

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG5, Hospital Lane

Supplementary Planning Document (2020)

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1 Introduction

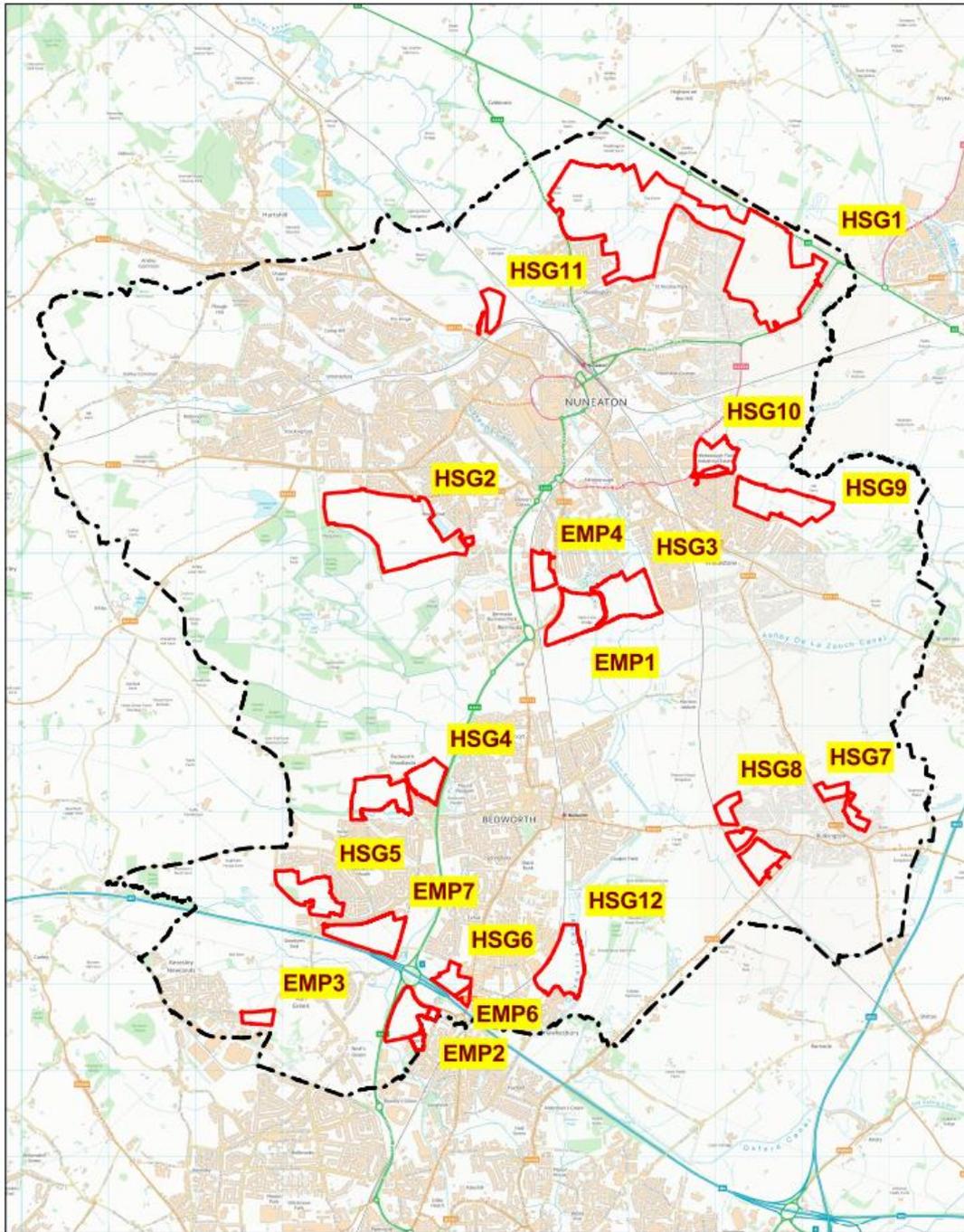
1.1 Introduction

- 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 HSG5 – Hospital Lane. Policy HSG5 of the Borough Plan requires the delivery of at least 398 dwellings within the HSG5 allocation area.
- 1.1.2 The strategic land allocation covers an area of 22.4 hectares in the south-west of the Nuneaton and Bedworth Borough area.

