

**Nuneaton & Bedworth Gypsy and Traveller Site Allocations DPD**

**Inspector: Thomas Hatfield BA (Hons) MA MRTPI**

**Programme Officer: Helen Wilson**

**Reference: PINS/W3710/429/5**

**CD 6.3-Schedule of Additional Modifications**

(Main Modifications provided in CD 6.2)

**June 2023**

The separate document (CD 6.2) provides details of the Main Modifications that are recommended by the Inspector to make the DPD sound and legally compliant.

The Additional Modifications found in this document (CD 6.3) are those which do not materially affect the Policies in the DPD, but which are generally minor factual updates; corrections of any errors or which are considered necessary for clarity.

### Additional Modifications considered necessary

Additional Modification Reference	DPD Sub Section/ Paragraph/Policy box/table/Page number of amended DPD	Proposed Main Modification. (New wording added in bold and underlined. Deletions stricken through.)	Reasons for modification
Additional Modification M1	Front page	Omit text as follows: “ <del>Publication consultation draft</del> ”.	Once adopted the document will not be the Publication version or draft.
Additional Modification M2	Front page	Add text as follows: “ <u>2021 – 2037</u> ”	To clarify the cover period proposed.
Additional Modification M3	‘Table of contents’/ Page i	Pages numbers need to be amended once finalised. Delete reference to ‘Conclusion’ from table.	To show changes to the page numbering and the proposed deletion of the conclusion section.
Additional Modification M4	‘1.0 Introduction’/ Paragraph 1.4/ Page 1	Amending wording to read: “1.4 <b><u>This adopted DPD was preceded</u></b> This document is <del>by</del> the Publication <b><u>version</u></b> of the Gypsy and Traveller Site Allocations DPD; <b><u>which was</u></b> <del>this is</del> the formal document as required by Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. <b><u>This was consulted on between 28<sup>th</sup> January 2022 and 25<sup>th</sup> March 2022.</u></b> A consultation on the previous version of the Gypsy and Traveller Site Allocations DPD, the Issues and Options consultation draft, took place between 11 <sup>th</sup> June 2021 and 6 <sup>th</sup> August 2021. This document was that required by Regulation 18 of The	The original paragraph was for the Publication version during consultation and needs to be changed to reflect the DPD, with modifications agreed with the Planning Inspectorate in order to be adopted.

		Town and Country Planning (Local Planning) (England) Regulations 2012. A consultation statement has been produced which sets out the responses received and how they <del>were have been</del> considered in producing <del>the</del> <u>is next version of the DPD.</u>	
Additional Modification M5	'1.0 Introduction'/ Paragraph 1.5/ Page 1	Delete reference to conclusion to read: "1.5 The document is set out in <del>five</del> <b>four</b> subsequent chapters addressing the vision and objectives of the DPD, followed by the need for new pitches, the locations of these new pitches <u>and</u> a monitoring schedule for the DPD.", <del>and a conclusion.</del>	To delete reference to the conclusion as conclusion has been deleted as not considered necessary.
Additional Modification M6	'3.0 Need' under sub section 'Introduction'/ Paragraph 3.3/ Page 4	Delete last sentence to read: "3.3 Using the requirement for new pitches from the 2021 GTAA as a minimum rather than the higher figures in the extant Borough Plan means that this document will need to supersede the requirements for new pitches set out in Policies DS4 and H3 of the Borough Plan. <del>The Borough Plan is being reviewed and these policies will be looked at, but this process is running behind this document so for an interim period the policy on need in this document will have to take precedence over that in the adopted Borough Plan.</del> "	Deleted as contradicts paragraph 4.9
Additional Modification M7	'4.0 Location of Pitches' under sub section 'Introduction'/ First sub section title / Page 9	Amend sub section heading from "Introduction" to: <b><u>Green Belt</u></b>	To make clearer the reference to Green Belt within the document.
Additional Modification M8	'4.0 Location of Pitches'/Under sub section 'Green Belt'/ Paragraph 4.1/Page 9	Add to beginning of paragraph to read: "4.1 <b><u>Two of the sites to receive new pitches are within the Green Belt, namely Sunrise Cottage and The Old</u></b>	To make clearer that two of the sites are within Green Belt.

