

Nuneaton and Bedworth Borough Council

# **Concept Plans for Strategic Allocations: HSG9, Land off Golf Drive**

Supplementary Planning Document (2020)

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# 1 Introduction

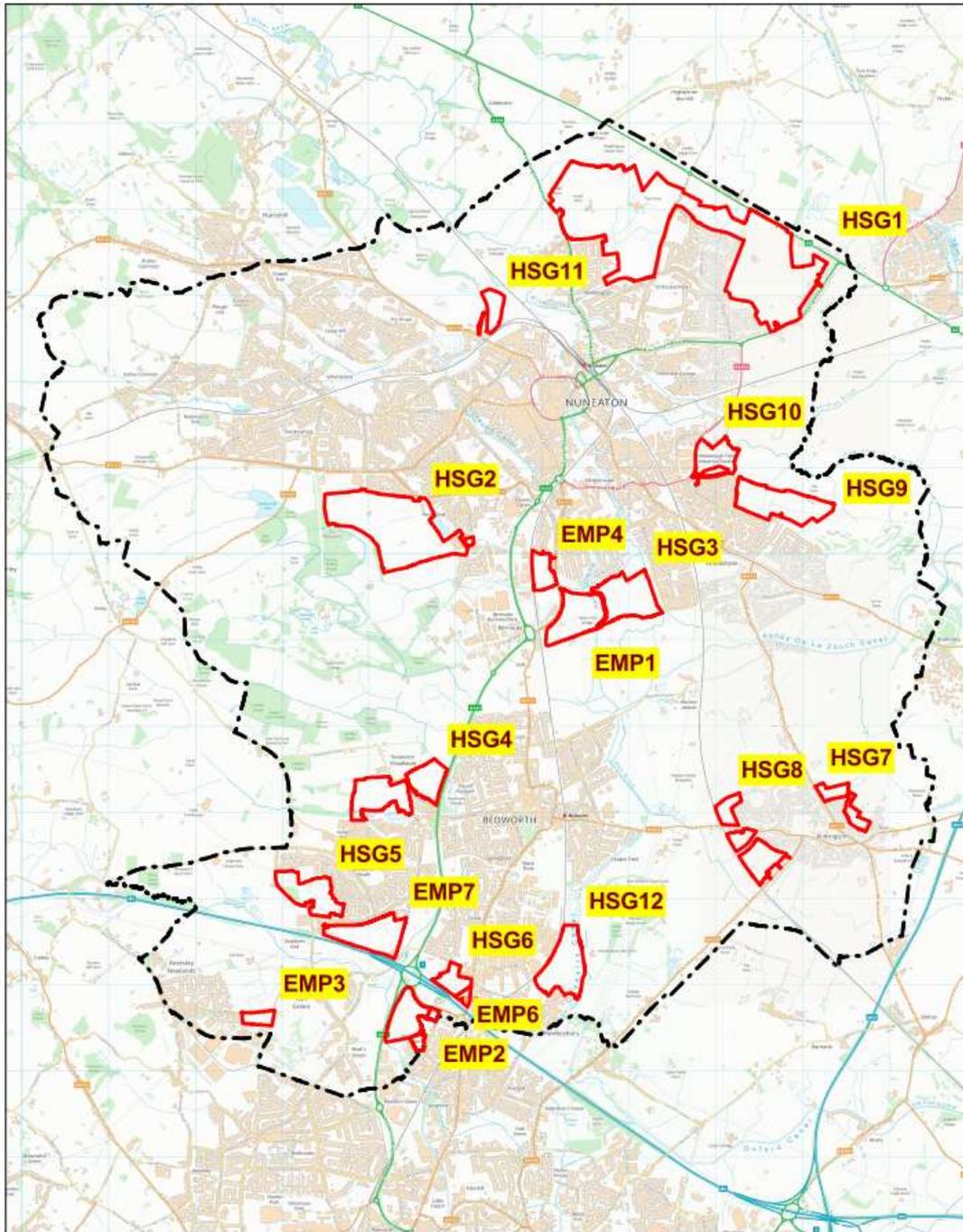
## 1.1 Introduction

- 1.1.1 The Nuneaton and Bedworth Borough Plan will see the delivery of circa 14,060 new homes and 107.8 Ha of new employment land within the Borough for the plan period ending 2031. A key component of accommodating this growth within the Borough area will be the development of a number of strategic land allocations for housing and employment uses (see Figure 1). This framework relates to the strategic allocation known as HSG9 – Golf Drive. Policy HSG9 of the Borough Plan requires the delivery of approximately 621 dwellings within the HSG9 allocation area.
- 1.1.2 The strategic land allocation covers an area of 33.80 hectares in the east of the Nuneaton and Bedworth Borough area.

## 1.2 Role of Concept Plan

- 1.2.1 The preparation of a Concept Plan is a key step in guiding all future stages of development on each strategic land allocation. It establishes a strategic context for planning applications and sets a 'baseline' position in terms of assessing future schemes which will contain more detailed proposals. A key objective of the concept plan is to ensure that the strategic land allocation is brought forward in a strategic and comprehensive manner.
- 1.2.2 In meeting this objective, the concept plan establishes the following matters for each site:
- Land uses
  - Development principles
  - Infrastructure delivery
- 1.2.3 The concept plan provides guidance on the delivery of the development principles set out in the adopted Borough Plan for each strategic site allocation. The Concept Plans are intended to provide a visual representation of policy requirements, as well as other key elements, and so are conceptual in nature. They are not intended to be exhaustive and show all required elements. The Concept Plans should inform the more detailed masterplans that are submitted at the planning application stage. Alternative solutions and land use arrangements may come forward as part of the planning application process but the Concept Plans should be viewed as fundamental principles for the site and any significant differences in approach would need to be justified at the planning application stage.

