

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG1, North of Nuneaton

Supplementary Planning Document (2020)

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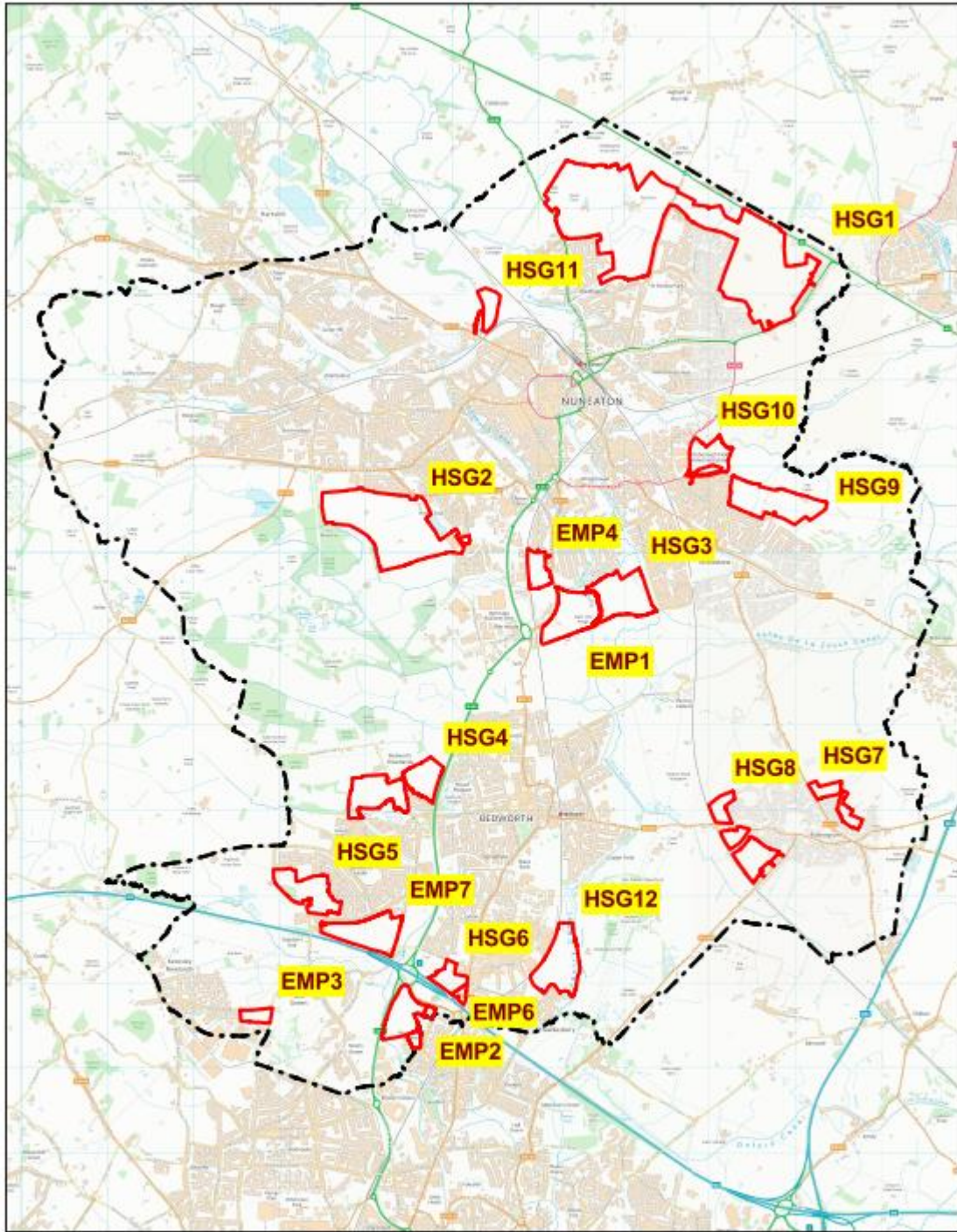
1 Introduction

1.1 Introduction

- 1.1.1 The Nuneaton and Bedworth Borough Plan will see the delivery of at least 14,060 new homes and 107.8 Ha of new employment land within the Borough for the plan period ending in 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 HSG1 – North of Nuneaton. Policy HSG1 of the Borough Plan requires the delivery of at least 4,419 dwellings within the HSG1 allocation area.
- 1.1.2 The Strategic Land Allocation covers an area of 232.86 hectares in the north of the Nuneaton and Bedworth Borough area.

1.2 Role of the 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; and
 - 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.



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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 plans 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 Plan 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 type 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 deliverability of the proposed scheme on the Strategic Site Allocation.

Borough Plan

1.5.1 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”.

1.5.2 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,
- HSG12 – 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.

1.5.3 There are a number of other Borough Plan policies which will have implications for the development of the Strategic Land Allocation.

Supplementary planning documents

1.5.4 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); and
- Residential Design Guide (2004).

1.5.5 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 – Hot Food Takeaways
- Green Infrastructure
- Sustainable Design and Construction

