

[REDACTED]

From: [REDACTED]
Sent: 07 April 2022 14:25
To: Severn Trent Water Ltd [REDACTED]
Subject: FW: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total
Attachments: Gypsy and Traveller DPD - Publication.docx

Site 1 – Sunrise cottage Mile Tree Lane CV2 1NT
Site 2 – The Old Nursery, Parrotts Grove CV2 1NR
Site 3 – Winter Oak- A5 Watling Street nearest available postcode is CV11 6BQ.
Site 4 – Old Station Yard, Whittleford Road CV10 9HU.

Hi we consulted with you on the above but didn't get a response and the EA has pointed out that Winter Oak Watling Street and Old Station Yard Whittleford Road would be expected to connect to foul sewer but I don't think they are at the moment? The EA also states that sites 1 and 2 will require alternative foul drainage treatments so would be good to see what these sites have at moment as well. I assume a cess pit or septic tank wouldn't be an issue for you guys? Are you able to give me any advice, as we need to ensure that any potential planning applications for new sites would be viable and to ensure that foul treatment would not be a showstopper to expanding these sites. Its potentially a question the Planning Inspector would ask so I need to make sure to ensure the plan is considered sound.

The attached document has red line plans although they may not be entirely accurate.

Kind regards

[REDACTED]
Planning Policy Officer
[REDACTED]

Nuneaton and Bedworth – The place of choice to live, work and visit

[REDACTED]

From: [REDACTED]
Sent: 13 April 2022 10:27
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

Hi [REDACTED]

In accordance with NBBCs Air Quality SPD the proposal would be classified as a Minor development. The site is not within an AQMA and has not been identified as an area of concern. However, it appears to be located very close to a busy road, which as Tracey has noted, is likely to become busier with additional growth in developments along the A5 corridor. As detailed in the SPD it is likely that an Air Quality Exposure Assessment may be required. The outcome of the exposure assessment would determine the level of mitigation required to make the development acceptable.

It is likely that the usual air quality conditions would be recommended to any planning consent.

Based on current monitoring data – I do not think that air quality would be an issue and that by siting living units away from the highway any exposure would be reduced. It is also likely that any mitigation implemented to reduce noise will also reduce exposure to poor air quality.

I hope the above gives you the information you need?

[REDACTED]

From: [REDACTED]
Sent: 08 April 2022 09:58
To: [REDACTED]
[REDACTED]

Subject: RE: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

Hi [REDACTED]

Site 3 would be subject to high levels of traffic noise, already a busy road and with the additional growth in developments along Watling Street and adjoining roads, potentially won't get better. Therefore it could impact of this proposed site. I would ask if this site is to be considered a noise assessment is carried out to see if it is feasible, in order to meet the standard for internal and external noise levels as defined in table 4 and paragraph 7.7.3.2 of BS8233:2014.

[REDACTED]

From: [REDACTED]
Sent: 07 April 2022 14:35
To: [REDACTED]
[REDACTED]

Subject: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

Site 1 – Sunrise cottage Mile Tree Lane CV2 1NT
Site 2 – The Old Nursery, Parrotts Grove CV2 1NR
Site 3 – Winter Oak- A5 Watling Street nearest available postcode is CV11 6BQ.
Site 4 – Old Station Yard, Whittleford Road CV10 9HU.

Hi we consulted with you on the above but didn't get a response and National Highways have pointed out that on site 3 they would be requesting air quality and noise assessments. Would you be requesting this if we were to receive planning applications for extra pitches on any of these sites?

Air quality and noise would likely be an issue for Winter Oak as the extra pitches would be at the front but would this be a showstopper do you think?

██████████ can you also check for contamination please.

We need to ensure that any potential planning applications for new sites would be viable. Its potentially a question the Planning Inspector would ask so I need to make sure to ensure the plan is considered sound.

The attached document has red line plans although they may not be entirely accurate.

Kind regards

██████████
Planning Policy Officer

██████████

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[REDACTED]

From: [REDACTED]
Sent: 20 April 2022 08:11
To: [REDACTED]
Subject: RE: Nuneaton and Bedworth - Gypsy and Traveller Site Allocations Consultation

Hi [REDACTED]

I have had a look at the sites you refer to below and have the following comments to make:

Site 1 is Sunrise Cottage, Mile Tree Lane CV2 1NT Site in Development Low Risk Area - no CMRA required by the Coal Authority to support applications on this site - please include Informative note on any planning consent granted.