### Strategic housing and employment sites



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Nuneaton and Bedworth Borough Council LA  
100018416 2018/19

Scale  
0 800 1600 2400 3200 m



Figure 1: Strategic housing and employment sites

## 1.3 Stakeholder and community engagement

1.3.1 The Concept plan has been prepared by WYG on behalf of Nuneaton and Bedworth Borough Council, in consultation with other stakeholders, developers and the main landowner interests.

## 1.4 Status of concept plan

1.4.1 It is intended that the Concept Plan will acquire status as a Supplementary Planning Document (SPD), providing additional explanation to the Borough Plan policies. This concept plan accords with Borough Plan policy, the National Planning Policy Framework and national planning policy guidance. Once adopted, the Concept Plans SPD will be a material consideration when deciding planning applications.

## 1.5 Planning policy background

### National Planning Policy Framework

1.5.1 The National Planning Policy Framework (NPPF) (2019) includes a presumption in favour of sustainable development. The NPPF states that sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.5.2 The NPPF further states that “Plans should be prepared with the objective of contributing to the achievement of sustainable development and be prepared positively, in a way that is aspirational but deliverable”. The concept plan seeks to provide development parameters to guide the future the deliverability of the proposed scheme on the strategic site allocation.

### **Borough Plan**

1.5.3 The vision for the Borough Plan is: “By 2031, Nuneaton and Bedworth Borough will be a place where there are opportunities for sustainable economic growth with diverse job prospects, healthy living and an integrated infrastructure network. Business will want to invest in the Borough as a result of the outcomes of policies in the Plan, which will include creating an attractive environment”.

1.5.4 In order to meet this vision the Borough Plan has set out a number of strategic objectives and planning policies. The following sites are identified:

- HSG 1 – North of Nuneaton,
- HSG 2 – Arbury,
- HSG 3 – Gipsy Lane,
- HSG 4 – Woodlands,
- HSG 5 – Hospital Lane,
- HSG 6 – School Lane,
- HSG 7 – East of Bulkington,
- HSG 8 – West of Bulkington,
- HSG 9 – Golf Drive,
- HSG 10 – Attleborough Fields,
- HSG 11 – Tuttle Hill,
- HSG 12 – Former Hawkesbury Golf Course,
- EMP 1 – Faultlands,
- EMP 2 – Pickards Way/Wilsons Lane,
- EMP 3 - Prologis Extension,
- EMP 4 – Coventry Road,
- EMP 6 – Longford Road, and
- EMP 7 – Bowling Green Lane

1.5.5 There are a number of other Borough Plan policies, which will have implications for the development of the strategic land allocation.

## **Supplementary planning documents**

1.5.6 There are Supplementary Planning Documents produced by Nuneaton and Bedworth Borough Council which should be read in conjunction with this framework. At the time of publishing, these include:

- Affordable Housing (2007)
- Car Parking Standards (2003)
- Residential Design Guide (2004)

1.5.7 The following Supplementary Planning Documents are also due to be produced. Once adopted, the new documents will replace the older documents where necessary.

- Affordable Housing
- Air Quality
- Transport Demand Management Matters
- Heritage, Conservation Area Appraisals and Management Plans
- Health Impact Assessment
- Planning for a Healthier Area
- Green Infrastructure
- Sustainable Design and Construction

## **Other planning guidance**

1.5.8 The following publications have also informed the preparation of this Framework:

- National Planning Practice Guidance (2019)