1.2 Role of Concept Plan

- 1.2.1 The preparation of a Concept Plan is a key step in guiding all future stages of development on each strategic land allocation. It establishes a strategic context for planning applications and sets a 'baseline' position in terms of assessing future schemes which will contain more detailed proposals. A key objective of the concept plan is to ensure that the strategic land allocation is brought forward in a strategic and comprehensive manner.
- 1.2.2 In meeting this objective, the concept plan establishes the following matters for each site:
- Land uses;
 - Development principles; 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



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100018416 2018/19

Scale
0 800 1600 2400 3200 m



Figure 1: Strategic housing and employment sites

1.3 Stakeholder and community engagement

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

1.4 Status of concept plan

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

1.5 Planning policy background

National Planning Policy Framework

- 1.5.1 The National Planning Policy Framework (NPPF) (2019) includes a presumption in favour of sustainable development. The NPPF states that sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
- a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.5.2 The NPPF further states that “Plans should be prepared with the objective of contributing to the achievement of sustainable development and be prepared positively, in a way that is aspirational but deliverable”. The concept plan seeks to provide development parameters to guide the future 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 HSG5 strategic site

Context

- 2.1.1 Strategic housing allocation HSG5 covers 22.4ha and is located in Goodyers End, on the western edge of Bedworth. Hospital Lane, linking Goodyers End Lane with Smorrall Lane, adjoins the western boundary of the site with agricultural fields beyond. The site has residential properties to the south, east and north, with Newdigate Primary School and Anderton Road Playing Fields also to the north of the site.
- 2.1.2 HSG5 is relatively flat, undulating gradually from north-west to south-east, and consists of several agricultural fields, of which many have limited, or no, hedgerow and tree boundaries. An overhead power line runs in a north-west to east direction across the northern part of the site. A number of informal footpaths and public rights of way cross the site in a north-south and east-west direction. These footpaths link to existing residential roads which run adjacent to or end at the boundary of the strategic housing site.

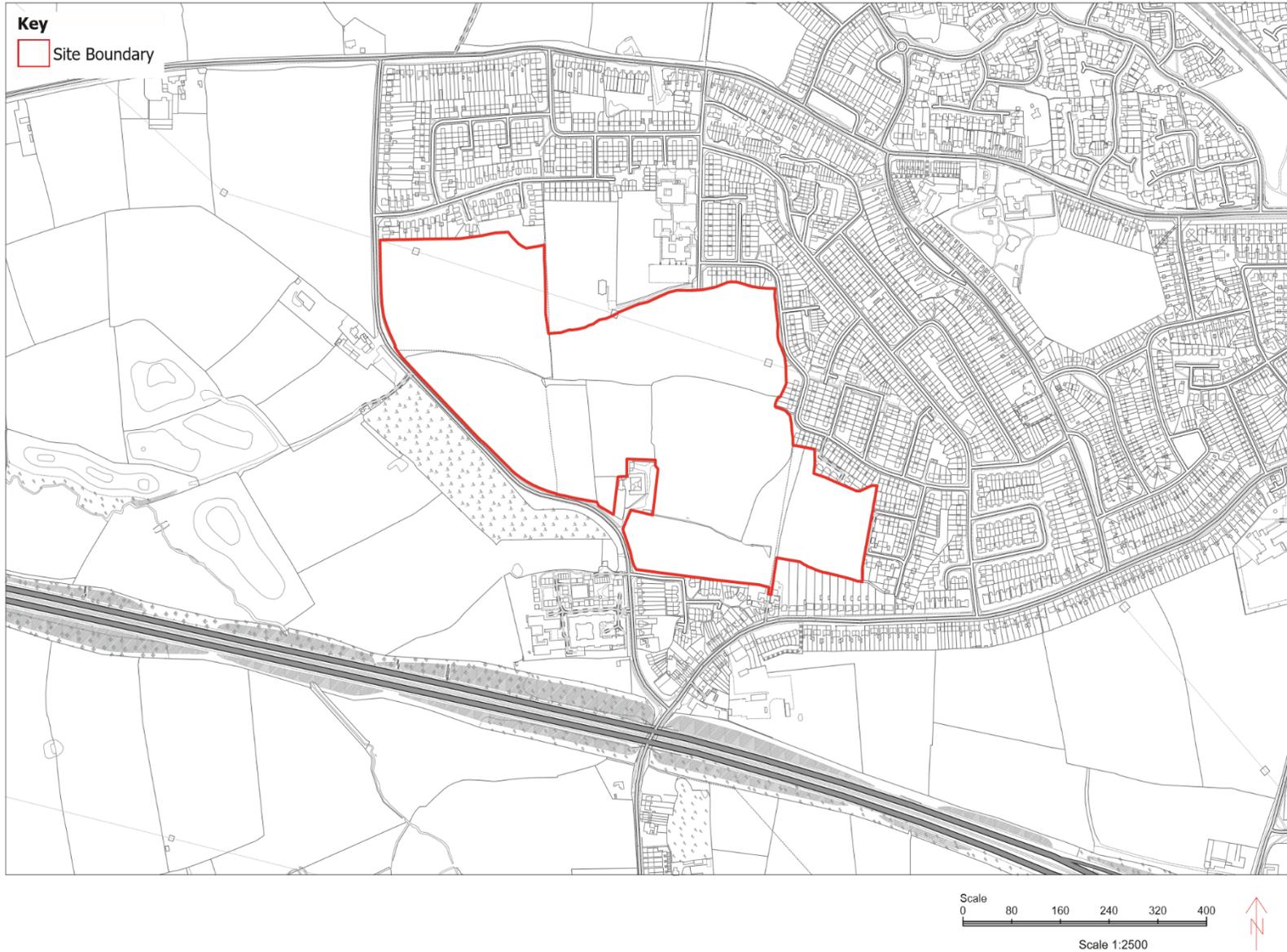


Figure 2: HSG5 Site location

Surrounding area

2.1.3 Residential properties directly to the north, east and south of the strategic housing site are predominately two storey, post war properties. Agricultural fields and a belt of trees and well established scrub are to the west of the site, beyond Hospital Lane.

