

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG4, Woodlands

Supplementary Planning Document (2020)

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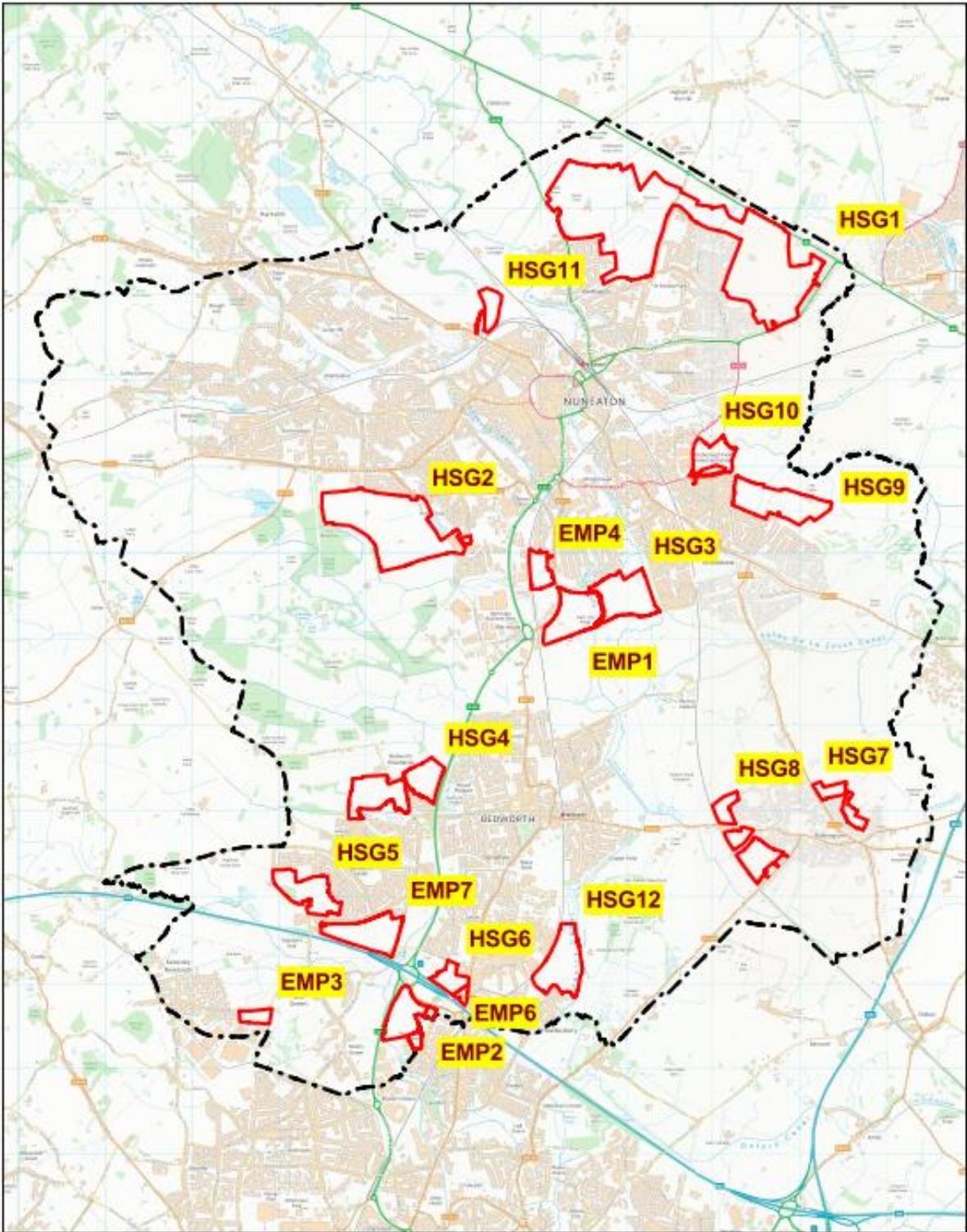
1 Introduction

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 HSG4 – Woodlands. Policy HSG4 requires provision of approximately 689 dwellings.
- 1.1.2 The Strategic Land Allocation covers an area of 38.07 hectares in the west 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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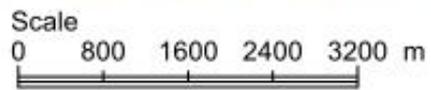


Figure 1: Strategic housing and employment sites

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 the 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 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 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 HSG4 strategic site

Context

- 2.1.1 Strategic housing allocation HSG4 covers 38.5ha, and is located on the north-western edge of Bedworth, north of the Bedworth Heath area of the town. Woodlands Lane / Woodlands Road bisect the site, effectively splitting HSG4 into eastern and western portions.
- 2.1.2 The site is relatively flat, rising slightly from east to west. The eastern side of HSG4 consists of small geometric pastoral fields at its southern end, used mainly for horse grazing. These geometric fields are predominantly bound by hedgerows interspersed with trees. North of the smaller pastoral fields is a large arable field which runs from Woodlands Road to the east and north-east corner of the site towards the A444. Norwood Farm, a modern farm building, is on the northern boundary of the eastern portion of the site, accessed via a track from Woodlands Road.
- 2.1.3 The western side of HSG4 has similar geometric pastoral fields to the eastern side, predominantly lined by hedgerows and trees. A farmhouse and associated farm buildings (Woodlands Farm) is located within the western portion of the site. Part of the upper reaches of the River Sowe run through the south-western end of the western side of HSG4, in an area of scrub/grassland.

