

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG2, Arbury

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 in 2031. A key component of accommodating this growth within the Borough 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 HSG2 – Arbury. Policy HSG2 of the Borough Plan requires the delivery of at least 1525 dwellings within the HSG2 allocation area.
- 1.1.2 The Strategic Land Allocation covers an area of approximately 86 hectares in the south-west of Nuneaton.

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.

Strategic housing and employment sites

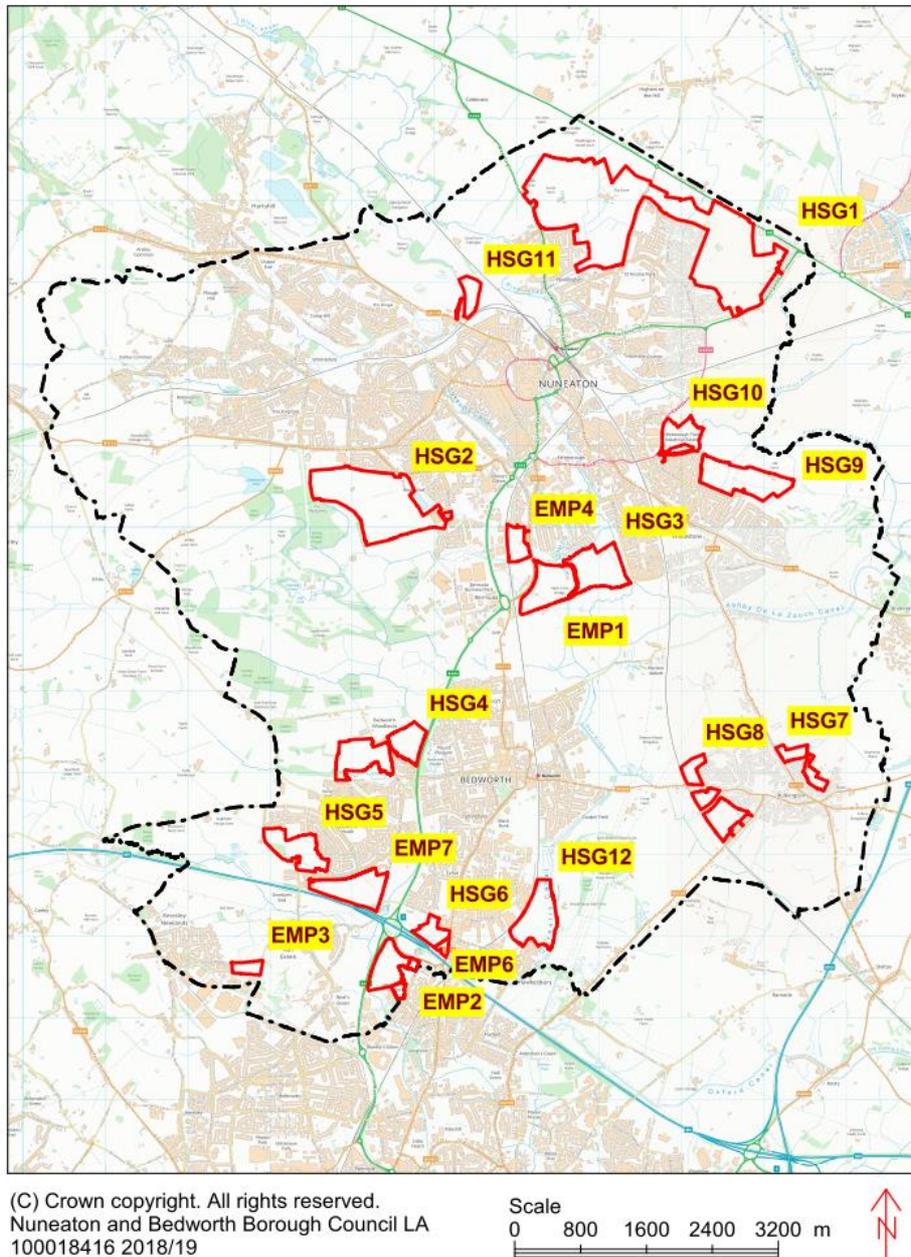


Figure 1: Strategic housing and employment sites

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 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); and
- 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 – Hot Food Takeaways
- 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.

2 Site and context

2.1 HSG2 strategic site

Context

2.1.1 Strategic housing allocation HSG2 lies to the south-western edge of Nuneaton, east of Arbury Hall within farmland associated with Arbury Park. The strategic site covers approximately 86 ha of land and is bordered by existing residential buildings to the northern and eastern boundaries, with undeveloped areas of Arbury Estate and park to the west and south, which includes Coton Lawn Garden, a small site with a pleasure garden. The strategic site also includes an existing industrial unit situated on the south-eastern corner of the site.

Surrounding area

2.1.2 The land to the north of the site is predominately residential and allotments, with the Nuneaton Academy located at the north-eastern boundary. The residential properties comprise a mixture of pre and post 1955 suburban expansion, including 1950s detached and semi-detached housing, with some terraced properties from the turn of the century.

2.1.3 To the east of the site lies Ensor's Pool which is designated as a Site of Special Scientific Interest (SSSI), a Special Conservation Area (SAC) and a local nature reserve. Beyond this is a mixture of industrial and residential properties.