Other planning guidance

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

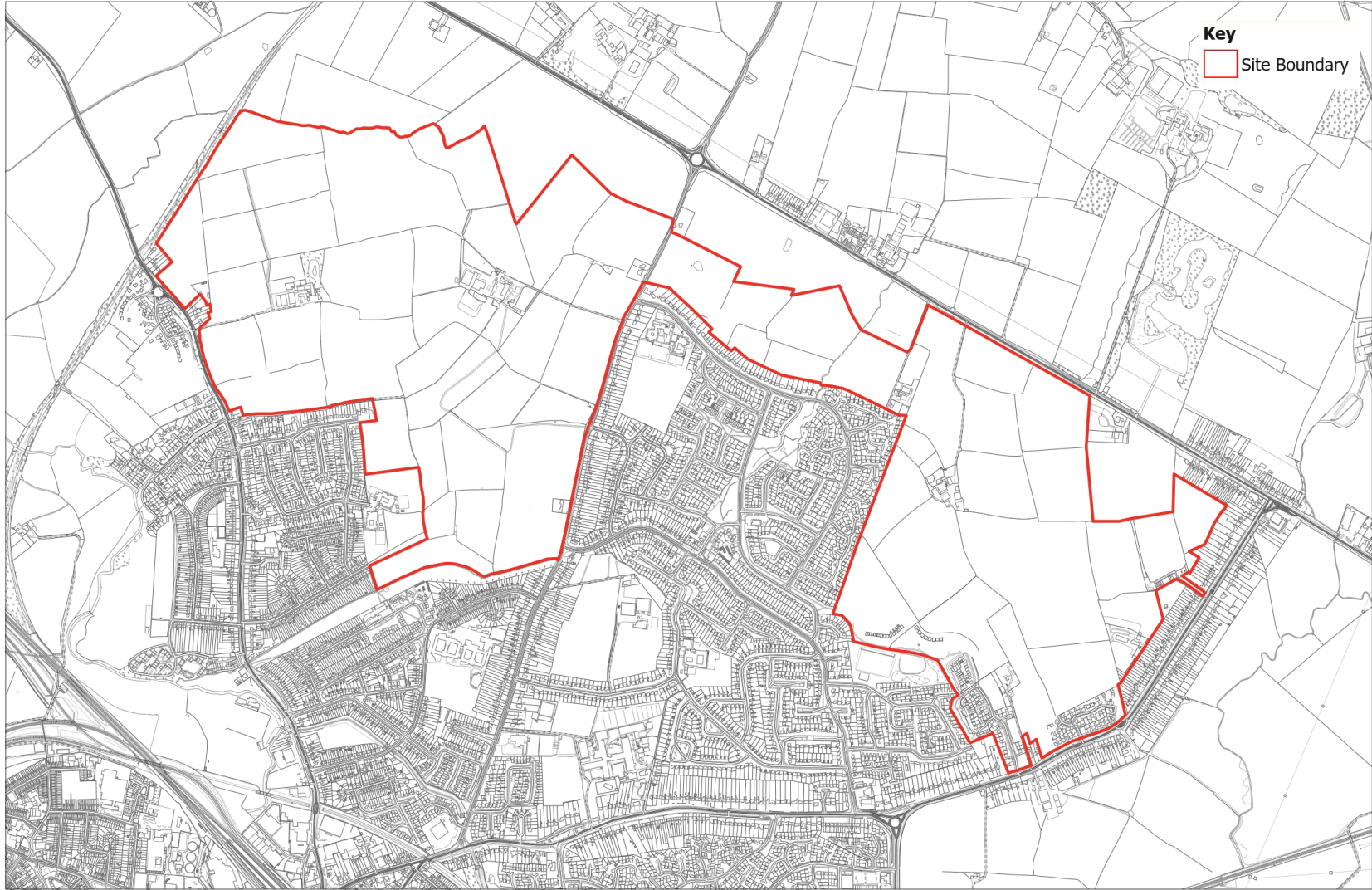
- National Planning Practice Guidance.

2 Site and context

2.1 HSG1 strategic site

Context

- 2.1.1 Strategic allocation HSG1 covers approximately 230 ha and adjoins the northern edge of the Weddington and St Nicolas Park residential areas of Nuneaton. The site is split into two by an existing road (Higham Lane). The western parcel comprises land from the A444 Weddington Road to Higham Lane. The eastern parcel comprises land from Higham Lane to the A47 The Long Shoot. The Change Brook flows in a north to south direction through the centre of the site.
- 2.1.2 The allocation is bounded to the south by existing residential properties on the northern edge of Weddington and St Nicolas Park. The northern boundary is defined by existing field boundaries associated with open agricultural land to the south of the A5. The western boundary is defined by the A444 Weddington Road and the eastern boundary is defined by the A47 The Long Shoot.



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Figure 2: HSG1 Site location

- 2.1.3 The western parcel of land comprises a mix of medium sized arable and pastoral fields and two associated farmsteads (Lower Farm and Top Farm). Field boundaries generally consist of intact hedgerows and occasional hedgerow trees. The north-western boundary is defined by a wooded embankment formally associated with a railway line and the off-road Sustrans National Cycle Route (NCR) 52. Housing development is already under construction on the western edge of the allocation adjacent to the Weddington Road. The northern boundary is irregular as it follows an existing water course and associated belt of trees. The eastern boundary of the western parcel is defined by Higham Lane, which has residential properties on the eastern side.
- 2.1.4 The eastern parcel of land comprises a mix of larger arable and smaller pastoral fields and associated farmsteads (Meadowcroft Farm, Callendar Farm and Nuneaton Fields Farm) beyond Nuneaton's urban edge, but contained by busy roads. The site extends to St Nicholas Park and the A47 (The Long Shoot) to the south and east, Higham Lane to the west and as far north as the A5 (Watling Street) for the Callendar Farm section.
- 2.1.5 Field boundaries generally consist of intact hedgerows (maintained to a low height) with some hedgerow trees. Hedgerow vegetation and the riparian tree belt along Change Brook (which runs north-east to south-west through a narrow part of the site) help to soften the effect of built form and roads in part.
- 2.1.6 A public right of way runs from the A5 in a south-westerly direction across the eastern portion of the site following the urban edge before connecting with Gloucester Close. Buttermere Park, a local park with open space and a children's play area, is located adjacent to part of the south-western boundary.

Planning application context

- 2.1.7 Planning applications have been submitted for the majority of the HSG1 area, although they are at various different stages of approval. Where planning applications have been approved and masterplans are available, they have been used to inform the concept plan.

Surrounding area

- 2.1.8 Residential properties are located directly to the west, east and south of the Strategic Housing Site and comprise predominantly two storey, post war properties. The northern boundary is defined predominantly by open land in agricultural use with the A5 beyond.

