>The proposal is not within 400 metres of the boundary of a secondary school.</del></li> <li>• <del>The proposal does not jeopardise the provision of an essential local service.</del></li> <li>• <del>The proposal does not increase the number of units under the A3-A5 use class to over 20% of the centre's total usage.</del></li> <li>• <del>Customer visits by car would not unacceptably impact on existing or proposed public transport provision, traffic movements, road or pedestrian safety.</del></li> <li>• <del>A sequential assessment is provided which demonstrates that there are no other sequentially preferable sites.</del>" </li></ul>
MM153	Policy HS5 - Health	10.51	138	<p>Amend text as follows: "10.51 The development of an SPD will assist in determining how a HIA should be undertaken as well as the criteria that should be included as part of any assessment. As an example it is anticipated that the HIA will need to assess impact on childhood obesity. <u>This will also build upon the current Health Impacts Tool Kit being developed by Birmingham City Council and which is expected to be rolled out across the West Midlands Combined Authority(WMCA) area. The development of this toolkit to date has involved partnership working with representatives from the development industry and Public Health England (PHE). Once launched it is expected to carry with it an associated accreditation supported by PHE. In the event that this tool kit is not rolled out across the WMCA or the toolkit is shown to be inappropriate for a specific development proposal, the HIA SPD will provide guidance as to alternative tool kits that will support health considerations in new developments across the borough.</u> Over time there may be a need to update criteria in light of new health evidence."</p>

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MM154	Policy HS5 - Health	10.47	139	<p>10.47 Health and well-being are key issues at the national and local level. Alcohol abuse and obesity are particular health concerns for the Borough . Health is not simply about access to medical facilities, it is also about lifestyle. Physical activity can also play an important part of health and wellbeing. This element is dealt with through Policy HS6 – Sport and Exercise. This policy focuses on elements of health that are not picked up elsewhere in the Plan.</p> <p>10.48 The policy stipulates a HIA requirement for applications which meet the threshold for an EIA. Using the EIA as a trigger for a HIA is considered an appropriate threshold because it is extremely likely that the application will impact health. Planning applications not requiring an EIA are likely to create impacts on health, however identifying an appropriate scale of application is challenging. Ultimately the impact is likely to vary even for applications of similar use classes. Consequently, the policy recommends a screening process be undertaken by the applicant to assist in determining the need for a HIA. The submitted HIA will be assessed by Warwickshire Public Health during the determination period.</p> <p><del>10.49 A HIA was undertaken at the Preferred Options stage of the plan, and recommended the plan includes a restrictive policy regarding fast food outlets . Whilst there is evidence to suggest obesity levels may be higher in areas of high numbers of fast food outlets, there is no conclusive evidence of this relationship. However, the Council aims to contribute to creating healthy environments where possible and has therefore introduced criteria which must be adhered to for any future fast food proposals for A3 – A5 uses, both within and outside of town centres.</del></p> <p><del>10.50 Implementing a 400 metre fast food buffer around secondary schools has proven to be a successful measure where implemented in other Local Authorities . A 400 metre buffer is chosen as this is thought to equate to a five minute walking time.</del></p> <p>10.51 The development of an SPD will assist in determining how a HIA should be undertaken as well as the criteria that should be included as part of any assessment. <del>As an example it is anticipated that the HIA will need to assess impact on childhood obesity.</del> Over time there may be a need to update criteria in light of new health evidence.</p> <p>Borough Plan Objectives</p> <p>10.52 This policy delivers the following Borough Plan objectives:</p> <ul style="list-style-type: none"> <li>• Objective 8 Evidence Base</li> </ul> <p>10.53 The evidence base related to this policy is as follows:</p> <ul style="list-style-type: none"> <li>• Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014)</li> </ul> <p>Delivery Mechanisms</p> <p>10.54 The delivery mechanisms for this policy are as follows:</p> <ul style="list-style-type: none"> <li>• Agreement with Warwickshire Public Health to be developed regarding assessment of HIA</li> <li>• Supplementary Planning Document ‘Planning for a healthier area – Nuneaton and Bedworth’</li> <li>• Continue partnership arrangements with healthcare providers and Warwickshire police</li> <li>• <del>Planning