2.1.4 To the south of the strategic site lies further larger fields, beyond which lies further residential properties and Bermuda Business Park.

2.1.5 The strategic site sits to the west of Arbury Hall Registered Park and Gardens (RPG) (Grade II*). The site is separated from the main RPG to the north-west by Spring Kidden Wood, and is approximately 40 m from the western edge of the site, whilst the southern edge of the site is approximately 1.3 km from the eastern boundary of the RPG. The RPG surrounds Arbury Hall Estate, which includes the Grade I Listed Hall and associated Grade I Listed Stables. Beyond the immediate vicinity of the Grade I Listed Hall are a further 6 Listed Buildings. Further details regarding the heritage of the site is detailed within the 'Heritage' section of this framework.

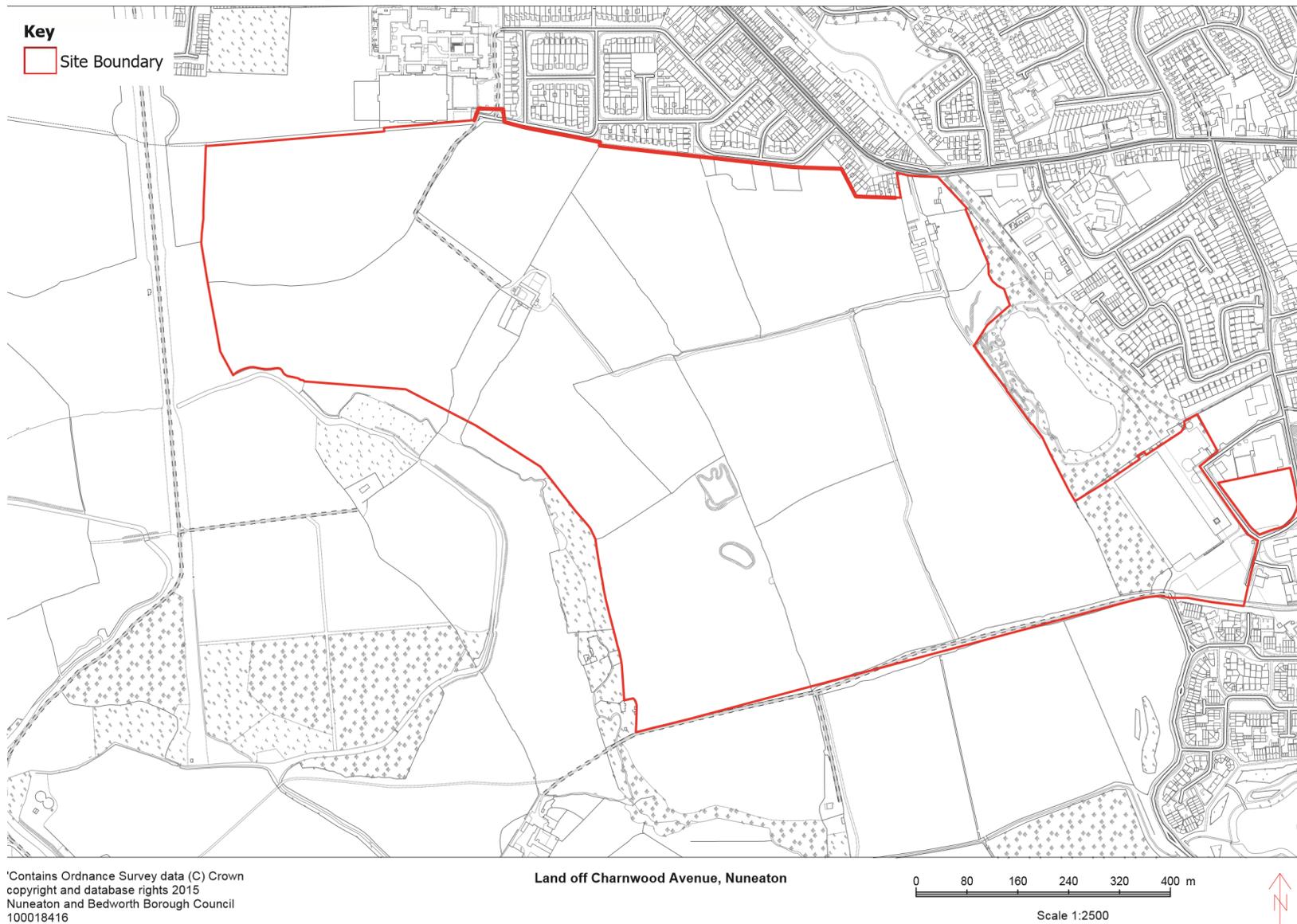


Figure 2: HSG2 Site location

2.1.6 Three Local Wildlife Sites (LWS) are located adjacent to the western and southern boundaries of the site. Two potential LWS's known as 'Heath End Farm Meadows' and 'Bermuda Clay Pits' are located within the site immediately to the north and the south of Ensor's Pool.

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 edges to the north of the site are largely urban in character as defined by Charnwood Avenue and Atholl Crescent, with houses fronting onto the site boundary. The eastern edge of the site is defined by an existing landscape buffer which extends along the perimeter of Ensor's Pool and the existing industrial unit situated immediately south of the SAC.