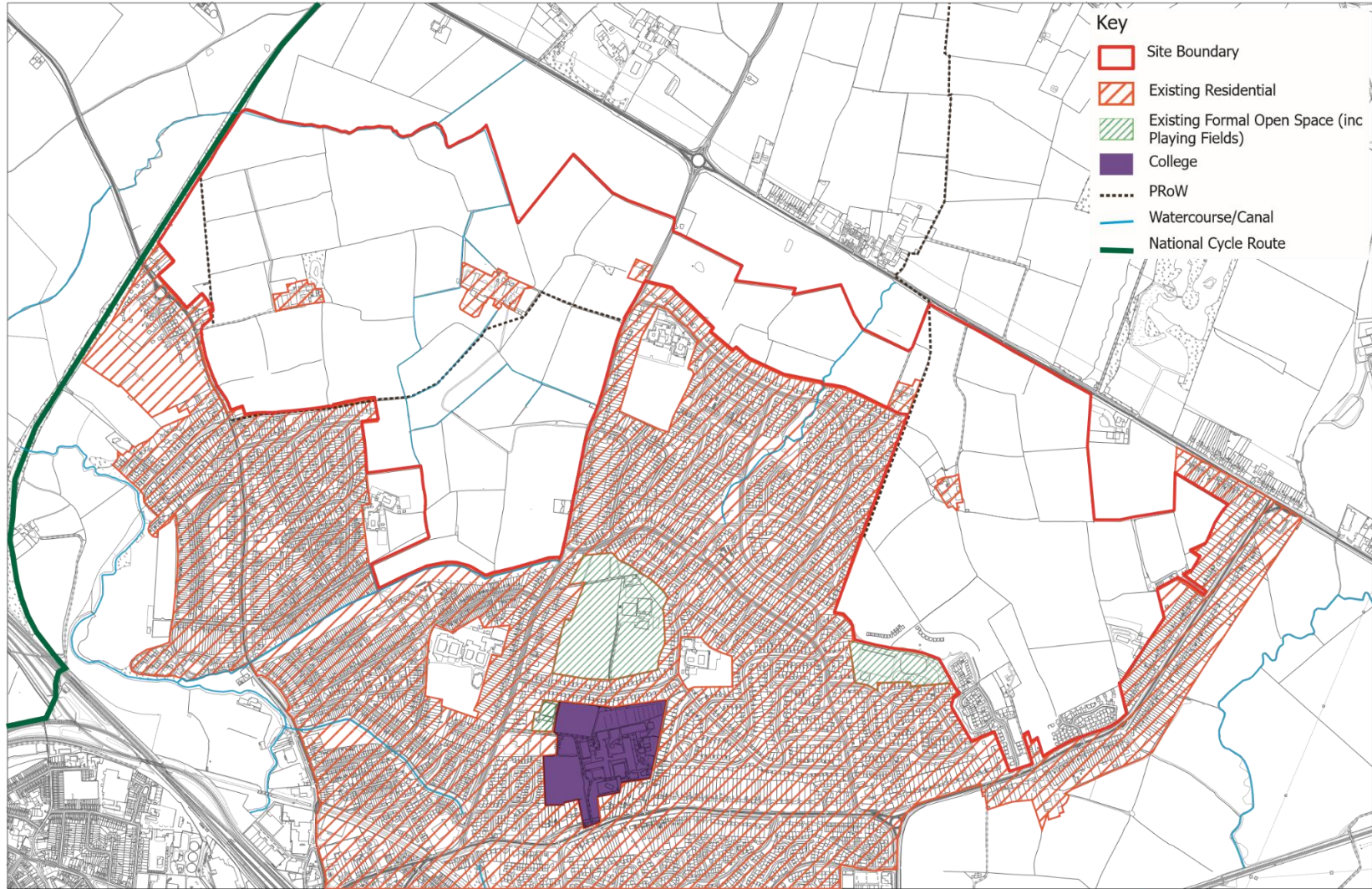
2.1.9 The main urban edge to Weddington and St Nicolas Park is well defined by a range of two storey modern houses, with generally second storey views overlooking the site. Ribbon development along the A47, and to a lesser extent the A5, affects what would otherwise be a clear distinction between an urban and rural landscape; the residential development at the A47/ A5 junction almost connects with Hinckley's urban edge.

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 eastern and western boundaries of HSG1 have a strong urban edge formed by the A444 Weddington Road and the A47 The Long Shoot. The north-western boundary is formed by a heavily vegetated embankment associated with the former railway line and the boundary follows this for around 400 metres.