Site 2 The Old Nursery, Parrotts Grove CV21 1NR Site in Development Low Risk Area - no CMRA required by the Coal Authority to support applications on this site - please include Informative note on any planning consent granted.

Site 4 Old Station Yard, Spinney Lane/Whittleford Road CV10 9HU
Site in Development Low Risk Area - no CMRA required by the Coal Authority to support applications on this site - please include Informative note on any planning consent granted.

I hope this is helpful but please let me know if you need anything else.

Kind regards

[REDACTED]

[REDACTED]

Development Team Leader (Planning)

M: [REDACTED]
E: [REDACTED]
W: gov.uk/government/organisations/the-coal-authority

-----Original Message-----

From: [REDACTED]
Sent: 07 April 2022 13:37
To: The Coal Authority-Planning [REDACTED]
Subject: [External] FW: Nuneaton and Bedworth - Gypsy and Traveller Site Allocations Consultation

WARNING: This email originated outside of the Coal Authority. DO NOT CLICK any links or open any file attachments unless you recognise the sender and know the content is safe. Check the spelling of any email addresses carefully for anything unusual. If you are unsure please contact the ICT Service Desk for guidance.

Many thanks for the response to the consultation we carried out on our Gypsy and Traveller DPD. I have looked at your interactive map and I am concerned that three of the sites have historical features. Can you confirm for these three sites below whether a Coal Risk Assessment would be required for planning applications for extra pitches/plots at this address please and if so could this potentially mean that the findings could potentially mean the site couldn't receive extra pitches? I just think we need to know in case the Inspector asks us this at Examination.

Site 1 is Sunrise Cottage, Mile Tree Lane CV2 1NT.
The interactive map shows that this site is:
In the coal mining reporting area but not in the high risk area. No other features are shown for the site.

Site 2 The Old Nursery, Parrotts Grove CV21 1NR. This appears to be just on the border for historical features but I couldn't know for sure due to the scale of the interactive map.
The interactive map shows that this site is:
In the coal mining reporting area but not in the high risk area. Also shows on boundary of surface coal resource areas and abandoned mines catalogue.

Site 4 Old Station Yard, Spinney Lane/Whittleford Road CV10 9HU.
The interactive map shows that this site is:
In the coal mining reporting area and abandoned mines catalogue. This site is just to be safe guarded for show people rather than further plots but it is worth to know for our records.

Kind regards
[Redacted]
Planning Policy Officer
[Redacted]

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-----Original Message-----
From: [Redacted]
Sent: 23 March 2022 10:52
To: [Redacted]
Subject: Nuneaton and Bedworth - Gypsy and Traveller Site Allocations Consultation

Dear Planning Policy

Following the policy consultation on 28 January 2022, please find attached our comments relating to the above policy.
If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

T: [Redacted]
E: [Redacted]
W:

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<P>

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[REDACTED]

From: [REDACTED]
Sent: 11 April 2022 16:38
To: [REDACTED]
Subject: National Highways further response - Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

Good afternoon, [REDACTED]

Thank you for your below email, the reason for which is understood.

The main issue for us will be the access onto the A5. When we receive planning consultations through the DM process, any increase in vehicle trips at a junction or access triggers the requirement to consider whether the access meets current design standards as prescribed within The Design Manual for Roads and Bridges (DMRB).

Looking at satellite images and Google Street View, I can advise that the current access is only considered suitable for a single dwelling. A DMRB compliant access (under DMRB chapter CD 123) would be a priority controlled junction. Given likely traffic flows on the A5, the standard may also include a ghost island. Such an upgrade would usually be secured under a Section 278 and would be paid for by the applicant. Viability is therefore a key consideration.

However, given that there is only likely to be a slight increase in vehicle trips, agreement from National Highways for a Departure from Standard (DfS) could be sought. An AiP for any Departures must be obtained prior to planning consent and I would recommend allowing at least six weeks for this process (from start to finish). This will require the applicant to submit evidence (e.g. accident history, estimated trip generation) in support of the DfS application.

With regards air quality and noise assessments, these are advised but are unlikely to generate any show stoppers from the perspective of National Highways.