# 2 Site and context

## 2.1 HSG9 strategic site

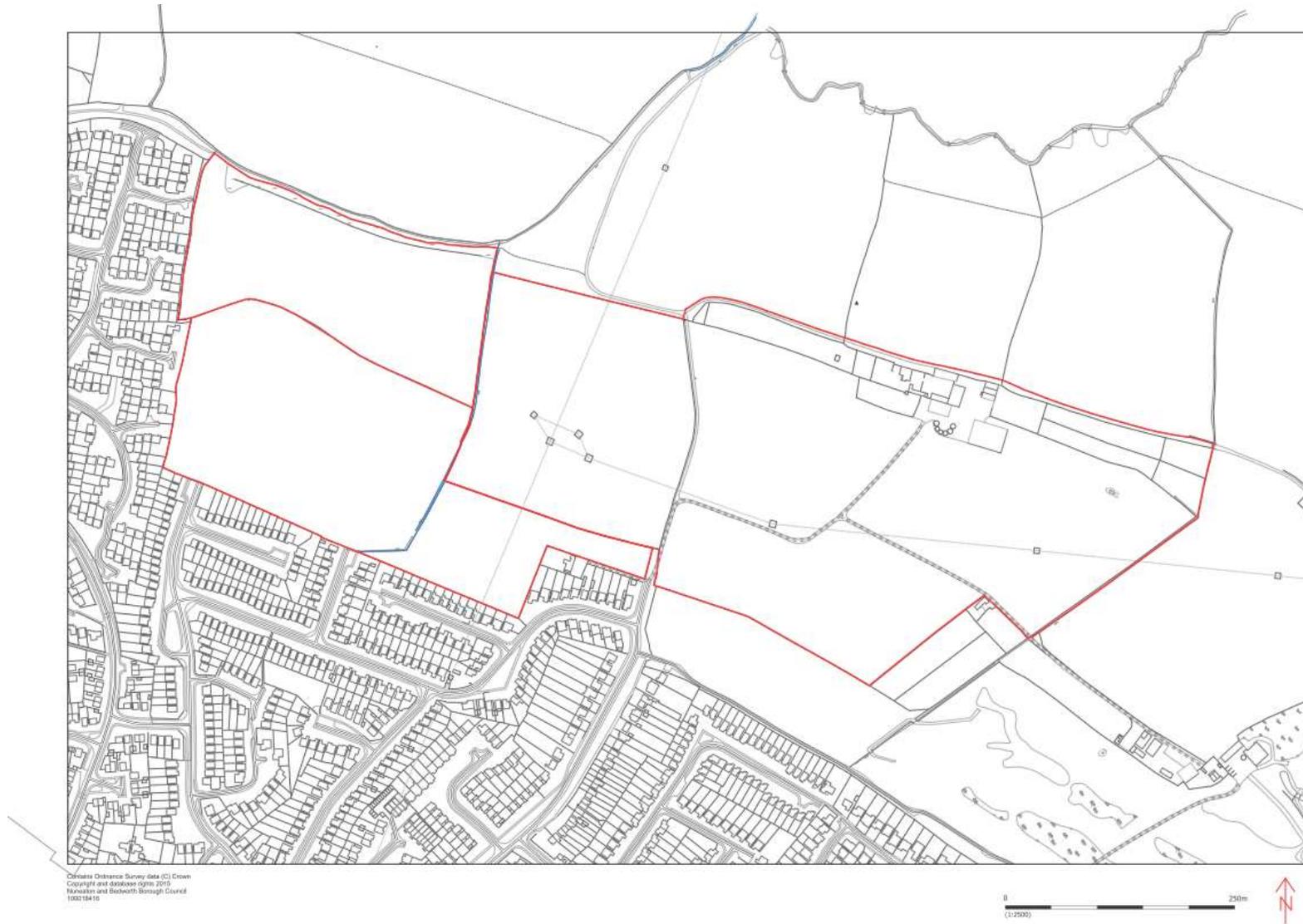
### Context

2.1.1 Strategic housing allocation HSG9 extends to 33.8 ha and is located off Golf Drive in east of Nuneaton. This allocation comprises nine irregular shaped arable fields and extends to include the Grade II Listed Hill Farmhouse.

### Surrounding area

2.1.2 The western and southern boundary of the site is bordered by existing residential development. On the eastern parcel of the site, the southern boundary comprises an area of existing woodland with residential properties located beyond. Arable farm land is located to the north and east of the site. Nuneaton Golf Course is situated further beyond to the east.

2.1.3 Residential development situated to the south and western part of the site comprises a mixture of semi-detached and detached properties.



**Figure 2: HSG9 Site location**

## 2.2 Edge conditions

- 2.2.1 Edge conditions are important as they form the interface with the existing context. Depending on the nature of the edge conditions, they can inform a certain development or response to the surrounding environment.
- 2.2.2 The site is partially divided by low fragmented hedgerows with field boundaries being open along the Public Right of Way (PRoW). The southern boundary of the site, to the west of the PRoW is lined by hedgerows and garden trees and sits at a slightly elevated position. The southern boundary to the east of the PRoW follows a wooded edge leading to Nuneaton Golf Course, with residential properties further south. The western boundary of the site is defined by private gardens and tree lining of residential properties leading off Grassington drive. The eastern boundary runs along a hedgerow and tree lined track, beyond which lies a further arable field and Nuneaton Golf Course.