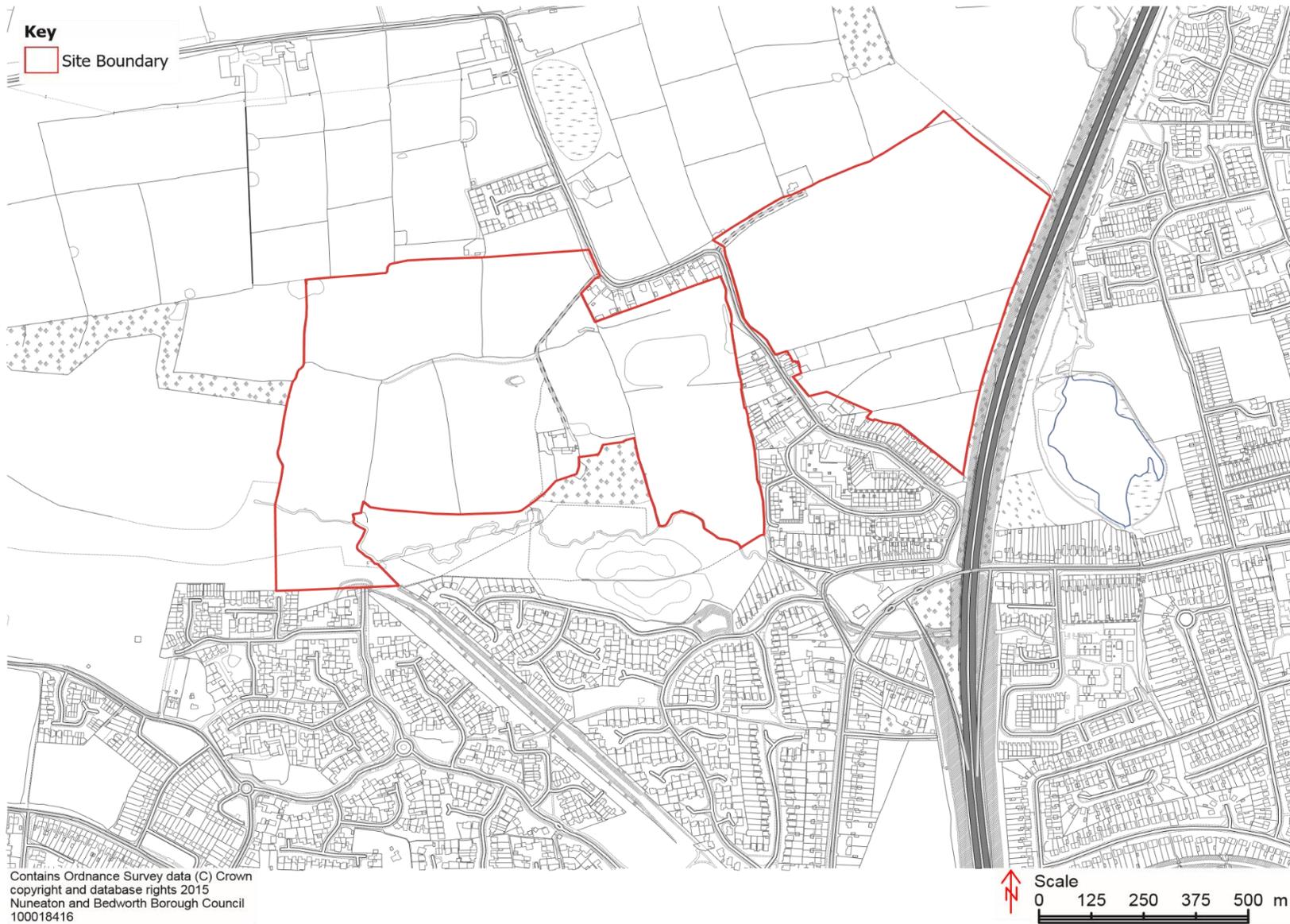


Figure 2: HSG4 Site location

Surrounding area

- 2.1.4 The A444 Bedworth Bypass, constructed in the 1970s, forms the eastern boundary of HSG4, with modern residential development beyond this. There are a mixture of predominantly post-war properties to the south of HSG4, mainly two storey houses, but with three storey maisonette blocks and single storey bungalows also present. The Nook Local Wildlife Site is also to the south of the site.
- 2.1.5 A ribbon of residential properties, heading north from Bedworth Heath, extends along Woodlands Road towards HSG4.
- 2.1.6 To the west and north of the site are agricultural fields, with the former Newdigate Colliery Site to the south-west. The southern boundary of Arbury Hall Registered Park and Garden is around 1 km to the north of the northern edge of HSG4.

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 HSG4's eastern boundary is primarily defined by the raised embankment of the A444, which has a strong tree-lined edge. The northern boundary of the site is formed by hedgerow field boundaries and mature trees across farmland. The western boundary of HSG4 is also formed by hedgerow field boundaries across farmland.
- 2.2.3 The site's southern boundary partially follows the irregular residential urban edge of Bedworth Heath, adjoining the rear gardens of properties on Woodlands Road, Judd Close and Charles Eaton Road. After Judd Close, the site's southern boundary follows the edge of The Nook Local Wildlife Site, which straddles the River Sowe, along with a copse of trees adjacent to Woodlands Farm. The south-western corner of HSG4 meets residential properties off Buttercup Way, Jasmine Way and Honeysuckle Close.