Kind regards

[REDACTED]
Spatial Planner
Operations Directorate (Midlands)
National Highways | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Mobile: [REDACTED]
Web: www.nationalhighways.co.uk

From: [REDACTED]
Sent: 07 April 2022 14:48
To: Highways Agency [REDACTED]
[REDACTED]
Subject: FW: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

- Site 1 – Sunrise cottage Mile Tree Lane CV2 1NT
- Site 2 – The Old Nursery, Parrotts Grove CV2 1NR
- Site 3 – Winter Oak- A5 Watling Street nearest available postcode is CV11 6BQ.
- Site 4 – Old Station Yard, Whittleford Road CV10 9HU.

Hi we consulted with you on the above (see attached) and you ascertained that the only site you would have potential issues with would be Winter Oak which is on the Watling Street. This is an existing site for gypsy and travellers but our DPD is recommending that the site could provide an extra 6 pitches. Whilst there is capacity at the midpoint of the depth of the site some may have to be nearer the front.

You stated that any planning applications may need to provide air quality and noise assessments and demonstrate that the existing access was adequate or could be made adequate. We need to ensure that any potential planning applications for new sites would be viable and therefore mitigation is possible on these points and there would be no showstoppers bringing these sites forwards. I appreciate it's a bit like 'how long is a piece of string' but its potentially a question the Planning Inspector would ask so I need to make sure the plan is considered sound eg the sounds are deliverable.

The attached document has red line plans although they may not be entirely accurate.

Kind regards
[Redacted]
Planning Policy Officer
[Redacted]

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National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> |
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[REDACTED]

From: [REDACTED]
Sent: 27 June 2022 10:49
To: [REDACTED]
Subject: RE: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

Hello [REDACTED]

Apologies, as I thought I had replied to your email!

You are correct, that HE are not objecting (indeed we say in our letter that we consider the Plan to be sound, with regard to the historic environment) but we advise that HIAs should be carried out, as part of the evidence base, for proposed site allocations that may affect the significance of heritage assets (both designated and non-designated) and their setting.

I hope this clarifies matters.

Kind regards,

[REDACTED] Historic Environment Planning Adviser |

Telephone: [REDACTED]

Historic England | Midlands Regions Group | The Foundry | 82 Granville Street |
Birmingham | B1 2LH |

www.HistoricEngland.org.uk

Please note that Historic England's East Midlands and West Midlands offices have merged and our Northampton office is now closed. Our Midlands office is based in Birmingham and contact details can be found on our Midlands Regional Office webpage [here](#).

From: [REDACTED]
Sent: 26 June 2022 13:33
To: [REDACTED]
Subject: FW: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

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Apologies just chasing the below as I am submitting to PINS

Kind regards
[REDACTED]

Nuneaton and Bedworth – The place of choice to live, work and visit

Borough Council may make in relation to any formal application or otherwise

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From: [REDACTED]
Sent: 07 April 2022 17:07
To: [REDACTED]
Subject: FW: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

[REDACTED]

Sorry to ask I am just trying to get my head around the responses for our DPD consultation. The way I read your response you aren't objecting at all just confirming the assessments that should be carried out for the DPD. Am I correct in my understanding?

Kind regards
[REDACTED]
Planning Policy Officer

Nuneaton and Bedworth – The place of choice to live, work and visit

From: [REDACTED]
Sent: 03 March 2022 12:57
To: [REDACTED]
Subject: RE: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

Dear Planning Policy Team,

Please find attached the completed Reg 19 response form from Historic England, which accompanies our letter (attached again for ease of reference) in relation to your Gypsy and Traveller Site Allocations Publication Plan.

Kind regards

[REDACTED] Historic Environment Planning Adviser |
Telephone: [REDACTED]

Historic England | Midlands Regions Group | The Foundry | 82 Granville Street |
Birmingham | B1 2LH |

www.HistoricEngland.org.uk

Please note that Historic England's East Midlands and West Midlands offices have merged and our Northampton office is now closed. Our Midlands office is based in Birmingham and contact details can be found on our Midlands Regional Office webpage [here](#).

From: [REDACTED]
Sent: 02 March 2022 12:33
To: [REDACTED]
Subject: RE: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

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Hi [REDACTED]

Yes, if you could please, that would be helpful.