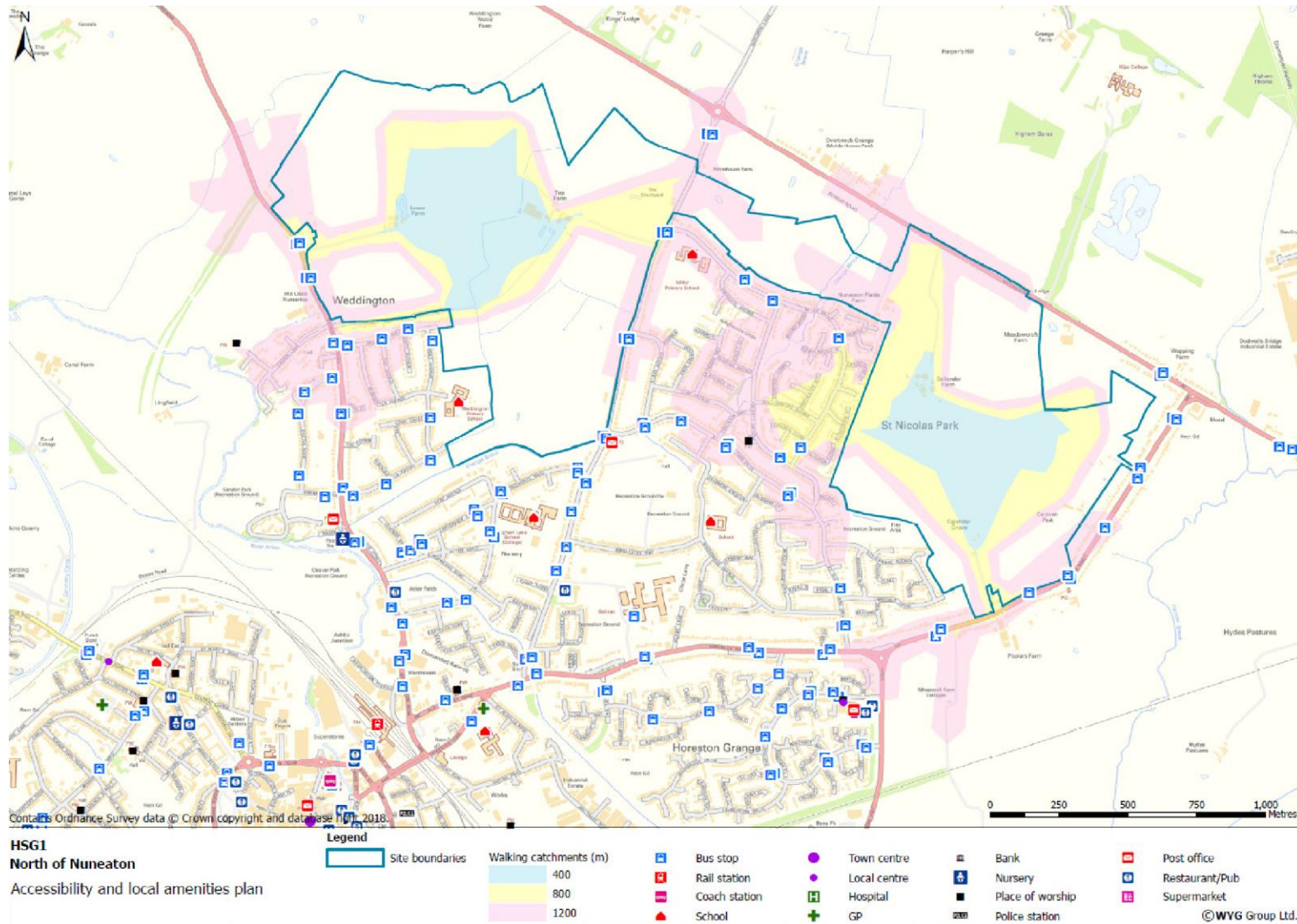
2.2.3 The northern edge of the site is irregular, initially following the watercourse with the belt of trees, then open fields bounded by intact hedgerows (maintained to a low height) with some hedgerow trees. A more continuous and prominent urban edge is visible where hedgerow vegetation is absent.



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Figure 3: HSG1 Site context



N.B. Bus route/stop information may be subject to change. The latest bus route information can be found at <https://www.warwickshire.gov.uk/busroutemaps>

Figure 4: HSG1 Accessibility and local amenities (pre-development)

2.3 Views

- 2.3.1 The landform is gently rolling with a gradual fall towards the edge of Nuneaton but with a couple of higher parts of land reaching 90m AOD (above ordnance datum). One of the higher parts is near to Higher Farm to the north-east of the site.
- 2.3.2 The site is visible from the surrounding roads and urban edge, particularly from the A5 which follows higher ground north-east of the site. Visual prominence is limited by the topography, where the site gently slopes toward the urban edge and also by existing ribbon development along the A47 which limits views from the east. Other than the surrounding highways, views from public areas are limited to a single public right of way crossing the site (which has poor connections with the wider footpath network) and the Buttermere Park public open space adjacent to the site's south-western boundary.
- 2.3.3 The western portion of the site is highly visible from Higham Lane along the eastern boundary as views are possible over a low hedge. Existing development and public open space along the southern boundary largely reduces the visual prominence of the site. Views from Weddington Road along the western boundary are filtered by the taller mature hedgerow and a number of mature trees next to the road.

2.4 Flood risk and drainage

- 2.4.1 The site lies predominantly within Flood Zone 1 (low risk) and there are relatively few areas susceptible to surface water flooding across the site. There is a small area in the south west of the Top Farm site where there is a higher risk of fluvial flooding associated with the Change Brook, a tributary of the River Anker, as well as areas susceptible to surface water flooding. There are also some instances of surface water flooding to the east towards The Long Shoot and the middle of the site north of Milby Drive along Change Brook, as well as an area on the western boundary following the watercourse and the disused railway line.

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 HSG1 is situated in the northern part of Landscape Character Area 2 – Anker Valley Estates Farmlands. Key features of relevance to HSG1 include:

- Fields and roads are bordered by a mix of hedgerows, which are generally maintained to a low height. Along with individual and clusters of hedgerow trees, these help to soften and break-up the scale of development in places;
- Streams are frequent, often flanked by narrow belts of riparian trees and ditches along field boundaries;
- Properties are a mix of modern semi-detached, with older early 20th century housing present as ribbon development along main roads;
- There is no overriding building style or set of materials within the urban edge; properties are a mix of red brick and painted render, and there are isolated farmsteads throughout the landscape;
- There is a rural fringe landscape of gently undulating arable and pasture fields with frequent glimpses of urban edges;
- Larger urban areas are on slightly lower ground within Nuneaton which reduces the prominence of built form in the landscape;
- It is generally a rural character although busy roads, such as the A5, in combination with visible urban edges reduce the tranquil character; and
- There is a medium and regular field pattern comprising primarily 18th and 19th century enclosure with pockets of post-medieval fields. Larger arable fields represent more modern enclosure formed through field expansion during post-war intensification of agriculture.

2.5.3 The Landscape Character Assessment acknowledges that “the site is already influenced by its proximity to neighbouring residential development and is surrounded by roads. The resulting landscape and visual qualities mean that the site is considered to have capacity for residential development. However, there is scope to improve the existing urban edge by reinforcing hedgerows and hedgerow tree planting. This type of mitigation should be in keeping with the existing landscape pattern of hedgerows with hedgerow trees”.

2.5.4 The Landscape Character Assessment set out a number of recommendations which have been taken into account in this concept plan:

- Reduce the prominence of existing urban edges by retaining and reinforcing existing hedgerows and hedgerow trees to filter views of the new urban edge, offering glimpses of built form.
- Ensure a sensitive treatment of the urban edge, with variation in built form to create an attractive, high quality settlement setting; this could be achieved through variation in building

heights, house types and orientation of dwellings, to avoid a monotonous and straight-lined urban edge.