		<p><b><u>Nursery.</u></b> Nuneaton and Bedworth Borough sits within the wider West Midlands Green Belt and Green Belt forms a large part of the borough. The Green Belt is mostly located to the south of Nuneaton, but also surrounds the main areas of Bedworth, Bulkington, and Ash Green. Nationally, the government attaches great importance to the Green Belt. The five key purposes of Green Belts are:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</li> </ul>	
Additional Modification M9	‘4.0 Location of Pitches’/ Heading before Paragraph 4.4 now 4.5/ Page 10	Add subsection heading as follows: “ <b><u>Sustainability</u></b> ”.	Added sub section as consideration needed to be given to sustainability of the sites.
Additional Modification M10	‘4.0 Location of Pitches’/Under sub section ‘Sustainability’ and ‘Locational Strategy’/ Paragraphs 4.3 to 4.8/ Pages 9 -11	Paragraphs renumbered.	
Additional Modification M11	‘4.0 Location of Pitches’/Under sub section ‘Sustainability’/ Previously Paragraph 4.4 now Paragraph 4.5/ Page 10	Replace one word to read: “4.5 Beyond the issue of the Green Belt, which is a significant matter, there are other factors that may need consideration for the locating of new gypsy and traveller pitches. Sites should have good <b><u>reasonable</u></b> access to	To reflect the wording in Policy GT2

		services, such as shops, schools, GP surgeries, and pharmacies, and this access should be capable of being done by modes of transport other than private car. Walking is the easiest and cheapest way to access services and thus is the focus for accessibility. However, many of the current sites are limited by their options for modes of travel.”	
Additional Modification M12	Supporting text under ‘Strategic Policy GT2 Strategy’/ New paragraph number 4.10/ Page 12	Add new paragraph as follows: <b><u>“4.10 Where alternative methods for foul water treatment such as septic tanks or cesspits are required; consent will be required from the Environment Agency for an Environmental Permit (Regulations 2016). This is to enable the discharge of polluting substances (including sewage effluent) into surface waters or the ground. It is the Applicants responsibility to make the appropriate enquiries regarding any Environmental Permit requirements. (Environmental Permitting Guidance can be found at: <a href="https://www.gov.uk/environmental-permit-check-if-you-need-one">https://www.gov.uk/environmental-permit-check-if-you-need-one</a>”</u></b>	Paragraph required due to response from the Environment Agency to the Publication version.
Additional Modification M13	Supporting text under Strategic ‘Policy GT2 Strategy’. Under subheading ‘Allocation of Sites’/ Paragraphs 4.10 to 4.20/ Pages 12-14	Paragraphs renumbered.	
Additional Modification M14	Supporting text under Strategic ‘Policy GT2 Strategy’. Under subheading ‘Allocation of Sites’. Previously paragraph 4.11 now paragraph 4.12/ Page 12 and 13	Two words deleted to read: “4.12 The 2021 GTAA also identified another site that had the potential to accommodate new pitches <del>but this</del> through the physical expansion of the site. This was the privately owned site at Fella's Acre, Mile Tree Lane, Bulkington	Words deleted as no longer required.