2.2.3 The southern edge of the site is defined by Harefield Lane, which comprises a hedgerow and tree planted edge.

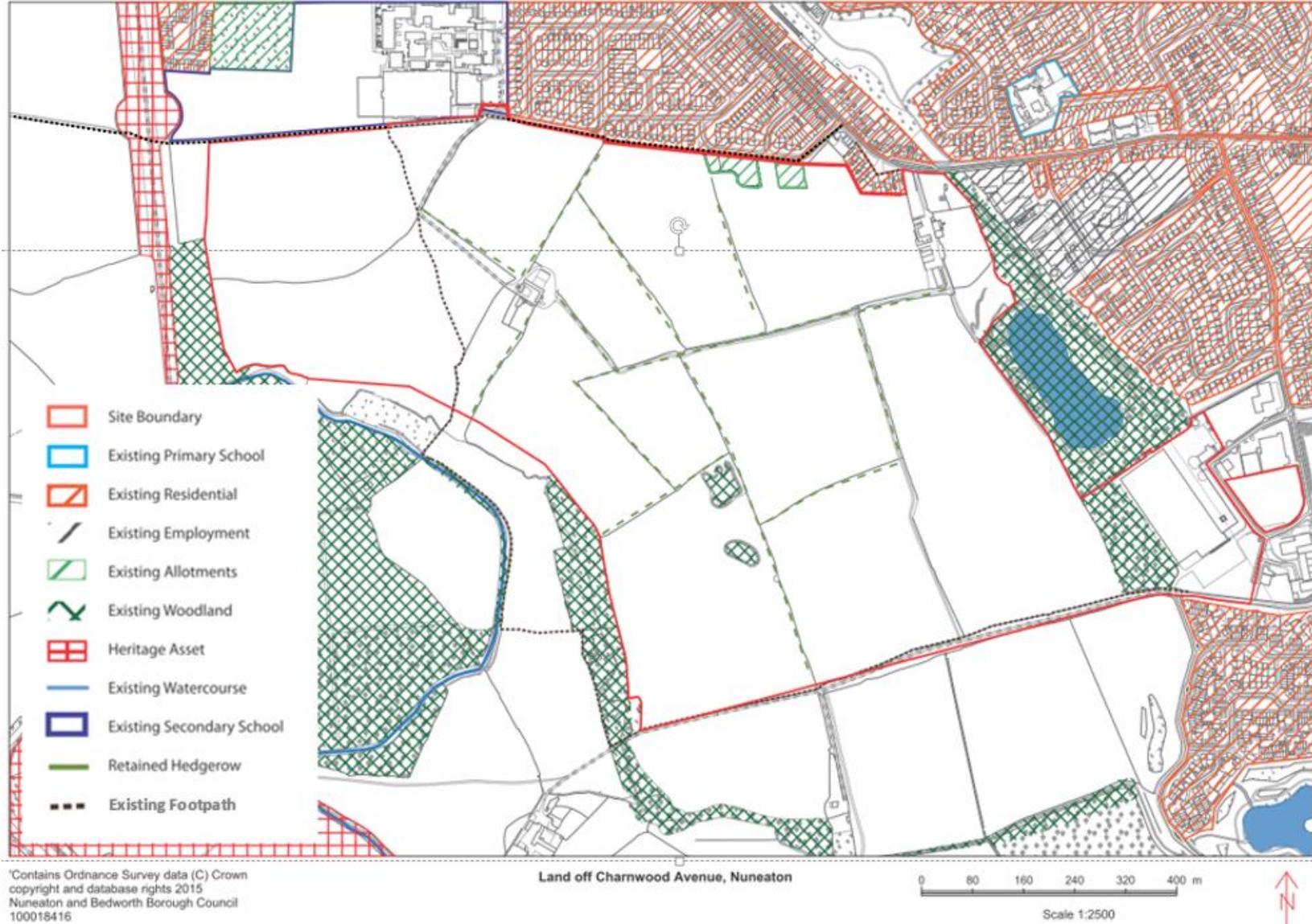


Figure 3: HSG2 Site context

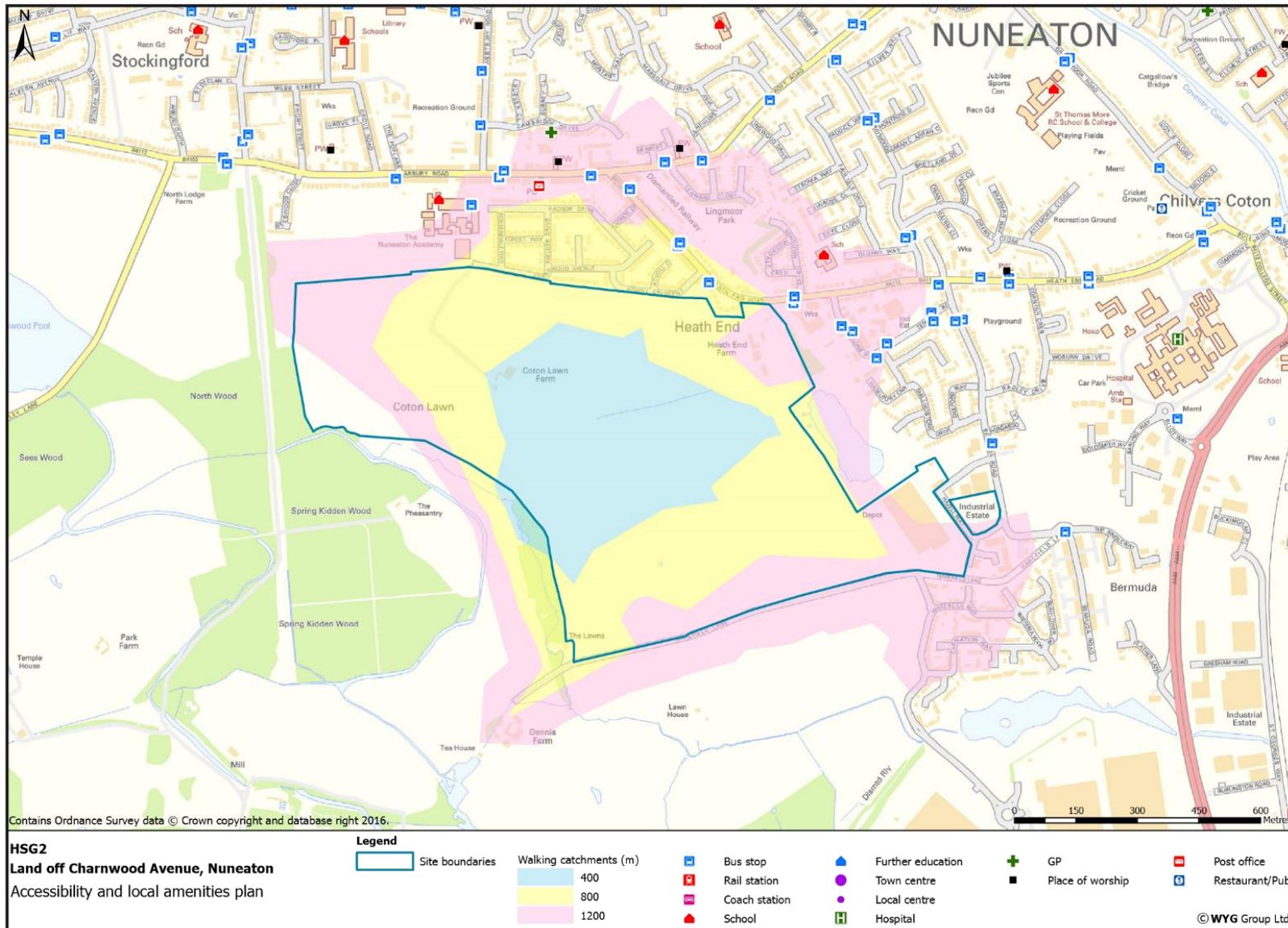


Figure 4: HSG2 Accessibility and local amenities

2.3 Topography and views

- 2.3.1 The topography of the site rises gradually from south-east to north-west from approximately 100m AOD to 120m AOD. The eastern edge of the Registered Park and Garden is screened by mature trees, which limits views beyond its boundary. In addition to the mature tree planting along the boundary of the Registered Park and Garden, the presence of mature tree planting along Arbury Road limits views across the site, with only the Tea House (Grade II* Listed Building) having the potential to be impacted by changes within the strategic site.
- 2.3.2 Views are generally enclosed by woodland and typically extend across one or two fields. Views become more extensive around Coton Lawn Farm towards the urban edge where there is less woodland.
- 2.3.3 Towards the north and east, views become more prominent of built development where the edges of settlements are visible above existing hedgerows and trees. Built development comprises a continuous line of properties with the limited presence of trees or hedgerows filtering views. Warehouse development is a prominent feature on the south-eastern edge of the site.

2.4 Flood risk and drainage

- 2.4.1 The site is located within Flood Zone 1, with areas at risk from flooding limited to the south-western boundary 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. This was updated by TEP in 2016.
- 2.5.2 Strategic site HSG2 is situated within 'Arbury Parklands', which is characterised by the parkland of the Arbury Estate, and is largely rural with a mixture of pasture and arable farmland. The landscape character changes towards the north and east of the site where the urban edges become visible. Fields are bordered by hedgerows generally maintained at a low height, with hedgerow trees reinforcing the parkland character. The landscape character also includes individual estate farmhouses set within mature gardens as well as Arbury Hall, which is surrounded by mature woodland.