applications for A3 – A5 uses will be determined based on the above criteria on ‘Fast Food Proposals’</del></li> </ul>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM155	New Policy	New Policy	144	<p><i>Create new Policy HS7:</i></p> <p><u>Policy HS7 - Creating a Healthier food environment</u></p> <p><u>To limit the development of environments that encourage obesity, A5 uses (hot-food take-aways) should be directed to town centres as set out in Policy TC3 – Hierarchy of centres. Outside of Nuneaton and Bedworth town centres, A5 use proposals will be permitted providing:</u></p> <ul style="list-style-type: none"> <li><u>• The proposal is not within a 400 m radius of the principal point of access to an existing secondary school or sixth form college. This will not apply when the buffer zone overlaps with a town or local centre.</u></li> <li><u>• The proposal does not jeopardise the provision of an essential local service</u></li> <li><u>• The proposal does not increase the number of units under the A5 use class to over 20% of the centre’s total usage.</u></li> <li><u>• Customer visits by car would not unacceptably impact on existing or proposed public transport provision, traffic movements, road or pedestrian safety.</u></li> <li><u>• A sequential assessment is provided which demonstrates that there are no other sequentially preferable sites.</u></li> </ul> <p><u>Proposals should be in accordance with the Supplementary Planning Document ‘Planning for a healthier area – Nuneaton and Bedworth’.</u></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM156	New Policy	New Policy supporting text	144	<p>Amend text as follows: "<u>A HIA was undertaken at the Preferred Options stage of the plan, and recommended the plan includes a restrictive policy regarding fast food outlets . Whilst there is evidence to suggest obesity levels may be higher in areas of high numbers of fast food outlets, there is no conclusive evidence of this relationship. However, the Council aims to contribute to creating healthy environments where possible and has therefore introduced criteria which must be adhered to for any future fast food proposals for A5 uses, both within and outside of town centres.</u></p> <p><u>Implementing a 400 metre fast food buffer around secondary schools has proven to be a successful measure where implemented in other Local Authorities . A 400 metre buffer is chosen as this is thought to equate to a five minute walking time.</u></p> <p><u>Borough Plan Objectives</u></p> <p><u>This policy delivers the following Borough Plan objectives:</u></p> <ul style="list-style-type: none"> <li>• <u>Objective 8</u></li> </ul> <p><u>Evidence Base</u></p> <p><u>The evidence base related to this policy is as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014)</u></li> </ul> <p><u>Delivery Mechanisms</u></p> <p><u>The delivery mechanisms for this policy are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Supplementary Planning Document ‘Planning for a healthier area – Nuneaton and Bedworth’</u></li> <li>• <u>Planning applications for A5 uses will be determined based on the above criteria on ‘Creating a healthier food environment’</u></li> </ul> <p><u>Monitoring</u></p> <p><u>The indicators and targets that will be monitored for this policy are outlined in Table: Indicators and targets to be monitored for Policy HS7.</u></p> <p><u>Monitoring ref - Indicator - Target</u></p> <p><u>HS7a - Monitor the number of applications for use class A5 within 400 m of the principal point of access of existing secondary schools and sixth form colleges, excluding applications falling in town, district or local centres - Zero</u></p> <p><u>HS7b - Monitor the number of units under A5 use class as a percentage of each local and district centre - 20% maximum"</u></p>
MM157	Policy NE1 - Green Infrastructure	Policy box	145	<p>Amend text as follows:</p> <p><u>"Where development proposals have a watercourse classified as Main River within their boundary, <del>an 8 metre easement should be left between the watercourse and the development edge</del> as a minimum developers should set back development 8 metres from the top of the bank or landward toe of any flood defence. Greater widths may be appropriate where forming GI, open space or ecological corridors. Easements will also be sought on smaller watercourses where possible to maintain ecological and green corridors.<del>to help improve connectivity and create green corridors.</del>"</u></p>
MM158	Policy NE2 - Open space	Policy box	149	<p>Amend text as follows: "<del>d) Addressing deficiencies of open space needs arising from the development in terms of quantity, quality and accessibility</del> through new provision or improving existing provision in line with standards set out in the Open Space Strategy."</p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM159	Policy NE2 - Open space	Policy box	149	<p><i>At end of policy insert:</i></p> <p><u>New open space can multi-function as flood storage where appropriate. Children's play or sports pitches will not be acceptable areas of flood storage.</u></p>