- Sensitively incorporate the existing PRow (N29) within the green space network associated with the new development.
- Locate informal public open space along the northern edge of development, with an appropriate landscape treatment, including hedgerows, hedgerow trees and specimen trees. New housing should address this public open space from the south.
- Consider an average density of 35 dwellings per hectare as appropriate for the site, with lower densities concentrated toward the new urban edge.
- Ensure buildings of maximum height of 3 storeys are sited toward the existing urban edge, with 1 to 2 storey dwellings at the edge of farmland.
- Use varied building materials which make reference to the local vernacular to break-up the mass of development in views. Generally, roof materials should be in recessive colours to help reduce the prominence of urban edges.
- Retain the visual presence of farmsteads (Callendar Farm in particular) on the new urban edge in order to reflect the rural characteristics of the wider landscape character area.
- Sensitively incorporate the existing public right of way and Change Brook within the open space network associated with the new development.

2.5.5 In terms of the landscape character elements, applications will need to meet the requirements of Borough Plan policies HSG1, NE2 (Open Space), NE5 (Landscape Character) and BE4 (Historic Environment).

2.6 Habitat and vegetation

2.6.1 Strategic Site HSG1 is characterised by intensively farmed agricultural land or managed arable fields with elements of hedgerows and mature trees along some field boundaries. The key habitat features are:

- Weddington Country Walk Local Wildlife Site and wildlife corridor; and
- Remnant hedgerows and trees.

2.6.2 The Weddington Country Walk is a Local Wildlife Site (LWS) comprising a 2km stretch of disused railway line situated on the northern outskirts of Nuneaton in the former parish of Weddington. The section of the LWS adjacent to the site forms an embankment and is entirely made up from imported materials and is fairly calcareous in places, producing species rich grassland unusual in the Nuneaton area. The boundary and ecological function of the LWS is to be enhanced.

- 2.6.3 There is strong east-west connective along various hedgerows within the proposed development area and these hedgerows should be retained and enhanced to ensure that there is green infrastructure throughout the site as proposals come forward.
- 2.6.4 Veteran and standard trees within the mature boundary features will be retained.
- 2.6.5 Protected species surveys will be required. Any associated or valuable habitats will be retained and connectivity should be enhanced within any development layout.

2.7 Access and movement

Public transport

- 2.7.1 Weddington Road, Higham Lane and The Long Shoot are principal bus routes with direct access to Nuneaton Town Centre.

Highway network

- 2.7.2 Direct vehicular access into HSG1 is possible from a number of routes including; the A5 Watling Street, Weddington Road, Higham Lane and The Long Shoot.

Pedestrian and cycle routes

- 2.7.3 A public footpath (N29) runs across the site from Higham Lane (St Nicholas Park) to Grove Fields (Weddington) with open views of the site.
- 2.7.4 The north-western boundary is defined by a wooded embankment formerly associated with a railway line which is now the Sustrans National Cycle Route (NCR) 52.

2.8 Facilities

- 2.8.1 The site at its closest point is approximately 870 m from Nuneaton Town Centre, which offers a wide variety of retail, service and employment facilities.
- 2.8.2 The nearest District Centres to HSG1 are at Abbey Green and Horeston Grange, located approximately 1.2 km and 450 m respectively, at their closest points.

2.8.3 Local centres are also located at Weddington Road and St Nicolas Park Drive with facilities to meet day-to-day local needs including: retail shops; public houses; a bank; a cafe; hairdressers; and hot food takeaways.

2.9 Heritage and archaeology

2.9.1 There are a number of designated heritage assets within 500m of the Strategic Site.

2.9.2 The Church of St. James, a Grade II Listed Building, is situated to the south-west of the strategic site. The church is topographically located on a small hill, resulting in the building sitting above modern Weddington as well as the surrounding fieldscape.

2.9.3 There are two areas of ridge and furrow and an undated rectangular enclosure of unknown date recorded on the site, but these features are considered to be of low heritage significance.

2.9.4 The ECUS Heritage Assessment notes there is potential for as yet unknown archaeological remains on the site associated with the ridge and furrow and identified enclosure. A programme of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource may be undertaken.

2.9.5 The ECUS report notes that the development of HSG1 should address the following matters to minimise the impact on heritage:

- Historic farmsteads should be retained and where possible a buffer of fields should be preserved so as to retain their dispersed and isolated character;
- The current settlement is defined by dispersed farmsteads and the design requirement of the strategic site could create separate dispersed 'village centres' with intervening areas of historic landscape between areas. This would assist in retaining historic landscape elements and reference the underlying settlement pattern;
- Where possible field boundaries should be retained through their incorporation into green spaces;
- Where possible, new green spaces will reflect the irregular field patterns and boundaries;
- Development should be restricted along the northern edge of the strategic site so as to retain undeveloped land between the suburban edge of Nuneaton and the rural boundary of the borough;

- Development should be restricted along the western edge of the strategic site so as to retain undeveloped land which falls within the setting of the listed church;
- Access could be improved between the church and the west of the strategic site through the opening up of the National Cycle Route 52 which runs along the northern side of the church and the western boundary of the strategic site providing new access and appreciation of heritage assets;
- It is recognised that additional assessment in the form of fieldwork evaluation may be required in those areas where there is a lack of existing information on the archaeological resource. It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource, followed by a programme of archaeological investigation, would be required prior to the determination of any planning application submitted for the strategic site;
- Further work would clarify the origin of the rectangular enclosure identified within the Strategic Site increasing our knowledge and understanding of the feature. Clarification of the nature of this feature would further our understanding of its significance so that a mitigation strategy could be formed if it is archaeological in origin; and
- Any proposal which is likely to affect a historic farmstead should include a historic building appraisal and where appropriate a programme of historic building recording to increase our understanding of the heritage resource, confirm the heritage significance of any affected buildings and inform an appropriate programme of mitigation.