2.6 Habitat and vegetation

- 2.6.1 The site mostly comprises arable farmland, totalling 75.3 ha within 12 field allotments, in addition to 7.5 ha of improved grassland within 6 field parcels of varying size, which contain fragmented plots of semi-natural broad leaved woodland (A111).
- 2.6.2 The development parcel is surrounded by notable ecological features designated as sites of ecological interest. Ensor's Pool SSSI, SAC and LNR immediately abuts the eastern central belt of the development. Nuneaton's Ensor's Pool was once a clay pit serving brick works and a nearby colliery. It was notable due to the presence of the rare white-clawed crayfish breed. It was designated a Special Area of Conservation in 2005. It comprises of open water alongside scattered scrub of hawthorn (*Crataegus monogyna*) and goat willow (*Salix caprea*) becoming woody in places with oak (*Quercus robur*) and ash (*Fraxinus excelsior*) alongside marginal vegetation of bulrush (*Typha latifolia*) and patches of neutral semi-improved grassland. Likewise, the development plot contains Heath End Farm Meadows potential LWS in the north-eastern corner and Bermuda Clay Pits, a potential LWS in the south-eastern corner. The development site extends beyond potential LWS to encompass industrial units within Hazell Way Industrial Estate.
- 2.6.3 The northern boundary sits on Heath End immediately adjacent to Heath End Road, Atholl Crescent, and Charnwood Avenue. The north-western corner adjoins the grounds of The Nuneaton Academy. The southern boundary is marked by species-rich hedgerows of Harefield Lane potential LWS and woodland named locally as The Lawns on the eastern boundary. Copses of broad-leaved semi-natural woodland provide important woodland cover in conjunction with a hedgerow network largely within an arable landscape. Harefield Lane connects the Bermuda Estate with Dennis Farm, part of the Arbury Estate. The development plot borders Spring Kidden Wood, separated by a brook on the periphery of a section of the north-western border. The potential development encompasses the farmsteads of Heath End Farm and Coton Lawn Farm.