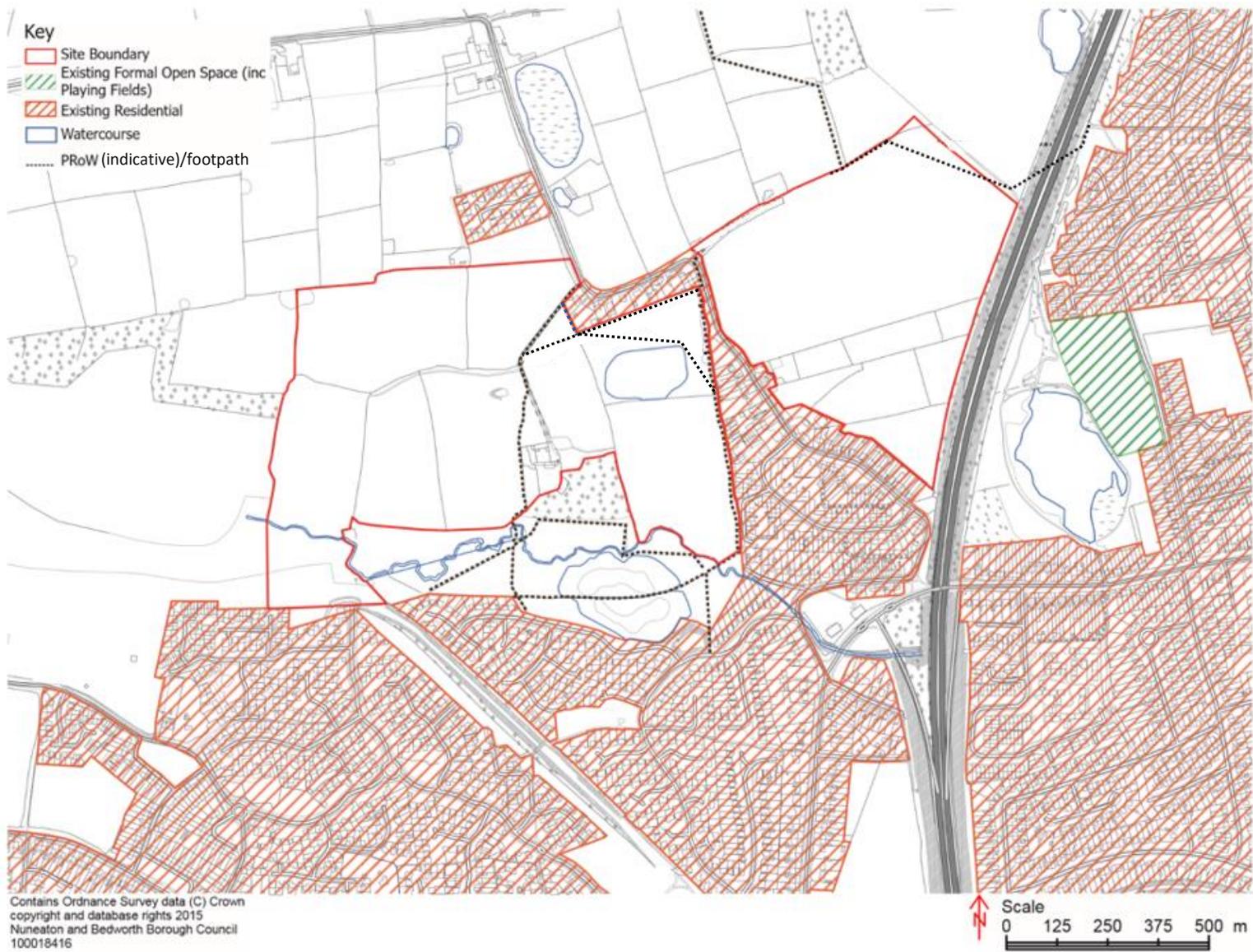
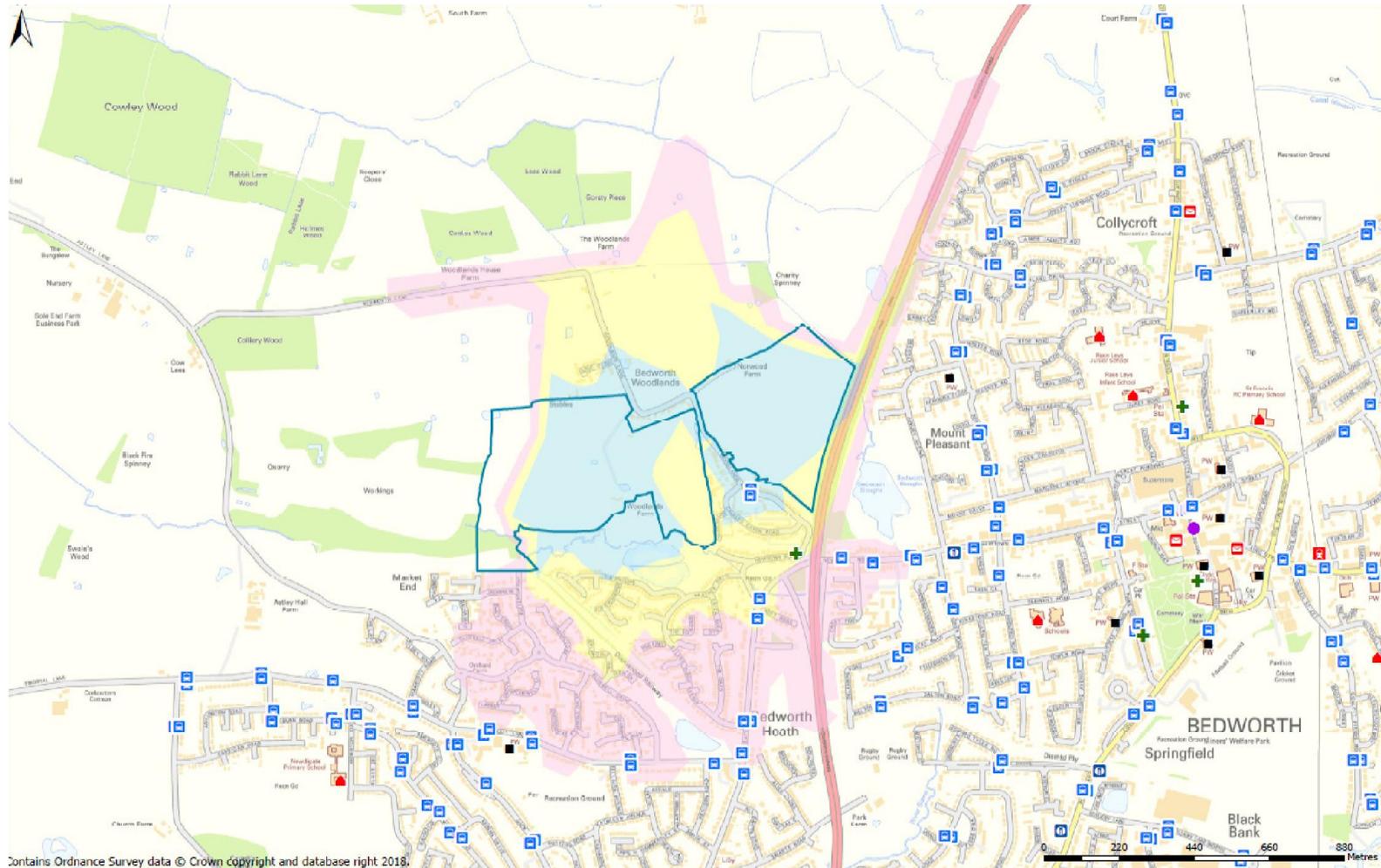