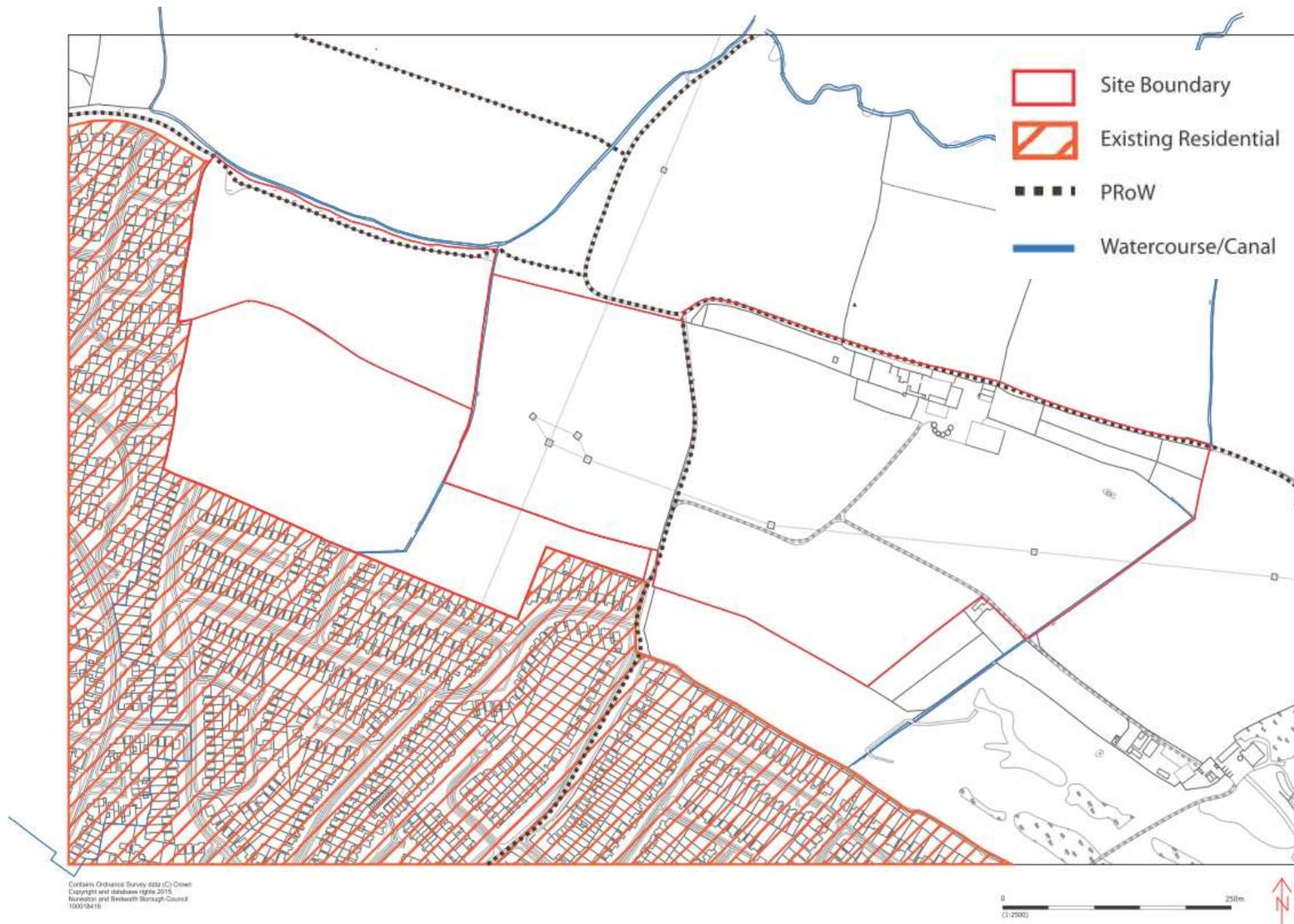


Figure 3: HSG9 Site context

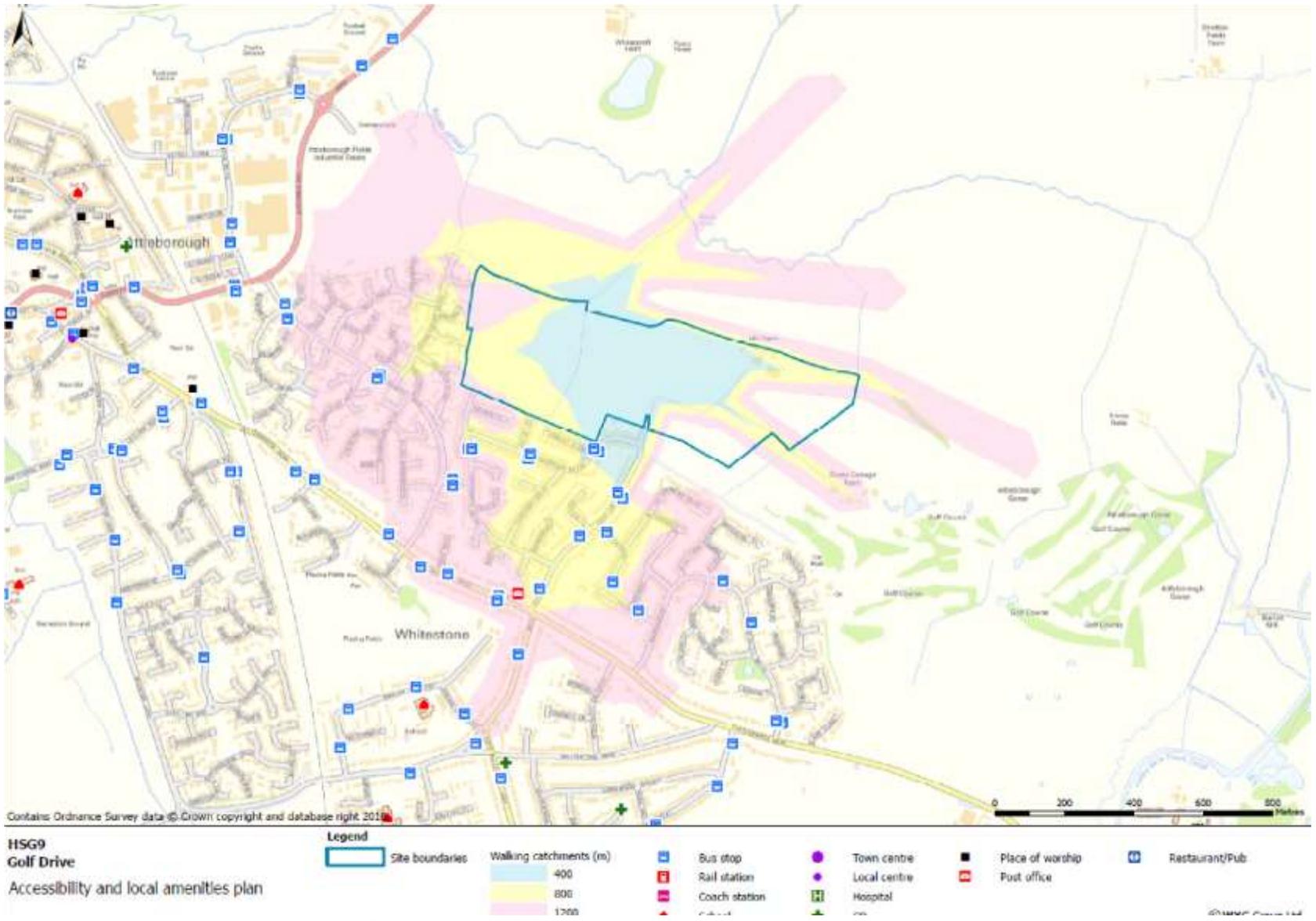


Figure 4: HSG9 Accessibility and local amenities

## 2.3 Topography and views

- 2.3.1 The topography of the site gently rolls at a level of 94m AOD forming a localised small rise at the highest point at Hill Farm towards the River Anker in the north. The site is generally open and low lying with the two overhead power lines and electricity pylons being notable features in the landscape.
- 2.3.2 The site presently offers views across to the surrounding area. Hedgerows are often fragmented and in low in height which enable longer views across farmland. The Grade II Listed Hill Farmhouse and associated farm buildings are situated on a slightly elevated position in the north eastern section of the site. Long distance views are present towards the settlement of Hinckley.