2.7 Access and movement

Public transport

- 2.7.1 Heath End Road, and Arbury Road are principle bus routes with direct access to Nuneaton Town Centre.
- 2.7.2 Nuneaton Train Station is located circa 2.4 km to the north-east of the northern 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 circa 820 m to the south-east of the eastern edge of the site. Train services from the station operate to Coventry and Nuneaton via Bedworth Train Station. Bedworth Train Station is situated circa 3.3 km from the eastern edge of the site in a south-eastern direction.

Highway network

2.7.4 The existing main access to Arbury Estate is from Arbury Road via the North Gatehouse, which does not serve the strategic site.

2.7.5 The immediate road network to the north of the site comprises of Charnwood Avenue, Atholl Crescent, and Heath End Road. This existing access does not connect to the strategic site. The only present access point serving the site from the north is Charnwood Avenue, located on the northern boundary, which becomes a single track road serving the buildings associated with Coton Lawn Farm. To the south of the site, access to the existing industrial unit in the south-eastern corner of HSG2 is possible via a gated entrance at the junction of Mimosa Close / Harefield Lane.

2.7.6 The surrounding strategic road network, which comprises Heath End Road, connects with Arbury Road to the north-west and the A444 to the east of the site.

2.7.7 The A444 corridor is a focus for a number of significant employment uses including Bermuda and Griff Clara Industrial Estates, as well as leisure and retail land use at Bermuda Park. Access to these uses is from the A444, either from Griff Roundabout and St David's Way or via Walsingham Drive. Walsingham Drive is situated towards the south-east corner of the strategic site, connecting to Harefield Lane via Mimosa Close, which serves the new residential development adjacent to the south-eastern corner of the allocation site.

Pedestrian and cycle routes

2.7.8 There is currently a strategic footpath network along the perimeter of the site boundary, which connects to the wider strategic road network. Public Footpath N48 follows along the northern boundary of the strategic site, and connects to Heath End Road to the east. Harefield Lane (Public Footpath N46) forms the southern boundary of the strategic site and connects to Public Footpath N47 along the western boundary of the strategic site, which connects to Arbury Road to the north. To the east Harefield Lane provides connectivity

to Bermuda Business Park and Bermuda. Through the north-western area of the site, Centenary Way runs north to south across the site.

2.8 Facilities

2.8.1 Arbury Road Local Centre is located 170 m north of the site's northern boundary, and provides for the day-to-day top-up shopping needs of local people. Queens Road District Centre is located 1.4 km to the north-west of the site's northern boundary, providing day-to-day shopping and services to meet local needs. Nuneaton Town Centre is located circa 1.6 km to the north-east of the site's northern edge.

2.8.2 The nearest existing primary and secondary school provisions to the site are:

- Glendale Infant School (circa 210 m from the edge of the site);
- Stockingford Academy (circa 480 m from the edge of the site);
- St Paul's C of E Primary School (circa 660 m from the edge of the site);
- Middlemarch Junior School (circa 860 m from the edge of the site);
- The Nuneaton Academy (Secondary) (circa 120 m from the edge of the site);
- St Thomas More Catholic School & Sixth Form College (Secondary) (circa 930 m from the edge of the site); and
- Values Academy Nuneaton (Special education needs school, max. capacity of 30 pupils, offering secondary education) (circa 440 m from the edge of the site).

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

- Arbury Medical Centre (circa 370 m from the edge of the site);
- Stockingford Medical Centre (circa 910 m from the edge of the site);
- The Old Mill Surgery (circa 1.3 km from the edge of the site); and
- The George Eliot Hospital (circa 470 m from the edge of the site, to the south 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 Arbury Estate includes Arbury Hall Registered Park and Gardens

(RPG) (Grade II*). The RPG is located to the west of the strategic site, with the western boundary of the site being 40 m from the RPG, whilst the southern edge of the site is 1.3 km from the eastern boundary of the RPG. The Arbury Hall Estate includes the Grade I Listed Hall and associated Grade I Listed Stable. The following Listed Buildings are located within the vicinity of the hall:

- Park Farmhouse (Grade II*);
- North Lodge (Grade II);
- The Bath House beside North Drive (Grade II); and
- Tea House (Grade II*).

2.9.3 There are no records within Warwickshire HER Database of previous archaeological investigations having been undertaken within the strategic site. A total of 17 archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500m study area.