Figure 3: HSG4 Site context



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HSG4
Woodlands
 Accessibility and local amenities plan



©WYG Group Ltd.

Figure 4: HSG4 Accessibility and local amenities

2.3 Topography and views

- 2.3.1 HSG4 is relatively flat, with a slight (5 m to 10 m) increase in levels generally from east to west. The flat nature of the site has resulted in small field drainage ponds within a number of fields.
- 2.3.2 The strategic site is not visually prominent from the surrounding countryside to the north and west. From the north, views are restricted due to the amount of woodland associated with Arbury Park which provides a high degree of enclosure. The higher landform from the landscaped spoil heap associated with the former Newdigate Colliery Site to the west limits views from this direction. There are views from the south and east from the properties forming the edge of Bedworth Heath. Views from the east are limited by the wooded embankment of the A444.
- 2.3.3 The site is visible from parts of the surrounding roads and urban edge, particularly from Woodlands Lane / Woodlands Road, and a short section of the A444 which runs along an embankment to the east.
- 2.3.4 Views of the existing urban edge are partly softened by hedgerows and hedgerow trees, in addition to the roofscape of residential properties sometimes appearing from the southern and eastern parts of the site.
- 2.3.5 The Nook Local Wildlife Site and fields adjacent largely provide a soft edge and buffer between the rural and urban edge.
- 2.3.6 The fields enclosed by hedgerows provide some attractive views towards Bedworth Heath on the site's edges. Public visual receptors within and around the site include public rights of way within the site, Woodlands Lane / Woodlands Road, the Nook Local Wildlife Site and the A444. Views are generally shortened by the fine grained nature of the field pattern and well vegetated hedgerows, usually with only a single field depth in the view from any viewpoint. The exception to this are the views from the footpath network and surrounding fields towards the small pockets of development fronting Woodlands Road / Woodlands Lane, with more limited screening and filtering of those views.

2.4 Flood risk and drainage

- 2.4.1 The majority of the strategic site lies within Flood Zone 1. Parts of the southern end of HSG4, close to Buttercup Way and Woodlands Farm are near to the upper reaches of the River Sowe and consequently are within Flood Zones 2 and 3.

2.4.2 Other parts of HSG4 are identified as being at a higher risk from surface water flooding. This includes the area in the north-eastern corner of Woodlands Farm, and along areas of existing field boundaries where drainage ditches are present.

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 HSG4 is situated in Landscape Character Area (LCA) 9- Bedworth Woodlands Rural Fringe.

2.5.3 The visual prominence of HSG4 was considered to be moderate-low with some attractive landscape features or views. The Landscape Character Assessment update has suggested a number of guidelines for new development on HSG4 which includes:

- Maintain an open corridor for the Public Right of Way to the northern edge of the large open field;
- Enhance the existing ditch system with riparian vegetation and wetland species. Also seek to incorporate other wetland features as part of any landscape framework;
- Re-establish a network of green infrastructure, including pockets of woodland which resemble field patterns to the west;
- Retain existing hedgerows and trees in southern fields wherever possible;
- Plant specimen trees in the hedgerow boundary with Woodlands Road;
- Allow the hedgerow boundary with Woodlands Road to grow thicker and taller; and
- Carefully design any highways access from Woodlands Road to minimise the effects on the overall rural wooded character of the road.

2.6 Habitat and vegetation

2.6.1 HSG4 largely comprises broadly flat, small geometric and regular sized pastoral fields, bounded by hedgerows with mature hedgerow trees. Many of these hedgerows are tall and overgrown with some field boundaries incomplete. Much of this pastoral land appears to be used for horse grazing, with stables constructed from timber within the

corners of fields. Some larger arable fields are present in the eastern parts of the site (next to the A444).