## 2.4 Flood risk and drainage

- 2.4.1 The River Anker is located approximately 230 m north of the northern edge of the site. The site is located within Flood Zone 1, with area at risk from surface water flooding along the northern boundary on the eastern part of the site.

## 2.5 Landscape character

- 2.5.1 Nuneaton and Bedworth Borough Council commissioned a Landscape Character Assessment in 2012 prepared by TEP which was updated in 2016.
- 2.5.2 Strategic site HSG9 is situated in the 'Nuneaton Estate Farmlands Landscape Character Area', where the land comprises rural fringes of arable and pasture fields, with isolated red brick farmstead situated throughout the landscape linked by narrow tracks. There is also a pattern of hedgerows and clusters of hedgerows trees which reinforces a rural character and filters views of the urban edges.

## 2.6 Habitat and vegetation

- 2.6.1 Strategic site HSG9 comprises of chiefly of intensively farmed agricultural land or managed arable fields with elements of hedgerows and trees along some field boundaries.
- 2.6.2 Any development of HSG9 should maintain and enhance biodiversity and provide habitat linkages across and through the site.

## 2.7 Access and movement

### Public transport

- 2.7.1 Bus Service No.'s 56 and 74 operate from Lutterworth Road connecting Nuneaton and Coventry via Bedworth. Bus service no. 4 also runs along Golf Drive and connects the site to Nuneaton town centre.
- 2.7.2 Nuneaton Train Station is located 2.2 km to the north west of the western edge of the site, providing connections to local; regional and national towns and cities such as Birmingham, Bedworth, London, Hinckley, Leicester Stansted, Crewe and Liverpool Lime Street.
- 2.7.3 Bermuda Park Station is located approximately 2.5 km to the west of the site's western edge. Bedworth Train Station is situated approximately 4.2 km to the south west of the site's southern edge.

### Highway network

- 2.7.4 Golf Drive leads to the centre of the site, connecting to Lutterworth Road to the south. Golf Drive leads into the site and becomes a private road leading to Hill Farm. There are no other access points currently available to the site.
- 2.7.5 Lutterworth Road links to Nuneaton in the north-west and to the A5 in an easterly direction. To the north, Lutterworth Road leads to Nuneaton Town Centre via Attleborough Road, and the A5 via the A47 from Eastboro Way/B4114 roundabout.

### Pedestrian and cycle routes

- 2.7.5 Public Rights of Way (PRoWs) N39, N40, N41 and N52 provide public access within the site and PRoWs N40, N36 and N38 are in adjacent fields to the immediate north.

## 2.8 Facilities

- 2.8.1 Attleborough District Centre is located within 1 km of the site's western edge, providing day to day shopping and services to meet local needs. Nuneaton Town Centre is located 1.8 km to the north west of the site's western edge. The Lutterworth Road Local Centre is located in close proximity to the site.
- 2.8.2 The nearest existing primary and secondary school provisions to the site are:

- Whitestone Infant School – (Primary)
- Chetwynd Junior School – (Primary)
- The George Eliot School – (Secondary)

2.8.3 Existing health services located within 1 mile of the site are:

- Whitestone Surgery – 950 m from the edge of the site
- The Chaucer Surgery – 1 km from the edge of the site
- Attleborough Dental Surgery – 1.1 km from the edge of the site
- Whitestone Dental Surgery – 880 m from the edge of the site

2.8.4 The George Elliot Hospital is located 2.6 km from the site's western edge, to the south west of Nuneaton Town Centre.

## 2.9 Heritage and archaeology

2.9.1 Nuneaton and Bedworth Borough Council commissioned a Heritage Assessment which was prepared by ECUS Environmental Consultants, forming part of the Evidence Base for the Borough Plan.

2.9.2 The Heritage Assessment confirms there are no designated landscapes of historic interest within the strategic site. Grade II Listed Hill Farmhouse is located within the strategic site, along the northern eastern boundary. The Grade II Listed building is surrounded by agricultural land. The building is brick farmhouse with early and mid-nineteenth century additions. The building is situated on a slight hill and surrounded by large, arable, post-war field in all directions.

2.9.3 There are no records within Warwickshire HER Database of previous archaeological investigations having been undertaken within the strategic site.