2.9.4 The historic landscape character of the strategic site is predominantly characterised by large rectilinear fields with straight edges. To the northwest of the strategic site are very large post-war fields. There has been significant field and boundary loss since the first edition 25" Ordnance Survey map (surveyed 1886, published 1888) where smaller rectilinear fields are shown, which were possibly the result of planned enclosure of old common or waste land.

2.10 Environment

2.10.1 The underlying geology of the strategic site is complex, although primarily formed of mudstone, siltstone and sandstone of the Halesowen formation with overlying deposits of Thrussington member Diamicton. Bands of Whitacre member sandstone which run in bands aligned north to south also cross the site.

2.11 Utilities

2.11.1 The strategic site has access to gas mains from nearby residential roads. There are overhead powerlines crossing the site. A review of local sewerage network capacity will be required to assess the impact of the development of HSG2 on the existing sewage network.

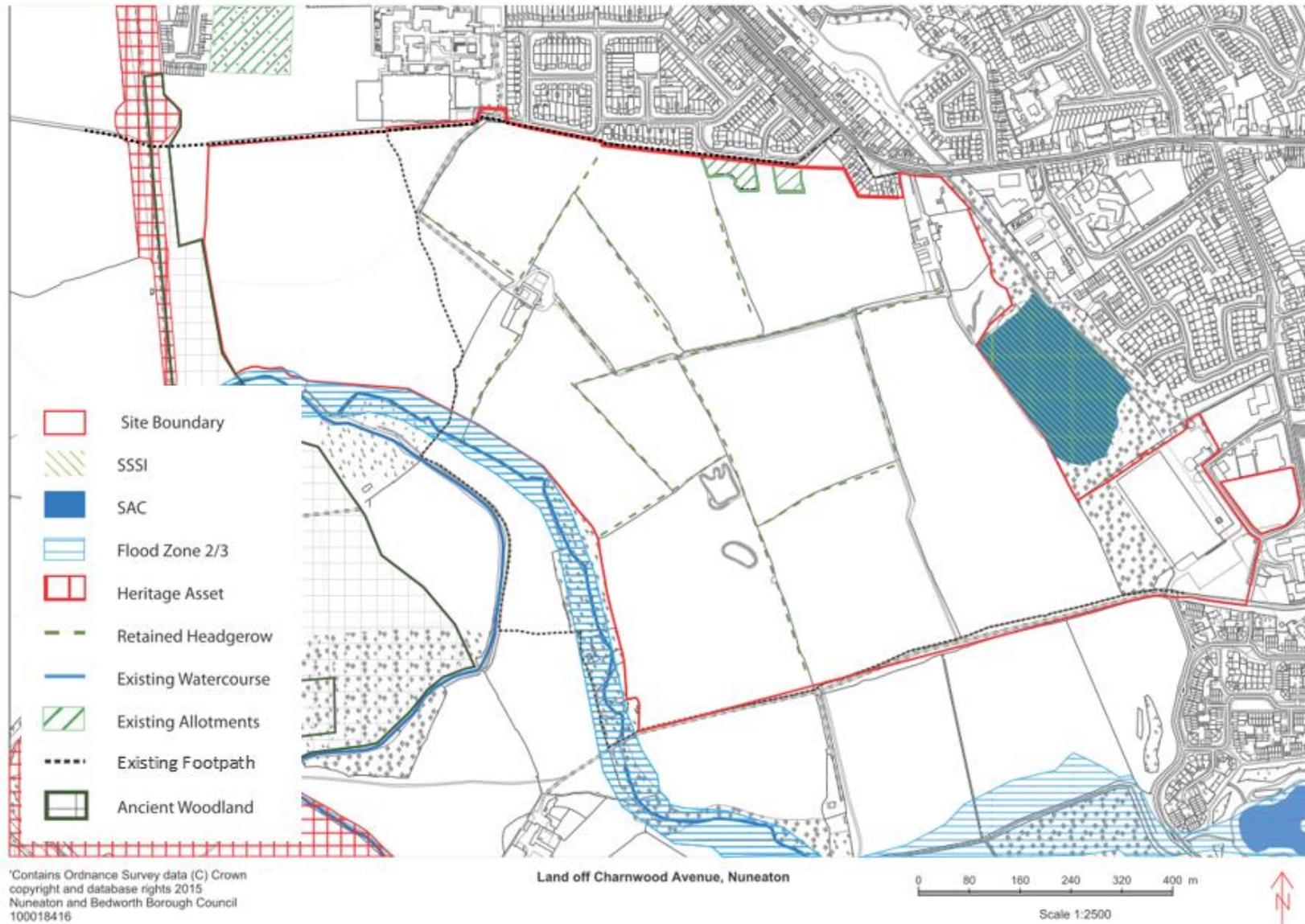


Figure 5: HSG2 Site opportunities and constraints

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. 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:

- Heritage;
- Landscape, open space and biodiversity;
- Movement;
- Land Uses;
- Character and design; and
- Sustainability.