2.10 Environment

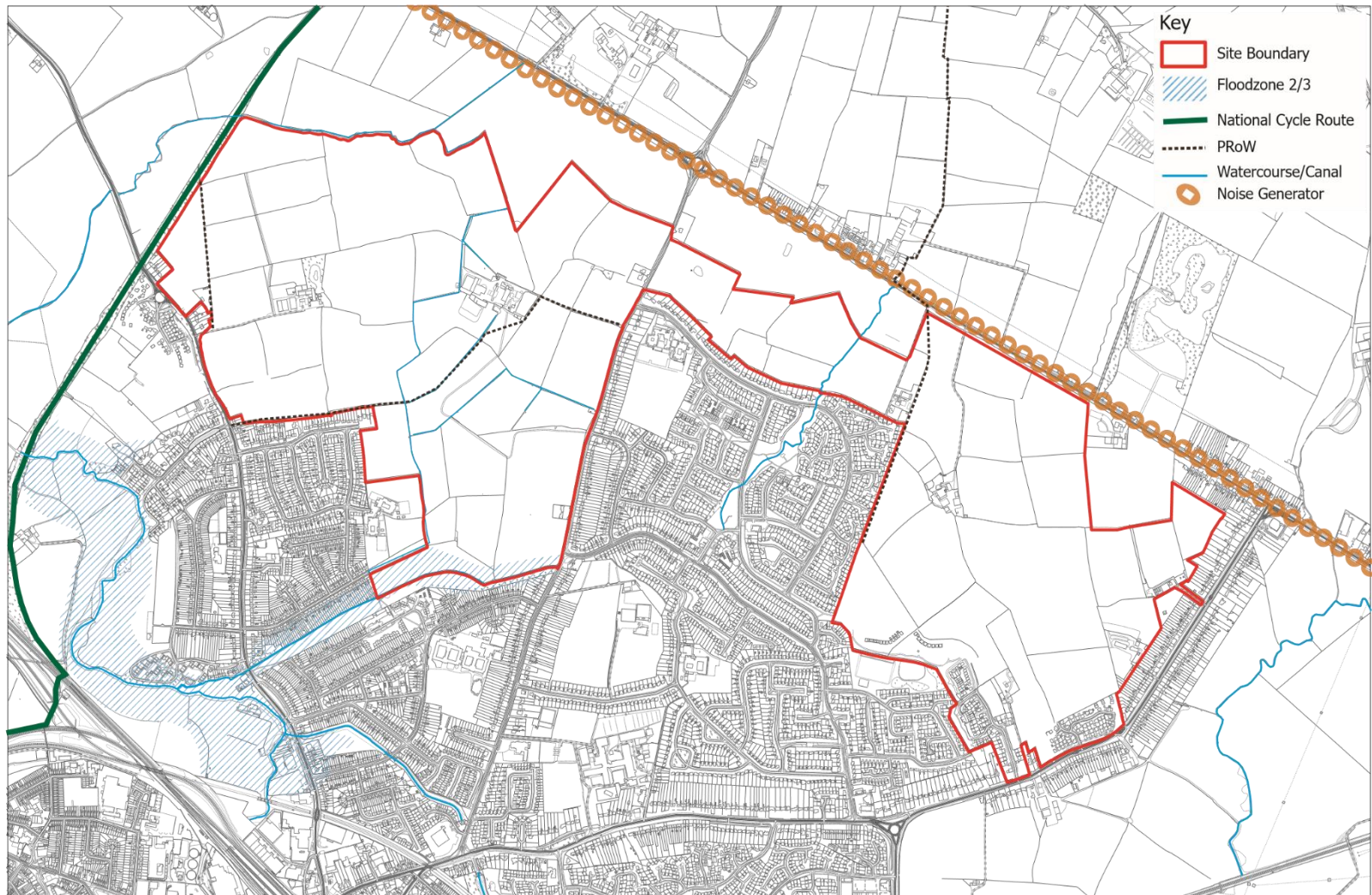
2.10.1 The underlying geology is Mercia Mudstone, a sedimentary bedrock, with ribbons of Gunthorpe Member Siltstone, Dolomitic sedimentary Bedrock crossing the strategic site.

2.10.2 The agricultural land is classified as Grade 2 (very good) on the eastern and western edges of the Site and Grade 3 (good to moderate) on the central area either side of Higham Lane.

2.11 Utilities

2.11.1 The strategic site has access to gas mains from nearby residential roads.

2.11.2 A review of local sewerage network capacity will be required to assess the impact of the development of HSG1 on the existing sewage network.



- Key**
- Site Boundary
 - Floodzone 2/3
 - National Cycle Route
 - PRoW
 - Watercourse/Canal
 - Noise Generator