2.6.2 There are a number of smaller field ponds on the western side of the site, beyond Woodlands Road / Woodlands Lane. The field ponds appear to form part of the existing field drainage systems.

2.6.3 There are a number of Local Wildlife Sites within the western parcel of HSG4 including Bedworth Woodlands Flash Meadow LWS in the north-eastern corner, and the Newdigate Colliery LWS to the south-western corner. There is a potential Local Wildlife Site (pLWS) adjoining the north-eastern corner of the eastern parcel, referred to as the River Sowe pLWS, which runs into the Charity Spinney Meadows LWS beyond the site boundary.

2.7 Access and movement

Public transport

2.7.1 Stagecoach service No. 55 and 56 both run along Newtown Road / Heath Road, around 260 m from the southern edge of the site. Services 55 and 56 both connect Bedworth with Coventry and Nuneaton. Service No. 55 continues to Nuneaton via the George Eliot Hospital and service No. 56 continues to Nuneaton via Bulkington.

2.7.2 Arriva Midlands North provide service No. 79 which also runs along Heath Road / Newtown Road. The service travels from Keresley to Nuneaton via Bedworth.

Highway network

2.7.3 The A444 Bedworth Bypass adjoins the eastern boundary of HSG4. The A444 is a dual carriageway and forms part of the strategic highway network linking Bedworth with Nuneaton, Coventry and junction 3 of the M6 motorway.

2.7.4 Woodlands Road / Woodlands Lane is a minor road which runs south-east to north-west through the centre of HSG4. This route links Bedworth Town Centre (via Heath Road / Newtown Road) with Astley and the west of Nuneaton (via B4102 Astley Lane).

Pedestrian and cycle routes

2.7.5 There are four public right of way footpaths intersecting the site. Footpaths B3 and B4 run north-south, with B3 connecting Woodlands Road to Newton Road, and B4 connecting Woodlands Lane to The

Willows. Footpath B4a runs west-east connecting B4 with Woodlands Road. Footpath B3a is a spur off footpath 4a and connects with footpath B3. Footpath B1 runs along the northern perimeter of the eastern parcel near Norwood Farm and links to Bedworth to the east. Footpath B2 runs north off B1 towards the Bermuda area of Nuneaton.

2.8 Facilities

- 2.8.1 HSG4 is close to a number of local facilities off Woodlands Road, including Woodlands Surgery, Woodlands Working Mens Club, and a convenience store. Nearby public open space includes The Nook Local Wildlife Site adjoining the southern boundary of the site, and a park on Newtown Road / Heath Road.
- 2.8.2 Bedworth Town Centre is approximately 880 m to the east of the eastern edge of HSG4 and provides a number of local retail facilities. The site is within the Goodyers End Primary School catchment area, whilst the Race Leys Infant and Junior Schools, The Canons CofE and Newdigate Primary School also lie within 1 km of the edges of the site. The site falls within the catchment area for Nicholas Chamberlaine Secondary School and is approximately 2 km to the east of the site's eastern edge.

2.9 Heritage and archaeology

- 2.9.1 There are no designated heritage assets within 500m of the strategic site. The Grade II listed Astley Hall Farmhouse lies around 640 m to the south-west of HSG4's western edge. The ECUS heritage assessment forming part of the evidence base for the Local Plan notes that the Listed Building is screened from HSG4 by a woodland shelter belt, and has no known association with the site.
- 2.9.2 Approximately 1 km to the north of the strategic site's northern edge are the grounds of Arbury Hall, a registered park and garden, with South Farm (Grade II* listed), Arbury Mill Farm, Griff Lodge Farm, and the Griff Clara, Arbury Park Griff Lodges Right Lodge (all Grade II listed) along the southern edge of the registered park and garden. Views of all of these designated heritage assets are screened by vegetation from the strategic site.
- 2.9.3 The ECUS heritage assessment has noted that extensive areas of ridge and furrow survive within HSG4 and are visible as well preserved earthworks. The condition and extent of these earthworks are considered to be a rare survival within Nuneaton and Bedworth Borough and are therefore assessed as having medium heritage

significance. Areas of high quality ridge and furrow have been identified on the site. Policy HSG4 of the Borough Plan requires that high quality areas of ridge and furrow should be retained where possible. The Heritage Assessment notes that there may also be potential for archaeological remains across the site.

2.10 Environment

2.10.1 The underlying bedrock geology is mapped as Whitacre Member Mudstone and Sandstone which is below a superficial deposit recorded as Thrussington Member Diamicton. Alluvial deposits follow the route of the upper reaches of the River Sowe along the southern boundary of the Strategic Site.

2.10.2 The agricultural land is predominantly classified as Grade 3 (good to moderate) although the majority of the eastern parcel is classified as Grade 4 (poor).

2.10.3 The A444 dual carriageway sits on an embankment along the eastern boundary of HSG4 and is a potential source of noise.

2.11 Utilities

2.11.1 A high pressure gas pipeline runs south-west to north-east through the site.

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

2.11.3 It is anticipated that there is spare capacity within the local sewage network, however additional biological treatment capacity may need to be provided.