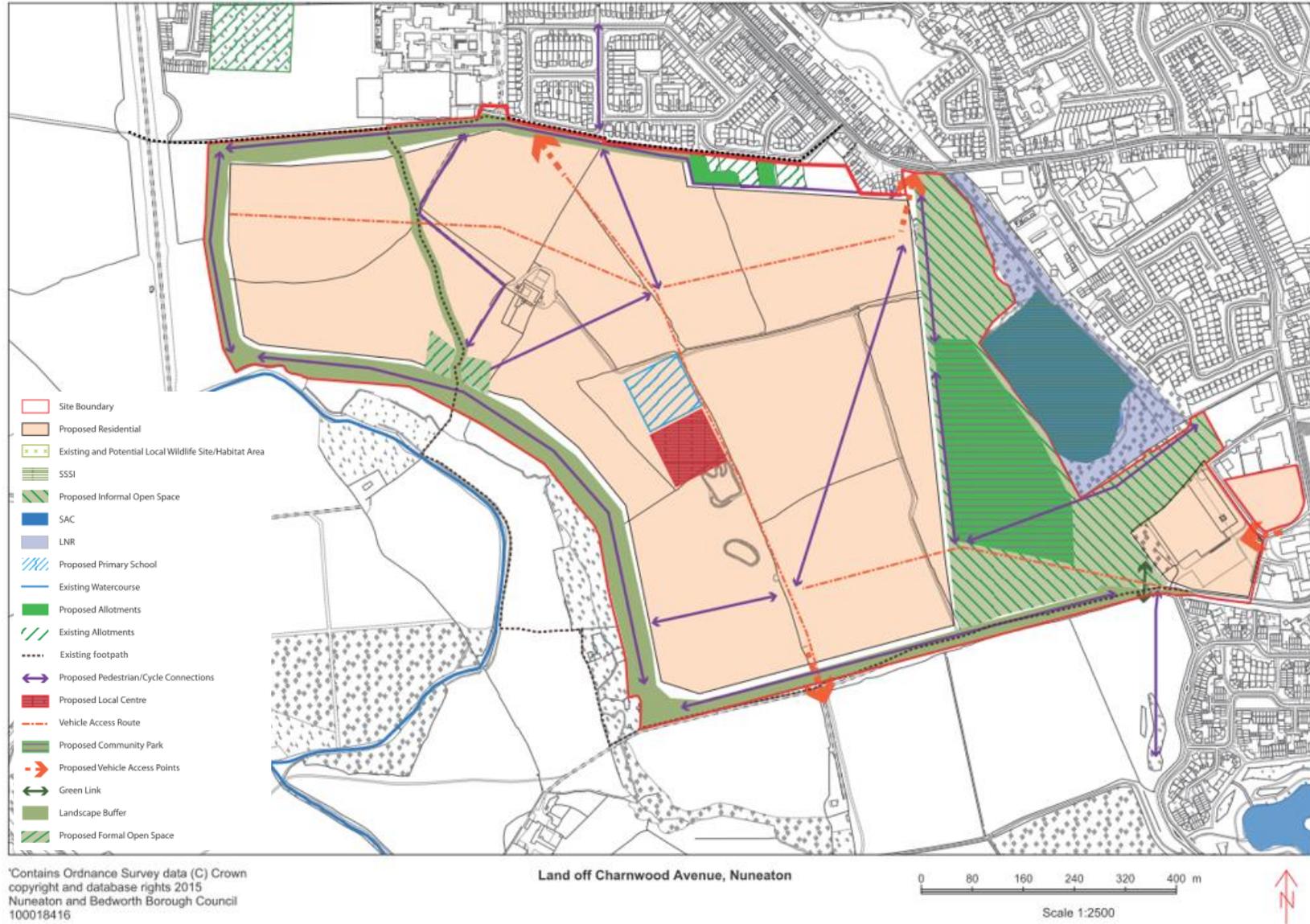


Figure 6: HSG2 Site concept

3.1.2 These sections inform the overall indicative plan.

3.2 Heritage

3.2.1 In accordance with the provisions of Policy BE4, any applicant will need to undertake a full detailed Heritage Assessment to fully understand the impact of development on the significance of both non-designated heritage assets and designated heritage assets. Any applicant will also need to assess any 'harm' against public benefits for designated heritage assets and/or harm against significance for non-designated heritage assets.

3.2.2 The indicative masterplan has set out board design principles which should be applied with regards to heritage matters relating to the site. These include:

- Provision of a landscape buffer along the western boundary of the site to screen the development from the Registered Park and Garden.
- Development to be of a height and density which can be screened by existing and proposed landscape buffers.
- Development should be at a maximum height of 2 storeys with the aim of screening views of the urban edge entirely behind woodland.
- Development should be of a height and density which can be screened by the existing planting within and around the registered park and gardens.
- Any lighting should not exceed the height of the development and should be designed with regards to minimising light pollution.

3.2.3 Any development should take the opportunity to secure an asset management plan for the Arbury Estate, which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II Listed Buildings.

3.2.4 A programme for archaeological investigations shall be undertaken prior to the development of the site to establish the presence of any unknown archaeological remains on site, and any necessary mitigation measures required.

3.3 Landscape, open space and biodiversity

- 3.3.1 The development of strategic site HSG2 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 where possible. Edge treatments and landscape buffers should align with the policy requirements and recommendations of the 2017 Landscape Capacity Study¹ for the site.
- 3.3.2 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.

Areas of wildlife interest

- 3.3.3 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.
- 3.3.4 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. Development proposals brought forward shall be accompanied by an Ecological Assessment and deliver net biodiversity gains in line with Borough Plan Policy NE3.
- 3.3.5 Ensor's Pool should have a minimum buffer zone of 100 m as well as any appropriate mitigation measures in order to ensure that the hydrological pathways to the pool are not compromised.