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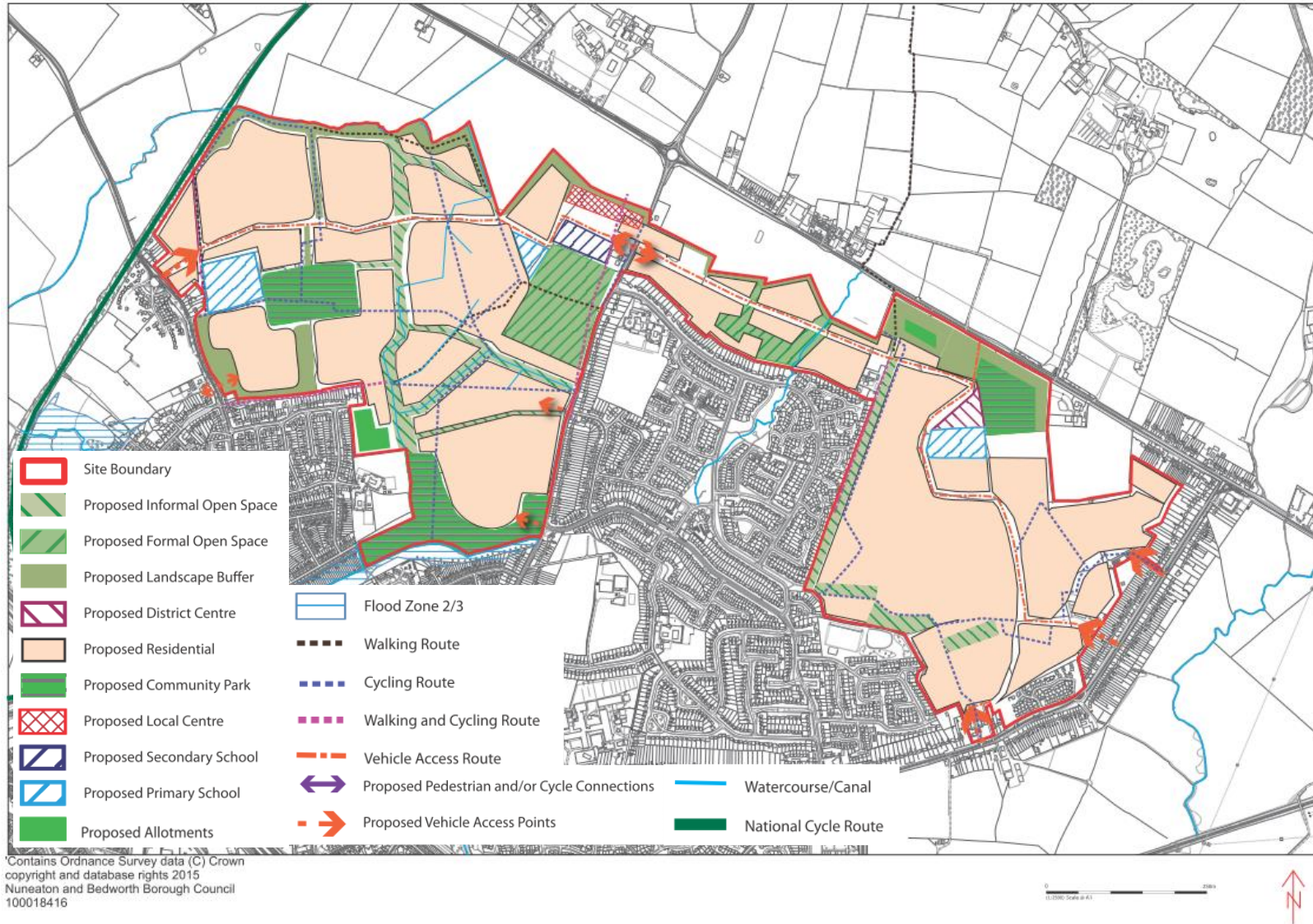
Figure 5: HSG1 Site opportunities and constraints

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, and in particular the requirements set out in Policy HSG1. The concept plan uses a base map that is to scale, however the elements overlaid onto the plan are indicative and for illustrative purposes only. The elements shown on the plan (and as set out in the key) are therefore not to scale and so the plan should not be used for measuring purposes. 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 and design; and
- Sustainability.



3.1.2 These sections inform the overall indicative plan.

3.2 Landscape, open space and biodiversity

3.2.1 The development of Strategic Site HSG1 should support the provisions of Borough Plan Policy NE1, which seeks to create, protect, manage and enhance the Borough's Green Infrastructure assets. Development of the Strategic Housing Site should seek to incorporate existing landscape features into areas of open space. In particular, there should be enhanced areas of wildlife habitat and open space along the western edge of the site to sustain and enhance the Weddington Country Walk LWS. Large areas of green space for landscaping for formal and informal open spaces are proposed on the southern boundary, central area and the south east corner of the site.

3.2.2 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.

Edge treatments

3.2.3 Retention and strengthening of existing hedgerows is encouraged adjacent to existing residential properties.

3.2.4 Landscape treatment along the northern periphery of the site is particularly important as this will contribute to the setting to Nuneaton's northern edge.

Areas of wildlife interest

3.2.5 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.

3.2.6 The indicative layout aims to create areas of greenspace around the site's edges, predominantly to enhance habitat along the railway embankment and retain existing mature trees.

3.2.7 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

- 3.2.8 The indicative layout aims to create a green route alongside the existing public footpaths. These areas will benefit from new pedestrian/cycle paths, will be utilised by wildlife and will provide a valuable amenity space and setting for the residential development of the Strategic Site.
- 3.2.9 Areas of hedgerows on existing site boundaries should be retained and enhanced to minimise the impact on the amenity of existing residential properties.

Open space

- 3.2.10 Formal and informal public open space will be located in the western and eastern areas of the site including two new Community Parks. These spaces would contain new combined pedestrian and cycle routes to create green routes for pedestrians, cyclists and wildlife.
- 3.2.11 'Green' linkages and paths between the areas of open space and the public right of way network will be incorporated within, and through, the residential areas. New allotment space is proposed adjacent to Change Brook in the south west corner of the Site.

3.3 Movement

- 3.3.1 The submission of a Transport Assessment will be required as part of any planning application to determine whether highways and transport impacts from the development are acceptable. The Transport Assessment should identify the measures that would be applied to mitigate any highway and transport impacts of the development and to improve accessibility and safety for all modes of travel, particularly promoting travel by sustainable modes such as public transport, walking and cycling, as an alternative to the use of the car.
- 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 Primary access for vehicles will be provided from Weddington Road, Higham Lane, The Long Shoot and the A5 Watling Street. A new distributor link road through the allocation will be provided to include primary access points to the site. The first two points have already been provided as part of the extant planning permissions in these areas.

- 3.3.4 The Strategic Transport Assessment Modelling Report commissioned by Warwickshire County Council modelled the potential impacts of all proposed Strategic Housing and Employment allocations within the Borough until 2031. A number of road improvements are proposed as a result of this.
- 3.3.5 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. The development of HSG1 is also expected to contribute financially towards road improvement schemes proposed within the Borough during the Development Plan period to ensure that the local highway network is able to accommodate all strategic housing and employment sites.
- 3.3.6 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:
- all households within the individual development are within 400 m of a bus stop;
 - a highway link connects all the separate developments to each other and also the adjoining local highway network; and
 - the minimum width of road is 6.75 m to effectively cater for bus turning movements in order to complement flexible bus routing options.

Footpaths and cycleways

- 3.3.7 The distributor link road will include a 3m wide combined footpath and cycleway to provide active travel routes through the Site. The routes will link Weddington Road to The Long Shoot.
- 3.3.8 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.

Travel plans

- 3.3.8 A Travel Plan for each application within HSG1 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.