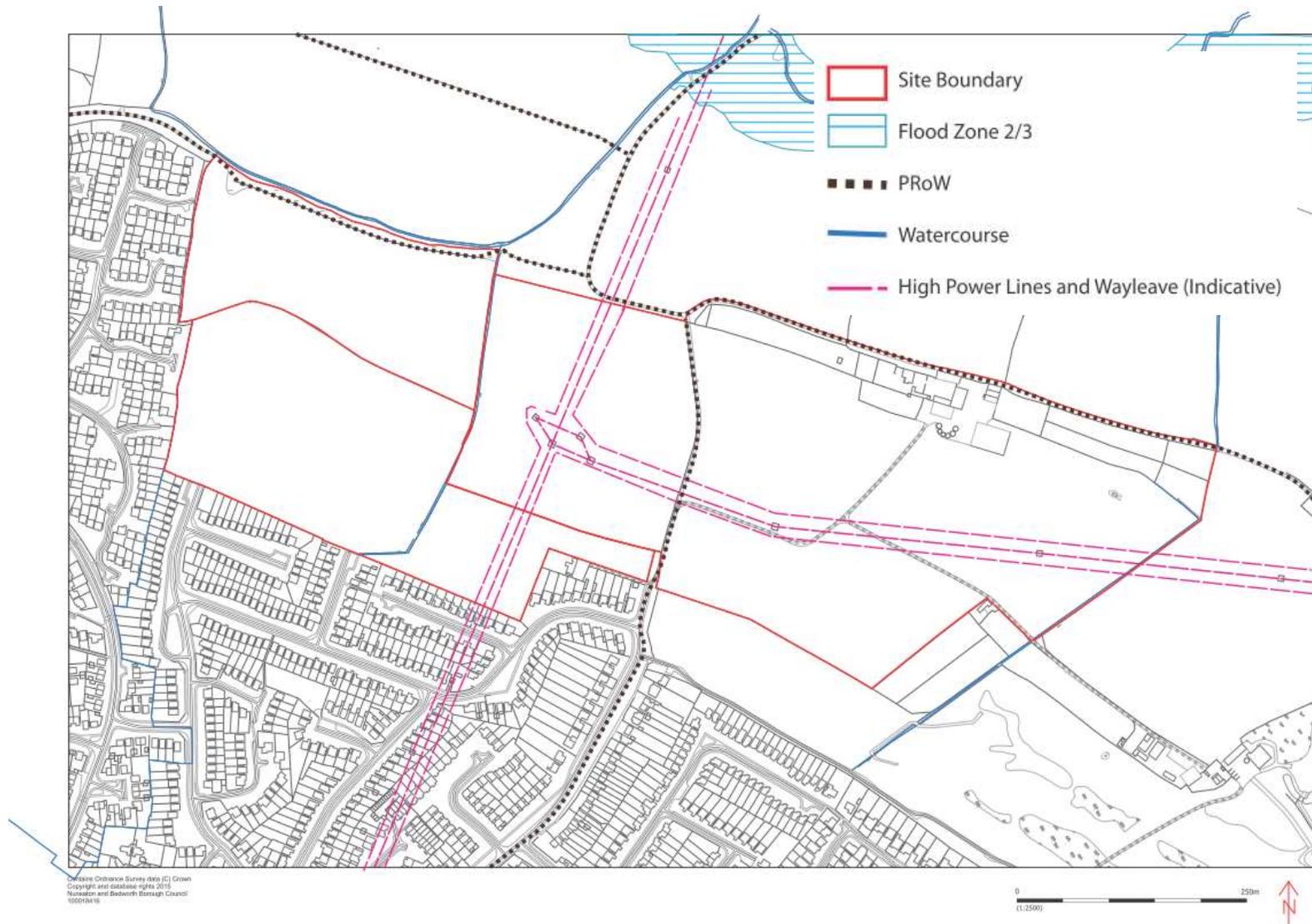
## 2.10 Environment

2.10.1 The underlying geology of the site is formed by Mudstone of the Mercia Mudstone Group.

## 2.11 Utilities

2.11.1 Four electricity pylons are located within the central area of the site, with overhead powerlines crossing the site in a north –south direction from Golf Drive leading to the northern boundary of the site. Overhead powerlines also cross the site from the eastern boundary, through the centre of the site to the electricity pylons.





**Figure 5: HSG9 Site opportunities and constraints**

# 3 Framework and delivery

## 3.1 Core concept

3.1.1 The concept plan is not a masterplan but rather highlights key principles that will help inform and guide subsequent planning applications which are brought forward on the strategic housing site. This framework and accompanying indicative plan seeks to ensure comprehensive delivery of the site to fulfil the strategic aims of the Borough Plan. Key elements of the concept plan have been derived from stakeholder engagement and policy requirements within the Borough Plan and are split into the following sections:

- Landscape, open space and biodiversity
- Movement
- Land Uses
- Character
- Sustainability