		<p>which it was considered could accommodate an additional two pitches. This was also independently assessed and following this the site was deemed to be unsuitable for expansion – mainly relating to deliverability. However, the landowner expressed an interest in developing another site for new pitches, namely The Old Nursery, Parrotts Grove, Coventry. This has been independently assessed and it was concluded that the site could be developed to provide five to six new pitches. The site has also been assessed by the Council, with input from key technical stakeholders, and there are no outright technical reasons why this form of development would be unacceptable in this location.”</p>	
Additional Modification M15	Previously Paragraph 4.20 now 4.21/ Page 14	<p>Amend wording and some deletions to read:  “4.21 The matter of flooding is not addressed because at this time it is not considered to be relevant as sites are in flood zone 1 and there is no indication that they suffer inundation. However, <del>areas prone to flooding change</del> <b>climate change means that this could change</b> and should this <del>then</del> be the case <b>then</b> extant Policy NE4 – Managing flood risk and water quality (<u>Borough Plan</u>) would be used.” <del>Similarly, sewage connection is not a key development requirement as this is already addressed by bullet point number 9 of extant H3 – Gypsies and Travellers.</del></p>	<p>Include reference to climate change that could mean the sites change from Flood Zone 1 in the future.</p>
Additional Modification M16	Supporting text to Strategic ‘Policy GT3 – Site Allocations’/ Page 18	<p>Add new paragraph to read:  <b><u>“4.22 For site GTSA3 – Winter Oak, it is suggested that prior to any submission of a planning application, that the Applicant contacts National Highways to discuss the access and the information they may</u></b></p>	<p>Required following the response from National Highways during the consultation of the</p>

		<p><b><u>require to be submitted for any formal submission. In addition, for this particular site, an Air Quality Exposure Assessment and Noise Assessment may be required to determine any formal planning application to inform of any mitigation required.”</u></b></p>	Publication document.
Additional Modification M17	Supporting text to Strategic ‘Policy GT3 – Site Allocations’ Previously Paragraph 4.21 now 4.23/ Page 19	<p>Delete paragraph from under red line plan of GTSA3 – Winter Oak as follows:</p> <p><del>4.23 As well as the allocation of sites for new gypsy and traveller pitches the Council has considered the ongoing need for a travelling showperson’s yard within the Borough, currently at Spinney Lane/Whittleford Road, Nuneaton. This is the only such type of accommodation in Warwickshire and thus has considerable importance to the County as an asset and also by ensuring continuity and availability of these plots within the Borough it contributes towards provision. The issues and options consultation document proposed the safeguarding of the site for its current use given its special status in the County. Comments were sparse on this matter, but no responses were received stating that safeguarding of this site for this purpose was incompatible with surrounding land uses or unacceptable. The Habitats Regulations Report and the Sustainability Appraisal Report both conclude that there would be no significant adverse impacts from the identified land continuing to be used for its current use.”</del></p> <p>Instead add as text under red line plan of GTSA4 – Site Safeguarding the following supporting text: <b><u>“4.23 As well as the allocation of sites for new gypsy and traveller pitches the Council has considered the</u></b></p>	Amended position of paragraph to be within Policy GT4.



		<p><u>ongoing need for a travelling showperson’s yard within the Borough, currently at Spinney Lane/Whittleford Road, Nuneaton. This is the only such type of accommodation in Warwickshire and thus has considerable importance to the County as an asset and also by ensuring continuity and availability of these plots within the Borough it contributes towards provision. The issues and options consultation document proposed the safeguarding of the site for its current use given its special status in the County. Comments were sparse on this matter, but no responses were received stating that safeguarding of this site for this purpose was incompatible with surrounding land uses or unacceptable. The Habitats Regulations Report and the Sustainability Appraisal Report both conclude that there would be no significant adverse impacts from the identified land continuing to be used for its current use.”</u></p>	
Additional Modification M18	6.0 Conclusion	<p>Delete entire section:</p> <p><del>“6.0 Conclusion</del></p> <p><del>6.1 The issues and options document of the Gypsy and Traveller Site Allocations Development Plan Document (DPD) was the first stage of producing this DPD. It set out the key issues for the locating of new traveller sites, namely how many and where and the reasonable options for approaching these issues. The document contained 10 questions that the answers to helped inform this next (publication) version of the DPD.</del></p>	Conclusion not deemed necessary so deleted.

		<p>6.2 — This document seeks to provide for a minimum of 11 residential pitches in the borough for gypsies and travellers by 2036/37. To achieve these three parcels of land have been identified and allocated to provide at least 14 residential pitches. Also, the existing travelling showpeople site in Nuneaton has been safeguarded from alternative uses.”</p>	
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