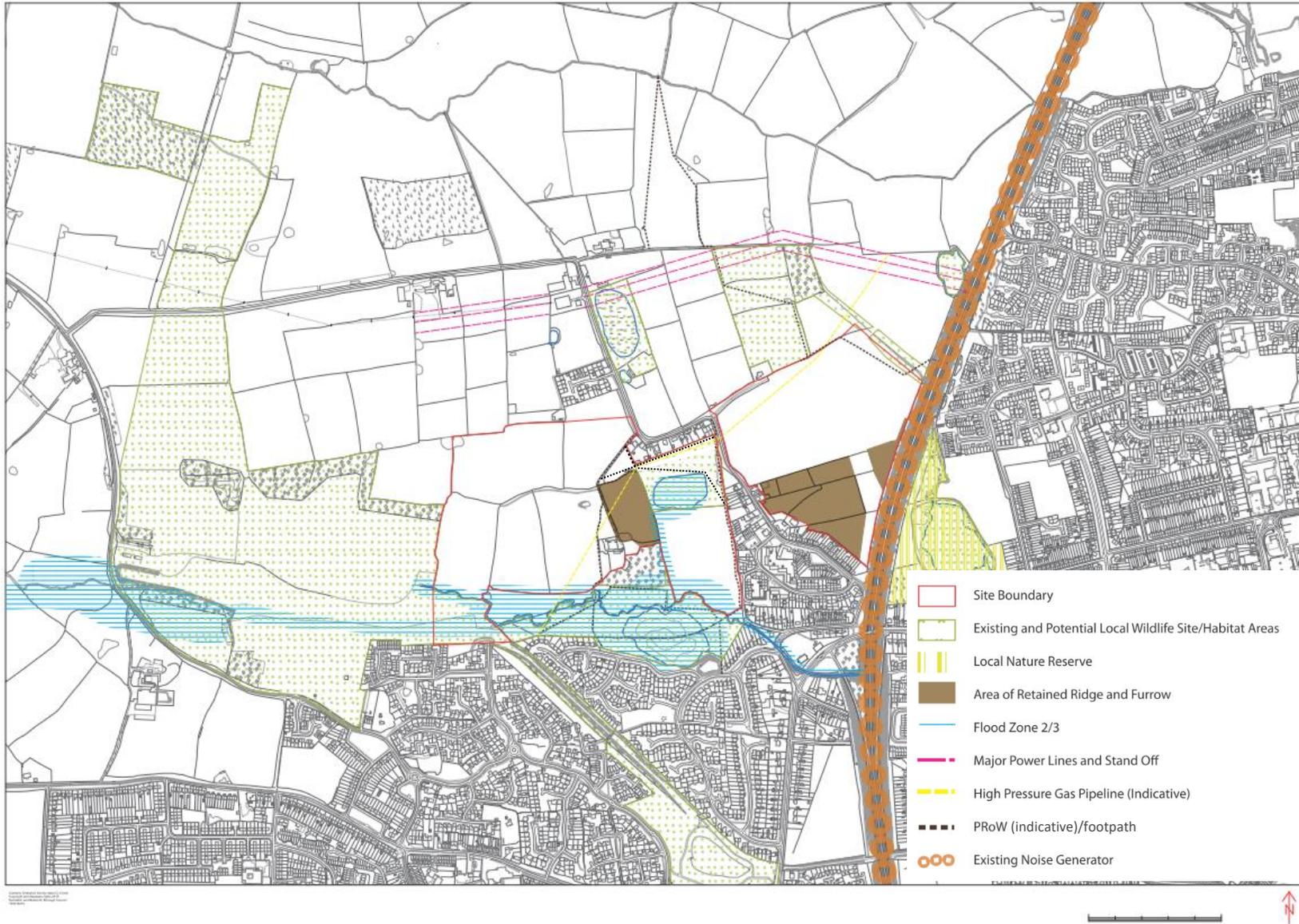


Figure 5: HSG4 Site opportunities and constraints

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 HSG4. 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.