Kind regards

[REDACTED]

Planning Policy Officer

Phone: [REDACTED]

Email: [REDACTED]

From: [REDACTED]

Sent: 01 March 2022 11:08

To: [REDACTED]

Subject: Gypsy & Traveller Site Allocations DPD Reg 19 HE response

Hello,

Having submitted a letter of response from Historic England on 22nd February I realise that we have not submitted a response form.

Would you like us to complete one and email it over?

Kind regards

[REDACTED] Historic Environment Planning Adviser |

Telephone: [REDACTED]

Historic England | Midlands Regions Group | The Foundry | 82 Granville Street | Birmingham | B1 2LH |

www.HistoricEngland.org.uk

Please note that Historic England's East Midlands and West Midlands offices have merged and our Northampton office is now closed. Our Midlands office is based in Birmingham and contact details can be found on our Midlands Regional Office webpage [here](#).



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From: [REDACTED]
Sent: 22 February 2022 17:21
To: [REDACTED]
Subject: Nuneaton and Bedworth Borough Council - Planning Policy and Economic Development

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Thank you for your email. This is confirmation of receipt of your email.

Kind regards

Planning Policy

Planning Policy and Economic Development

Phone: [REDACTED]

Email: [REDACTED]

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

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[REDACTED]

From: FRM Planning [REDACTED]
Sent: 11 April 2022 10:59
To: [REDACTED]
Subject: Re: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

OFFICIAL

Hi [REDACTED]

Apologies for not responding, I reviewed the sites when the consultation came in but didn't respond as we had no specific comments to make.

We don't have any records of historic flooding in the immediate vicinity of these sites and although there are some small areas shown on the surface water mapping as you mention, there's no significant flow paths or problematic areas for surface water flooding. Considering the likely limited increase in any impermeable surfaces, I also wouldn't expect there to be any notable change in surface water flood risk as a result of the proposed increase in pitches warranting any further assessment at this stage. So no show-stoppers from us.

I'm not aware of the foul drainage arrangements, but we'd support getting connections to the Severn Trent foul network where possible in lieu of a cesspit/ treatment plant connected to watercourse. These can sometimes generate issues with water quality in surrounding areas if they are not working correctly or if there isn't enough fresh water flow in the receiving ditch to carry away / dilute the 'treated' discharge. However I'd suggest referring to the [EA guidance](#) on these systems for the formal position.

Did the EA point to any specific surface water issues at these sites, or was it a comment off the back of the surface water flood maps?

Many thanks

[REDACTED]

Best regards,
Flood Risk Management

Please send responses to [REDACTED]

Flood Risk Management
Planning Delivery
Environment Services
Warwickshire County Council

Tel. [REDACTED]
Email: [REDACTED]
www.warwickshire.gov.uk

Emails sent to individual FRM officers may not be logged or processed promptly.

From: [REDACTED]
Sent: 07 April 2022 14:18
To: FRM Planning [REDACTED]
Subject: Sites in our DPD for Gypsy and Traveller extra plots therefore potential planning applications 4 sites in total

Site 1 – Sunrise cottage Mile Tree Lane CV2 1NT
Site 2 – The Old Nursery, Parrotts Grove CV2 1NR
Site 3 – Winter Oak- A5 Watling Street nearest available postcode is CV11 6BQ.
Site 4 – Old Station Yard, Whittleford Road CV10 9HU.

Hi we consulted with WCC but didn't get a response and the EA has pointed out potential issues re surface water for sites 3 and 4 above. Winter Oak has two small areas in lower risk (less susceptible) to surface water flooding and at boundary is an intermediate surface water area. For Old Station Yard there is a small area in lower risk surface flooding. As any new pitches would be a minor we wouldn't consult with you as part of any planning applications but can you see if this would be a show stopper for the site for any other reasons? None are in Flood zones 2 or 3.

I guess you don't have foul water details for the sites do you as the EA expect that Winter Oak and Whittleford Road should connect to foul sewer but I don't think they are at the moment so would be good to check. The EA also state that sites 1 and 2 will require alternative foul drainage treatments so would be good to see what these sites have at moment as well. I assume a cess pit or septic tank wouldn't be an issue for you guys?

The attached document has red line plans although they may not be entirely accurate.

Kind regards

[Redacted]

Planning Policy Officer

[Redacted]

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