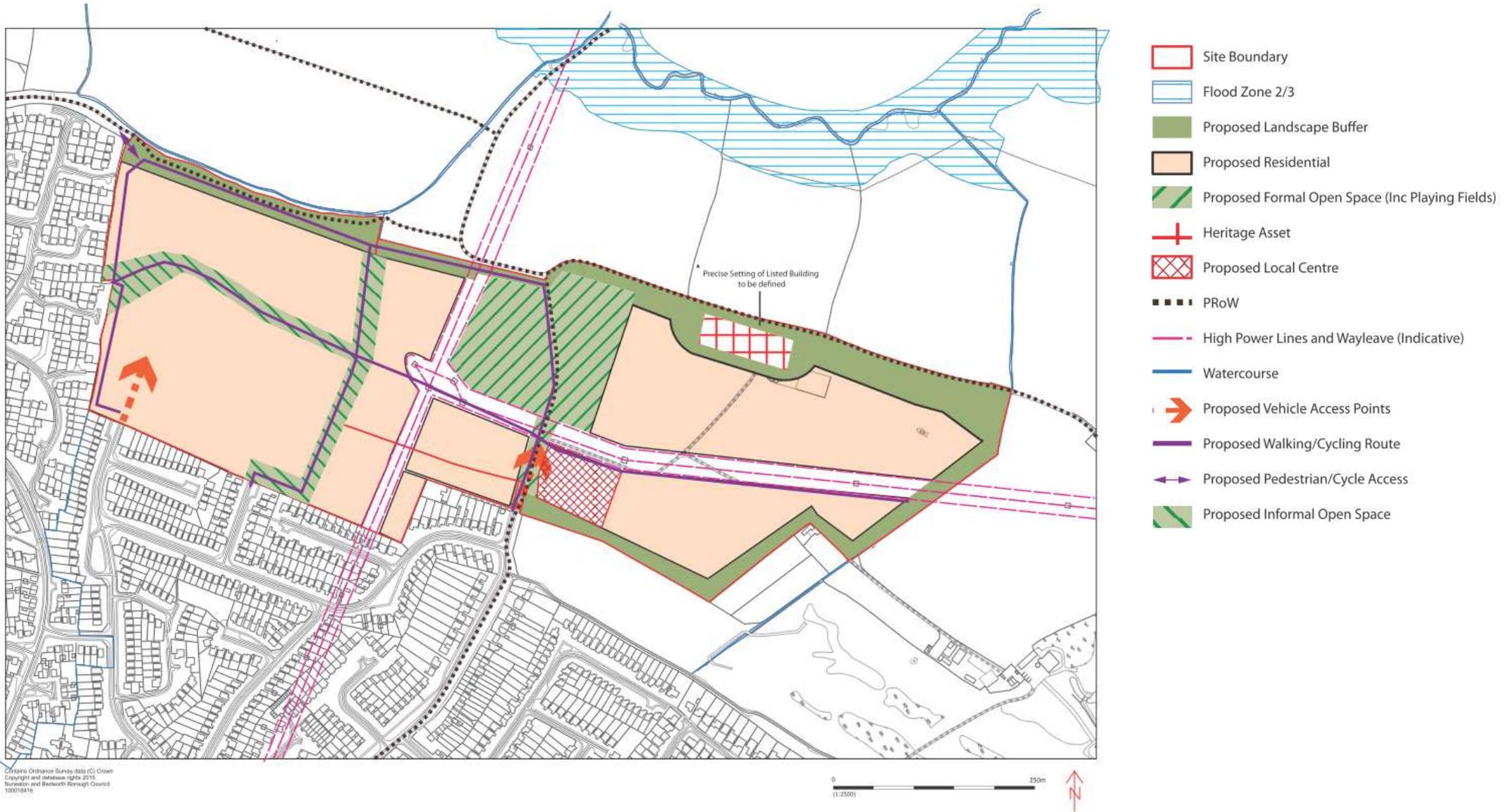


Figure 6: HSG9 Site concept

3.1.2 These sections inform the overall indicative plan.

## 3.2 Heritage, landscape and open space

### Heritage

3.2.1 In accordance with the provisions of Policy BE4, the development proposals shall identify, protect and preserve the significance of the Grade II Listed Hill Farmhouse heritage asset. The indicative masterplan identifies a landscape buffer around the Listed Building and associated farm building. During detailed design stage, any applicant will need to undertake a full detailed Heritage Assessment to fully understand the impact of development on the significance of the asset. This will inform detailed design for the site.

### Landscape and edge treatments

3.2.2 The development of strategic site HSG9 should support the provisions of Borough Plan Policy NE1 which seeks to create, protect; manage and enhance the Borough's Green Infrastructure assets. To achieve this the Indicative Masterplan identifies that:

- Development should be offset from the northern boundary.
- Provide a landscape buffer along the northern and eastern boundary of the site to protect the openness of the Green Belt.
- Retain and enhance existing tree planting along the boundary of the site.

3.2.3 Applicants are encouraged to engage with the Council's Parks and Countryside team at the earliest opportunity to ensure that ecology, biodiversity and open space are considered at the outset and adequately factored into site masterplanning.

### Areas of wildlife interest

3.2.4 Borough Plan Policy NE3 requires developments to conserve, enhance and restore ecological networks, biodiversity features and geological features, as well as where appropriate, create new ecological networks.

3.2.5 Sustainable Drainage System (SuDS) features, if required in areas of the site which have a higher risk of surface water flooding, could also be utilised as potential wildlife habitat.

3.2.6 Development proposals brought forward shall be accompanied by an Ecological Assessment and deliver net biodiversity gains in line with Borough Plan Policy NE3.

### **Existing woodland, trees and hedgerows**

- 3.2.7 With the exception of new access points proposed on the western and southwest boundary of the site all boundary trees and hedgerows on the site should be retained and enhanced as part of the development. Net biodiversity benefits should be delivered as a result of the development in accordance with Policy NE3.

### **Open space**

- 3.2.8 The design for any new development on strategic site HSG9 will need to comply with the provisions of Policy NE1 in creating an improved Green network and publically accessible and linked spaces.
- 3.2.9 Formal public open space and children's play provision will be concentrated within the central part of site, which will form the 'hub' to increase connectivity with the Community Park situated to north west of the site. Further areas of informal open space along the perimeter of the site as shown on the indicative layout should seek to provide green routes for pedestrians and cyclist. Similarly, green corridors should be created around the existing hedgerows and significant trees.

## **3.3 Movement**

- 3.3.1 The submission of a Transport Assessment (TA) will be required as part of any planning application to determine whether the impact of the development on transport is acceptable. The TA will identify what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.
- 3.3.2 Any transport improvements/ upgrades required will be secured by planning condition attached to the grant of any planning permission and subsequent Planning Obligation.

### **Highway access**

- 3.3.3 The primary access to the site will be from Golf Drive and Wentworth Drive along the southern boundary, with secondary access being provided from Juliet Close on the southern boundary, and Leyburn Close and Aysgarth Close on the sites western boundary. No access point is to be provided from the site's northern and eastern boundary, or along the southern boundary to the east of Golf Drive.

- 3.3.4 Any transport improvements/ upgrades required as part of a detailed planning application will be secured by planning condition attached to the grant of any planning permission and subsequent Planning Obligation.
- 3.3.5 The development of HSG9 is also expected to contribute financially towards road improvement schemes proposed within the Borough during the Plan period to ensure that the local highway network is able to accommodate all strategic housing and employment sites.

### **Footpaths and cycleways**

- 3.3.6 The existing Public Right of Way leading from Golf Drive will be retained to increase connectivity through the site to the surrounding area.
- 3.3.7 The creation of a footpath/cycle route is to be incorporated as part of the landscape buffer along the northern boundary of the Site. This will also increase connectivity between the Community Park and the area of new formal open space.
- 3.3.8 Further opportunities for pedestrian and the cycle connections should be made to secondary access points shown on the indicative masterplan. This should include a cycle path link to Eastboro Way.
- 3.3.9 A Travel Plan for the site will be required to be developed in line with Borough Plan Policy HS2. This shall include details of measures to deliver sustainable transport improvements on site including details of measures to encourage modal shift in travel to work patterns.
- 3.3.10 The Concept Plan shows the main walking and cycling routes which are principal utility routes through the site. Other walking and cycling routes may also be required. Any necessary pedestrian and cycle routes will need to be of suitable design and construction. Consultation should be undertaken with active travel officers at the Borough and County Councils at the earliest opportunity to ensure that the design and construction of such routes are factored into site masterplanning.