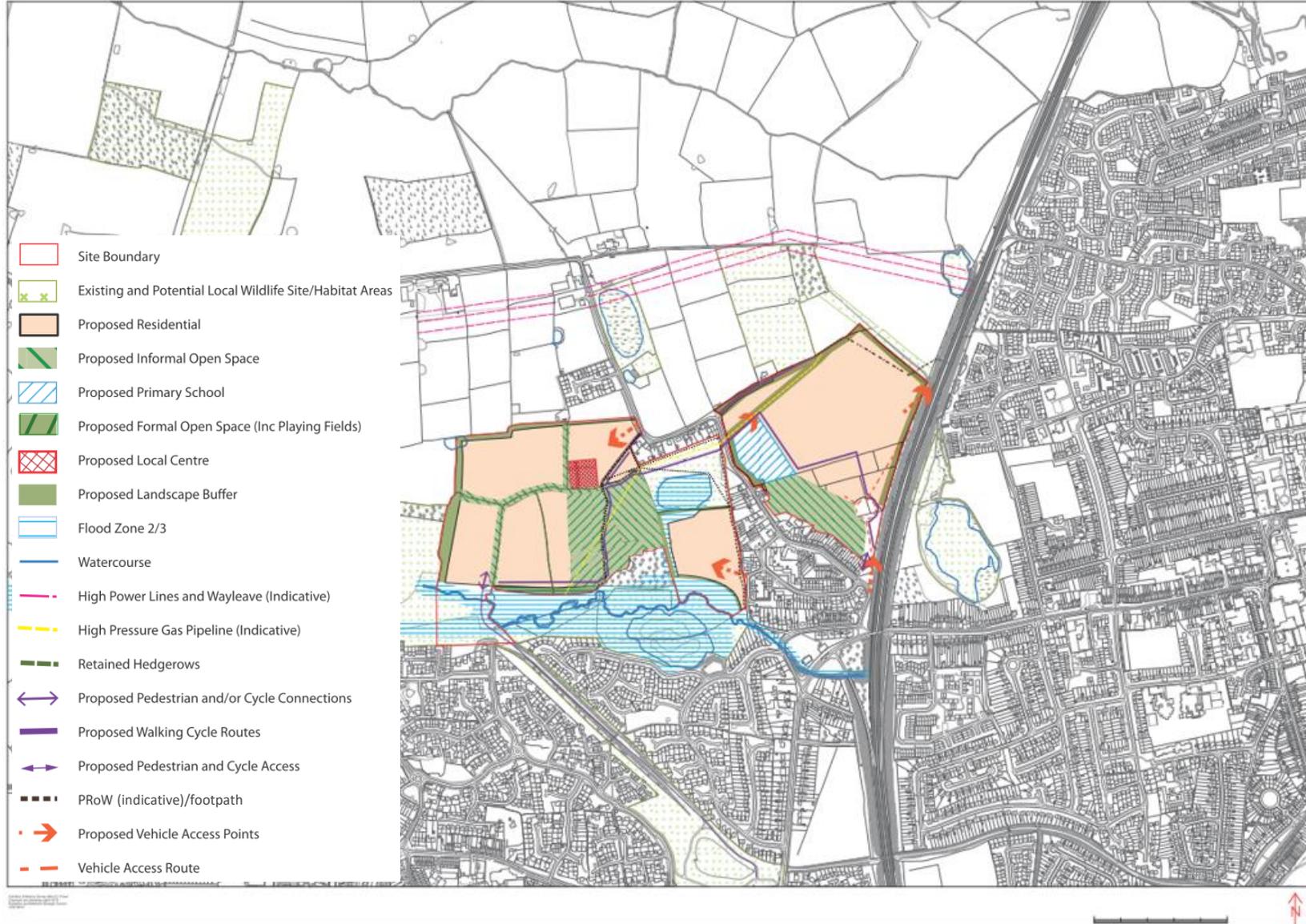


Figure 6: HSG4 Site Concept

3.1.2 These sections inform the overall indicative plan.

3.2 Landscape, open space and biodiversity

3.2.1 Development of the strategic housing site should seek to incorporate and retain existing landscape features such as trees and hedgerows into areas of open space where possible, in line with recommendations in the landscape character section and the TEP Landscape Character Assessment. These areas will form part of the network of green space running throughout the site and connecting existing Local Wildlife Sites within and adjacent to HSG4.

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 Edge treatments and landscape buffers should align with the policy requirements and recommendations of the 2017 Landscape Capacity Study¹ for the site. Retention and strengthening of existing hedgerows is encouraged adjacent to existing residential properties. These boundary hedgerows should be left as part of residential garden space rather than a separate area of isolated green space.

3.2.4 Northern, western and eastern edges of the site should have enhanced areas of soft landscaping to blend the new urban fringe into the countryside, and provide a degree of separation from the A444. Proposed housing within the developable area of HSG4 should front both Woodlands Road and Woodlands Lane where these opportunities are available.

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 HSG4 contains Local Wildlife Sites which are identified in the masterplan. These will be retained and enhanced as part of any development of the strategic site. The Local Wildlife Sites will be inter-

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

connected through new adjoining landscaped areas to create green routes and opportunities for habitat linkages throughout the site.

- 3.2.7 Supplementary ponds should be created for great crested newts in the north-west of the site if surveys show that this is required, whilst habitat creation areas should be delivered in the central open space.
- 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 concentrated around existing Local Wildlife Sites and areas identified as high quality ridge and furrow within HSG4. These spaces, along with landscape buffers on western, northern and eastern edges of the site and retained field hedgerows, will create an inter-connected network of green space throughout HSG4 for wildlife and recreational purposes. This should include new native hedge planting and new scrub planting in the central open space.

3.3 Movement

- 3.3.1 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.

3.3.2 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 the northbound slip of the A444 Bedworth Bypass. In addition, other vehicular access points to HSG4 are possible off Woodlands Road (adjacent to No.15 and No.99 Woodlands Road) and Woodlands Lane. Secondary access points are also available from Judd Close and Buttercup Way.
- 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. The development of HSG4 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

- 3.3.5 As part of the strategic housing site, existing footpaths across the site (No.'s B1, B3, B3a, B4 and B4a) will be retained and enhanced. A comprehensive movement strategy for both pedestrians and cyclists will need to be submitted with any development proposals brought forward.
- 3.3.6 HSG4 will need to contribute towards, and optimise the use of, the dedicated footway and cycle path along the former mineral railway route from the site towards Heath Road. The footway and cycleway will connect to the southern end of the site into the development area, providing a car-free route towards Bedworth Town Centre.
- 3.3.7 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 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.

3.4 Land uses

Housing

- 3.4.1 The Strategic Housing Allocation HSG4 will accommodate approximately 689 dwellings over the plan period. The site should be developed at an overall net density of around 28 dwellings per hectare, with a higher density of 35 dph being suitable as part of any housing brought forward within the proposed Local Centre.
- 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.

Community facilities

- 3.4.3 A parcel of land has been identified on the western half of the site to serve the strategic housing site and wider area as a Local Centre. The location proposed maximises connectivity with existing residential properties in Bedworth Heath, with easy access off Buttercup Way, Woodlands Road and Woodlands Lane. In line with Policy TC3 and the supporting hierarchy table, the Local Centre should provide for day-to-day top-up shopping needs for local people.
- 3.4.4 Principal uses would be retail shops (Use Class A1) in line with the Borough's retail hierarchy table within the Borough Plan. Other uses such as financial and professional services (Use Class A2) and restaurant / public house uses (Use Classes A3/A4) will only be permitted where it can be shown that these uses would not have an adverse impact on the amenity of existing and proposed residential uses, in line with Policy TC3.
- 3.4.5 Other community uses may also be appropriate based on the identified requirements for the strategic housing site and the availability of other facilities nearby. This includes a potential GP Surgery. It is anticipated that housing will be incorporated into the Local Centre to create a well-used and sustainable commercial area.