3.4 Land uses

Housing

- 3.4.1 The Strategic Housing Allocation HSG1 will accommodate a minimum of 4,419 dwellings. The delivery of HSG1 is projected to be 4, 019 dwellings within the plan period and 400 post 2031.
- 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 statement.

Facilities

- 3.4.3 The proposed allocation will bring forward a District Centre in the east of the site and a Local Centre in the west of the site in line with Policy TC2. The centres will provide important local services/facilities (inc. GP provision) for residents and, in turn, reduce the need to travel.
- 3.4.4 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.

Education requirements

- 3.4.4 Nuneaton and Bedworth Borough has a two tier educational 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.
- 3.4.5 The educational requirements for HSG1 are to provide three 2 form entry primary schools (circa 420 pupils each) and funding including provision for early years on the site, and the provision of a new secondary school located off Higham Lane.
- 3.4.6 The developers of each element of HSG1 are encouraged to engage in early dialogue with the Local Education Authority to determine if financial contributions towards school expansions or potential land swaps are suitable to address the demand for school places.

3.5 Character and design

- 3.5.1 The concept plan does not seek to advocate a particular design style. The design for any development on this Strategic Site should seek to meet the principles of Policy BE3 in considering sustainable design and construction. Schemes should be designed to a high standard, able to accommodate the changing needs of occupants and adapt to, and minimise the impact of, climate change. However, the architectural appearance of the development should respond positively to the design context and height of the existing residential areas surrounding the site, which includes a mix of single storey bungalows and chiefly two storey detached and semi-detached dwellings built in the post-war era of the twentieth century. This should be achieved through the use of variation in building heights, house types and orientation of dwellings to create an attractive, high quality extension to the urban area. 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 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 the Sustainable Design and Construction SPD.

Surface water drainage and flooding

- 3.6.2 The majority of the Strategic Site is located within Flood Zone 1 and consequently is at low risk of fluvial flooding. Environment Agency Mapping has indicated that an isolated part of the Site, along the southern edge of the Site adjacent to the Change Brook has a higher potential risk from surface water flooding. No built development is proposed on the area located outside Flood Zone 1 which should be brought forward as Public Open Space/Allotments.
- 3.6.3 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

- 3.6.4 The development of the site will need to take account of potential noise generators. The precise nature of noise mitigation measures should be established through the undertaking of a Noise Impact Assessment.
- 3.6.5 If required, suitable noise mitigation shall be incorporated into any proposed landscaping of the Site.
- 3.6.6 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). Nonetheless, air quality assessments are likely to be required at the planning application stage.

Safety and security

- 3.6.7 Design has a crucial role in delivering a safe and secure environment in both residential and commercial areas. Natural surveillance should be provided, with doors and windows to housing overlooking streets and public spaces. The developments should be designed to create 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 remaining parts of the site are anticipated to commence within the first 5 years of the Plan Period, with completion of the Top Farm and Callendar Farm sites anticipated after 2031.

Infrastructure

- 3.7.2 The Strategic Housing Site shall deliver the following infrastructure and facilities:
- Potential on-site GP surgery or financial contribution to new GP or expanded surgery in north Nuneaton area.
 - Provision of a district centre and a local centre including community facilities.
 - Provision of three 2-form entry primary schools (approximately 420 pupils each) and funding including provision for early years.

- Financial contribution towards and provision of a new secondary school located off Higham Lane with community-use sports provision to include 6 grassed football pitches for youth/junior provision with changing facilities, full sized floodlit pitches for youth/junior provision with changing facilities, full-sized floodlit artificial grassed pitch, indoor 6 court sports hall, changing facilities, and indoor health and fitness facility with minimum of 100 station gym and dance studio.
- Provision of land and contribution to a new 'community park' in the western part of the site.
- Provision of land and contribution to a new 'community park' in the eastern part of the site created by the expansion of the existing play and open space area off Buttermere Avenue.
- Provision of land and contribution to a new 'community park' in the southern part of the site incorporating the Change Brook Open Space.
- Financial contribution towards appropriate management and maintenance of play and open space.
- Financial contribution towards the upgrading of play facilities at the Change Brook Open Space.
- Provision of a strategic access/spine road through the site with integrated footway/cycleway provision, provided in order to secure a sustainable pattern of development across the strategic site.
- Provision of a new junction with the A5 through the development at Callendar Farm.
- Provision of on-site bus infrastructure and contribution to secure diversion of local bus services to access the Strategic Housing Site based on dialogue with Warwickshire County Council and bus operators.
- Transport improvements/upgrades required along Higham Lane, The Long Shoot and Weddington Road as a result of the development.
- Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area.
- Contribution to local sewage network improvements to improve biological treatment capacity to accommodate the development.
- Provision of an integrated surface water management scheme.
- Incorporate the Change Brook and existing public right of way (N29) within the green/open space network.
- Local informal public open space along the northern edge of the development along with appropriate landscape treatment. Dwellings should address the open space from the south.
- Development restricted along the western edge of the strategic site to retain undeveloped land which falls within the setting of the listed church.

- Use lower densities and 1-2 storey dwellings toward the northern edge of development with a maximum height of 3 storeys located toward the existing urban edge.
- Average density of 35 dwellings per ha with lower densities concentrated toward the new urban edge.
- Retain visual presence of historic farmsteads (particularly from urban edge) and where possible retain a buffer of fields in order to preserve the isolated character.
- Green spaces should reflect the irregular field patterns and boundaries.
- Enhance the National Cycle Route 52 / Weddington Country Walk local wildlife site with regards to access, ecological function and historic setting.
- There is strong east-west connective along various hedgerows within the proposed area, and these should be retained and enhanced in order to form green infrastructure corridors throughout the site.
- Protected species surveys will be required, with their habitat requirements retained, as well as their connectivity enhanced within any development layout.

Shared costs

3.7.3 It is understood that HSG1 is in multiple ownership. It is essential that landowners come to a voluntary agreement to share the cost of contributions to infrastructure requirements. In addition, a number of land parcels have already been granted planning permission, therefore, this must be taken into consideration.

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 the play space, allotments and the 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.