MM160	Policy NE2 - Open space	11.19	150	<p>Amend text as follows:"11.19 A key element of the Open Space Strategy is to ensure that all properties in the Borough have access to a community park. This means that all residents will be within 600 metres or 10-12 minutes walking distance of a community park. To achieve this aim, current deficiencies will be addressed by:</p> <ul style="list-style-type: none"> <li>• Improving open spaces to create community parks at Change Brook Close, Buttermere Recreation Ground, St Giles, Blackberry Lane and Anderton Road;</li> <li>• Providing new open space in Whitestone, The Long Shoot and Bulkington;</li> <li>• Providing new community parks and/or improving existing community parks to meet the needs of the residents of the strategic housing sites.</li> </ul> <p><u>Proposed community parks will be removed from Green Belt as part of the related development proposals"</u></p>
MM161	Policy NE3 - Biodiversity and geodiversity	Policy box	153	<p>Add extra paragraph at the end of the policy box as follows:</p> <p><u>"Special Areas of Conservation and Sites of Special Scientific Interest</u></p> <p><u>Developments that would adversely affect Special Areas of Conservation or cause significant harm to Sites of Special Scientific Interest will not normally be granted planning permission."</u></p>
MM162	Policy NE3 - Biodiversity and geodiversity	Policy box	153	<p>Amend text as follows: "<del>Any proposal that directly or indirectly impacts on a locally designated site must show that the benefits of the development proposal will outweigh the immediate loss of biodiversity and/ or geodiversity before development is permitted.</del>"</p>
MM163	Policy NE4 - Managing Flood Risk and Water Quality	Policy box	157	<p>Amend text as follows: "Flood Risk Management Schemes (Flood Defences)</p> <p><del>Where potential developments might compromise the existing flood risk management function, the supporting FRA must demonstrate how the risks will be avoided, mitigated or redeveloped and that any risks both within the site and to sites further downstream will not increase.</del></p> <p><u>Land that is required for current and future flood management will be safeguarded from development."</u></p>
MM164	Policy NE4 - Managing Flood Risk and Water Quality	11.50	160	<p>Amend text as follows:"11.50 As of 15 April 2015, <del>all matters relating to surface water management are now managed by Warwickshire County Council as the LLFA</del> <u>are statutory consultees on major planning applications for surface water"</u>.</p>
MM165	Policy NE4 - Managing Flood Risk and Water Quality	11.51	160	<p>Amend text as follows:"11.51 Surface water run-off should be managed at source, at a discharge rate no greater than the equivalent greenfield rate, for all return periods up to the 1 in 100 year (1% AEP) flood event, plus climate change event. Where this is not possible, developers should contact the LLFA at the earliest convenience for advice on suitable surface water drainage techniques. <u>The Warwickshire County Council standing advice design guide should be taken into consideration when designing SuDS"</u></p>

Main Modification reference	Borough Plan Sub-section	Paragraph / policy box / table / map	Page	Proposed Main Modification
MM166	Policy NE4 - Managing flood risk and water quality	Table 27	162	Amend text as follows: "The number of planning permissions granted contrary to advice of Environment Agency and Local Lead Flood Authority on grounds of flood risk."
MM167	Policy BE2 - Renewable and low carbon energy	Policy box	168	Amend text as follows: " <del>One small scale wind energy turbine, between 5 kW and 20 kW electricity power output, with a maximum height of 15 metres to hub, will be appropriate on school premises, industrial estates and farms provided there is:</del> "
MM168	Policy BE3 - Sustainable design and construction	Policy box	173	Amend text as follows: " <del>• Meet the optional Building Regulations Standard for water efficiency of 110 litres/per person/per day and install</del> rain water harvesting systems in the curtilage of all new buildings."
MM169	New appendix		183	Amend Appedix to Appendix E - <u>Employment estates suitable for alternative uses</u> Insert new appendix with maps to show individual 'Employment estates suitable for alternative uses'.
MM171	Appendix E		219	Remove Appendix E- <del>Café Quarter</del> and delete map.
MM170		Policy map	217	Swap 'Primary frontage' and 'Primary shopping area' key colours.
MM172	Index of monitoring indicators		249	Amend text as follows: "DS4a - Housing completions - <del>13,372</del> <u>14,060</u> dwellings completions."
MM173	Index of monitoring indicators		249	Amend text as follows: "DS4b - Development of Employment Land - <del>103.6 hectares</del> <u>107.8 ha</u> of land is development for employment uses."
MM174	Index of monitoring indicators		250	Amend text as follows: "DS6a - Monitor the supply and delivery of allocated sites and report annually through the AMR - <del>103.6 hectares</del> <u>107.8 ha</u> of land is developed for employment uses."