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.

Education requirements

3.4.6 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.

3.4.7 The primary educational requirements for HSG4 are for a new single form entry primary school on the Site. A parcel of land within the Strategic Housing Site has been allocated for a primary school on its eastern boundary, as a school in this location is supported by the landowner. Additional land to take the total land take of the school up to the required area will need to be provided if required by the Local Education Authority.

3.4.8 At secondary level, financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 Form Entry. The contribution would be part of a pool including HSG5, HSG6, HSG7 and HSG8, where pupils are expected to attend local secondary schools in the Bedworth / Ash Green area.

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 delivering high standards. Schemes should 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 materials 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.

3.5.3 The incorporation and retention of older farm buildings, such as the original farmhouse Woodlands Farm should be explored as part of any detailed planning application to retain some of the built heritage associated with HSG4.

3.5.4 Areas of high quality ridge and furrow will be retained where possible and incorporated into landscaped areas and public open space to create a green network, and preserve and enhance a rare example of these earthworks within the Borough.

3.5.5 Within the proposed Local Centre, units should have frontages facing public areas, with servicing located away from key public areas, where possible.

3.6 Statutory undertakers

3.6.1 A High Pressure Gas Pipeline runs through HSG4.

3.6.2 Housing layouts need to take into consideration potential stand-offs and easements associated with the High Pressure Gas Pipeline running south-west to north-east through the Site. Early discussions with National Grid are essential in informing any detailed housing layout.

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 majority of Strategic Site HSG4 is located within Flood Zone 1 and consequently is at low risk of fluvial flooding. Areas within HSG4 close to the upper course of the Rover Sowe are within Flood Zones 2 and 3 and have been excluded from the developable area. These will be left as Local Wildlife Sites or public open space.

3.7.3 Environment Agency mapping has indicated that isolated parts of the site, most notably along field drainage ditch lines, have a higher potential risk from potential surface water flooding. In order to ensure that 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 to take

into account potential surface water flooding risk, especially in relation to the proposed developable areas. This is in line with Policy NE4.

Noise and air quality

- 3.7.4 The development of the site will need to take account of potential traffic noise from the A444 Bedworth Bypass on the eastern boundary of HSG4. The precise nature of noise mitigation measures should be established through the undertaking of a Noise Impact Assessment.
- 3.7.5 If required, suitable noise mitigation shall be incorporated into any potential landscaping along the eastern boundary of the Site adjacent to the landscaped embankment of the A444.
- 3.7.6 Two Air Quality Management Areas (AQMAs) are located in the Borough, both of which are designated in Nuneaton. However, the nearest AQMA to the site is the city-wide Coventry AQMA, the boundary of which lies approximately 2.3km south of the site. Air quality impacts would be assessed at the planning application stage.

Safety and security

- 3.7.7 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 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.

3.8 Delivery

Timescales

- 3.8.1 The development of the site is anticipated to start delivering within the first 5 years following formal adoption of the Borough Plan.

Infrastructure

- 3.8.2 The strategic housing site shall deliver the following infrastructure and facilities:
- Provision of a local centre including community facilities.
 - Potential on-site GP surgery or financial contribution to a new GP or expanded surgery in the western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands).

- Play and open space to be provided in central position linking together existing local wildlife sites with appropriate management and maintenance arrangements.
- Provision of on-site park and play facilities.
- Financial contribution towards the upgrading of play facilities at the park on Heath Road / Newtown Road and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy.
- New 1 form entry primary school (circa 210 pupils).
- Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry.
- Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services in order to access the strategic housing site.
- Transport improvements/upgrades required along Woodlands Lane, Woodlands Road, Bedworth Lane, Newtown Road, Heath Lane and surrounding streets as a result of the development.
- Financial contributions towards borough-wide strategic highway infrastructure works identified within the Bedworth area.
- Provision of a footway/cycleway on the site, linking through to the cycle path adjacent to the former mineral railway line to Newdigate Colliery.
- Financial contribution towards provision of footway/cycleway leading to Bedworth Town Centre.
- Potential local sewage network improvements in order to improve biological treatment capacity to accommodate the development.
- Financial contributions towards sport and physical activity.
- Contribution for cycle paths to local services and Bedworth Town Centre.
- Retain the character of Bedworth Lane and Woodlands Lane through the retention of adjacent hedgerows and hedgerow trees.
- Maintain a corridor of open space for the public right of way with appropriate tree and hedgerow planting.
- Retain The Nook and Flash Meadows local wildlife sites and additional wooded area between The Nook local wildlife site and Woodlands Farm.
- Where possible retain areas of high quality ridge and furrow through careful siting of green space.

- Enhance the existing ditch system with riparian vegetation and wetland species, as well as incorporate other wetland features as part of any landscape framework.
- Re-establish network of green infrastructure, including pockets of woodland that resemble field patterns to the west.
- Carefully design any highways access from Woodlands Road in order to minimise the effects on the overall rural wooded character of the road.
- The development should incorporate screening along its northern edge so as to preserve the rural prospect from both South Farm and Arbury Mill.
- Protection of existing ecological network and nationally scarce grassland habitats. All offsetting/mitigation contributions should be within or related to the site.

Shared costs

3.8.3 It is understood that HSG4 is in multiple ownerships. It is essential that landowners come to a voluntary agreement to share the cost of contributions for infrastructure requirements.

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 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.