Existing woodland, trees and hedgerows

- 3.3.6 The existing trees and hedgerows should be retained to screen views to and from the strategic site and where necessary, enhanced. As part of any design proposals, suitable measures should be specified to protect Spring Kidden and North Woods ancient woodlands from any significant impact. Any development should be of a height and density which can be screened by existing planting within and around the Registered Park and Garden. Net biodiversity benefits should be delivered as a result of the development in accordance with Policy NE3.

¹ <https://www.nuneatonandbedworth.gov.uk/downloads/21027/landscape>

Open space

- 3.3.7 The design for any new development on strategic site HSG2 will need to comply with the provisions of Policy NE2 in creating an improved green network, and publically accessible and linked spaces.
- 3.3.8 Formal public open space to be provided with a new community park (including the proposed strategic play area) to be provided forming an open space and habitat corridor linking Ensor's Pool and the local wildlife sites to the south, as well as appropriate management and maintenance arrangements. 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, and acts as landscape buffers.
- 3.3.9 Additionally, a tree and meadow buffer should be created between any development and the wider Arbury historic landscape.

3.4 Movement

- 3.4.1 The submission of a Transport Assessment will be required as part of any planning application to determine whether any impact from the development on transport is acceptable. The Transport Assessment should identify the measures that would be applied to mitigate any 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.
- 3.4.2 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

- 3.4.3 The following should form part of the development:
- Provision of a new distributor link road through the allocation to include primary access points on Heath End Road, Hazell Way and the A444.
 - No access should be taken from the North Drive and design should avoid introducing new approaches parallel to North Drive which would detract from its prominence.
 - Enhancements to the footpath along Harefield Lane towards Seeswood Pool.
 - Creation of a footpath link to Ensor's Pool from Harefield Lane.

- Access should seek to maximise opportunities to reinstate historic approach to the site through making use of Harefield Lane reconnecting to Bermuda Village and reinforcing an access point from Heath End Road as shown on the Indicative concept plan.

3.4.4 The Transport Modelling Report commissioned by Warwickshire County Council is a high level strategic document which aims to ascertain the potential impacts of all proposed strategic housing and employment allocations within the Borough until 2031. 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 HSG2 is also expected to contribute financially towards Borough wide strategic highway infrastructure works identified within the A444 Corridor.

Footpaths and cycleways

3.4.5 The following should form part of the development:

- Retain and enhance the existing Public Footpath network around the perimeter of the site, where possible.
- Provision of a footway/cycleway linkage to the existing footway/cycleway, including Bermuda Park Station between Harefield Lane and Bermuda Village to the east of the site.
- Provision of a footway/cycleway along key access roads proposed within the scheme.
- Incorporate Centenary Way within open space framework.

3.4.6 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

3.4.7 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.

3.5 Land uses

Housing

- 3.5.1 The Strategic Housing Allocation HSG2 will accommodate at least 1,525 dwellings over the Plan Period. The site should be developed at an overall net density of around 35 dwellings per hectare. It is anticipated that 265 dwellings will be delivered post 2031.
- 3.5.2 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.

Community facilities

- 3.5.3 Policy TC3 of the Borough Plan requires new residential development to be within 1200m walking distance of a District or Local Centre and an 8 minute drive to a District Centre. An area for a new Local Centre has been identified on the indicative concept plan, which would be subject to viability. Use class A1 and A2 will be acceptable within a new Local Centre. Proposals for A3-A5 Uses will need to comply with the policy test set out in Policy TC2.
- 3.5.4 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

- 3.5.5 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.
- 3.5.6 The educational requirement for HSG2 is for the provision of a new 1 from entry primary school. The developers of HSG2 are encouraged to engage in dialogue early on with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.

3.6 Character and design

- 3.6.1 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 delivering high standards; a

scheme able to accommodate 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 include 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.

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

3.6.3 Within the Local Centres, units should have frontages facing public areas and where possible, servicing located away from key public areas.

3.7 Sustainability

Sustainable construction

3.7.1 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

3.7.2 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

3.7.3 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.

3.7.4 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

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

3.8 Delivery

Timescales

3.8.1 Development on the site will start within 5 years of the adoption of the Borough Plan. Due to the size of this allocation, it is anticipated that development will continue past the plan period, with 265 dwellings to be delivered post 2031.

Infrastructure

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

- Financial contribution to local NHS Clinical Commissioning Group.
- Provision of allotment site extension and facilities.
- Financial contribution and funding for a new 1 form entry primary school.
- Financial contribution to secure the diversion of frequent local bus services to access the development.
- Financial contribution to secure the provision of on-site bus infrastructure at prominent locations within the development.
- Financial contributions towards sport and physical activity.
- Provision of a local centre, including community facilities.
- Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor.
- Contribution to local sewage network improvements to improve biological treatment capacity to accommodate the development.
- Provision of an integrated surface water management scheme.

Shared costs

3.8.3 The allocation is within a freehold ownership, however the industrial unit at Hazel Way is in a long leasehold agreement.

Management and maintenance

3.8.4 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.

3.8.5 The Borough/County Councils will negotiate the management and maintenance of the expanded recreation ground space and the new/upgraded footpaths and cycle routes. There is potential for large areas of landscaping and public open space, which should be managed by the Council once it has reached an adoptable standard, 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.