## **3.4 Land uses**

### **Housing**

- 3.4.1 The strategic housing allocation HSG9 will accommodate circa 621 dwellings over the Plan Period. The site should be developed at an overall net density of around 28 dwellings per hectare.

- 3.4.2 Affordable housing will be provided in line with Policy H2. Any development proposal not complying with the provisions of Policy H2 will need to be supported by a Viability Assessment.

### **District centre**

- 3.4.3 Policy TC3 of the Borough Plan requires new residential development to be within 1200m walking distance of a District or Local Centre; and 8 minute drive to a District Centre.
- 3.4.4 An area for a new Local Centre has been identified on the Indicative Masterplan, which would be subject to viability.
- 3.4.5 The following uses will be acceptable within a new Local Centre: Use Class A1; Use Class A2. Proposals for A3-A5 Uses will need to comply with the policy test set out in Policy TC3.

### **Community Facilities**

- 3.4.6 The Concept Plan does not show locations for play provision, but this is a policy requirement. The location, design and type of provision should be determined in consultation with the Council's Parks and Countryside team.
- 3.4.7 A new community hall or financial contributions to such a facility need to be delivered.

### **Education requirements**

- 3.4.8 Nuneaton and Bedworth Borough has a two tier education system of primary and secondary schools. Educational requirements have been based on sufficient school provision being available to meet the overall housing numbers proposed from the strategic housing sites.
- 3.4.9 The educational requirements for HSG9 are to ensure the expansion and reorganisation of both primary and secondary school provision in Nuneaton. The developers of HSG9 are encouraged to engage in early dialogue with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.

## **3.5 Character and design**

- 3.5.1 The concept plan does not advocate a particular design style. However, the architectural appearance of the development should

respond positively to the design context and height of the existing residential areas surrounding the site. This should be achieved through the use of variation in building heights house types and orientation of dwellings to create an attractive, high quality settlement. The overall design should, where appropriate, use varied building material, which make reference to the local vernacular. Roof materials should be in recessive colours to help reduce the prominence of urban edges.

3.5.2 Within the local centres, units should have frontages facing public areas and where possible, servicing located away from key public areas.

3.5.3 Policy H1 requires development to provide a mix of housing types, sizes and tenures.

## **3.6 Sustainability**

### **Sustainable construction**

3.6.1 Development on the strategic site will meet the objectives of Policy BE3 of the Plan and Sustainable Design and Construction SPD.

### **Surface water drainage and flooding**

3.6.2 The strategic site is located within Flood Zone 1 and consequently is at low risk of fluvial flooding. In order to ensure the site remains at low risk of flooding and does not increase the risk of flooding elsewhere any development shall include a comprehensive Sustainable Drainage System (SuDS) scheme. This is in line with Policy NE4.

### **Noise and air quality**

3.6.3 The precise nature of noise mitigation measures should be established through undertaking of a Noise Impact Assessment. If required, suitable noise mitigation shall be incorporated into the proposed landscape buffer along the eastern and northern boundary of the site.

3.6.4 Two Air Quality Management Areas (AQMAs) are located in the Borough, both of which are designated in Nuneaton. The development of the strategic site is not considered to adversely affect the Air Quality Management Areas (AQMAs).

### **Safety and security**

3.6.5 Design has a crucial role in delivering a safe and secure environment in residential areas. Natural surveillance should be provided in the form of

doors and windows to housing overlooking streets and public spaces, with the creation of an environment which is legible to residents and visitors alike. Play areas, footpaths and cycle routes shall be clear and legible to promote their active use.

## 3.7 Delivery

### Timescales

3.7.1 The development of the site is anticipated to be brought forward within the first 5 years of the Plan Period following formal adoption of the Borough Plan. It is anticipated that HSG9 will be completed within 10 years based on mean current housebuilding rates and land ownerships.

### Infrastructure

3.7.2 The strategic housing site shall deliver the following infrastructure and facilities:

- Financial contribution to local NHS Clinical Commissioning Group
- Financial contribution towards diverting existing frequent local bus services into the development and provision of bus infrastructure within the development site.
- Provision of community hall as part of proposed Local Centre, or financial contribution
- Play and open space including the proposed strategic play area) to be provided, and appropriate management and maintenance arrangements
- Financial contribution to WCC towards the provision by WCC for the expansion of primary and secondary school places
- Financial contribution towards community facilities
- Financial contribution for primary medical care to be given to NHS Warwickshire North Clinical Commissioning Group or successor body
- Financial contributions towards borough-wide strategic highway infrastructure worked identified within the A4254 Corridor, including the B4114 Lutterworth Road Corridor
- Financial contribution towards the provision of footway/cycleway linkage from the Community Park through the site from the north eastern boundary, leading to the town centre and Bermuda Park.
- Financial contributions towards sport and physical activity.
- Contribution for cycle path towards Nuneaton Town Centre.

## **Shared costs**

3.7.3 It is understood that the parcels that make up HSG9 are in separate ownership. It is essential that landowners come to a voluntary agreement to share the cost of contributions to infrastructure requirements.

## **Management and maintenance**

3.7.4 Consideration should be given at an early stage to the future management arrangements for infrastructure and facilities. Service infrastructure will be the responsibility for the relevant service provider.

3.7.5 The Borough/ County Councils will manage and maintain play space and new footpaths and cycle routes. There is potential for large areas of landscaping and public open space to be managed by the Council, however this should be discussed with the Council at an early stage. The Council will not be responsible for the management and maintenance of SuDS as part of the strategic housing allocation.