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 strategic site benefits from existing areas of established landscaping located on the periphery of the site. However, the predominant western boundary to Hospital Lane consists of areas of isolated hedgerows linked by post and rail fencing. There are other areas of established tree and hedgerows partially forming the boundaries with the existing settlement to the north, east and south.

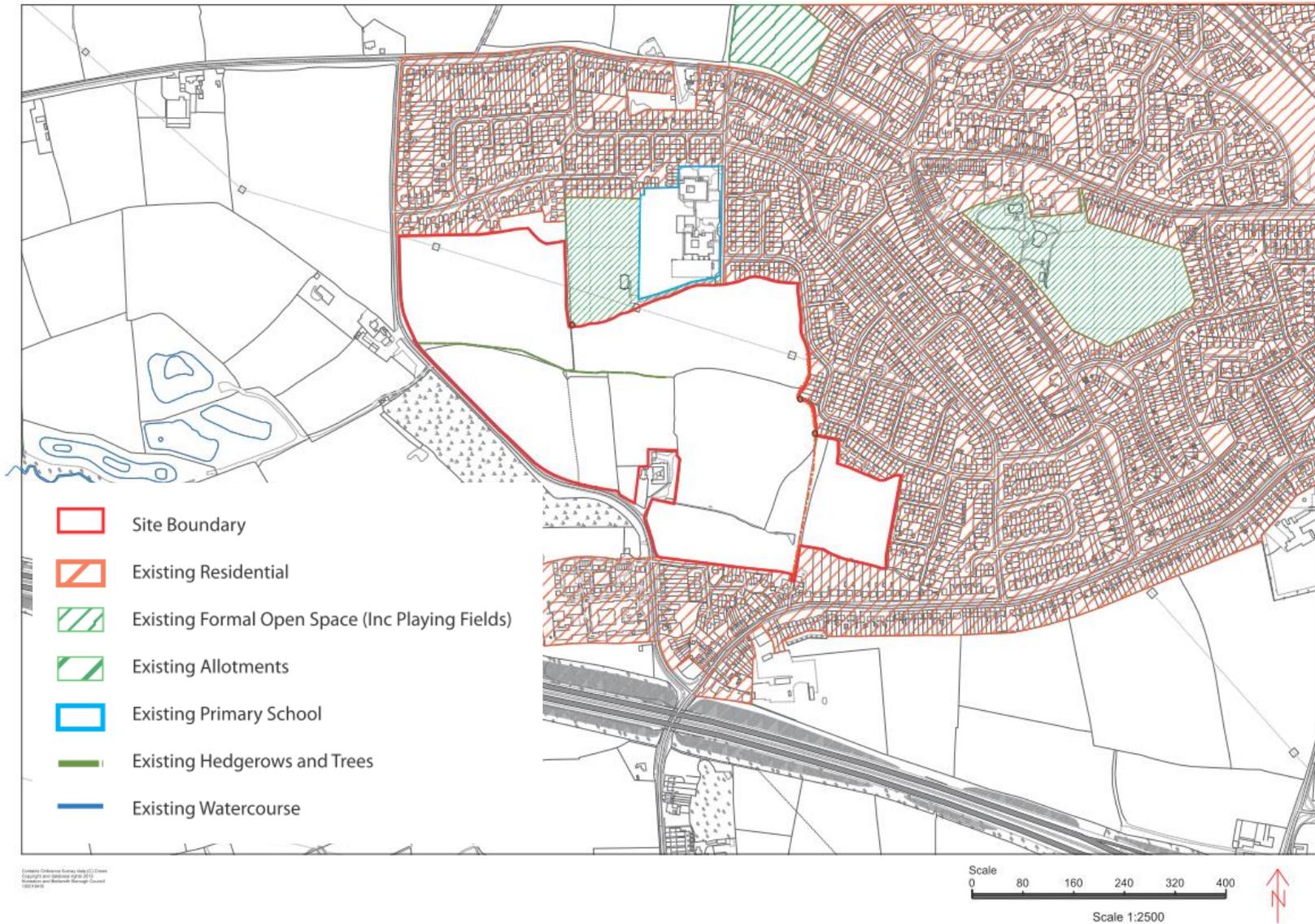


Figure 3: HSG5 Site context

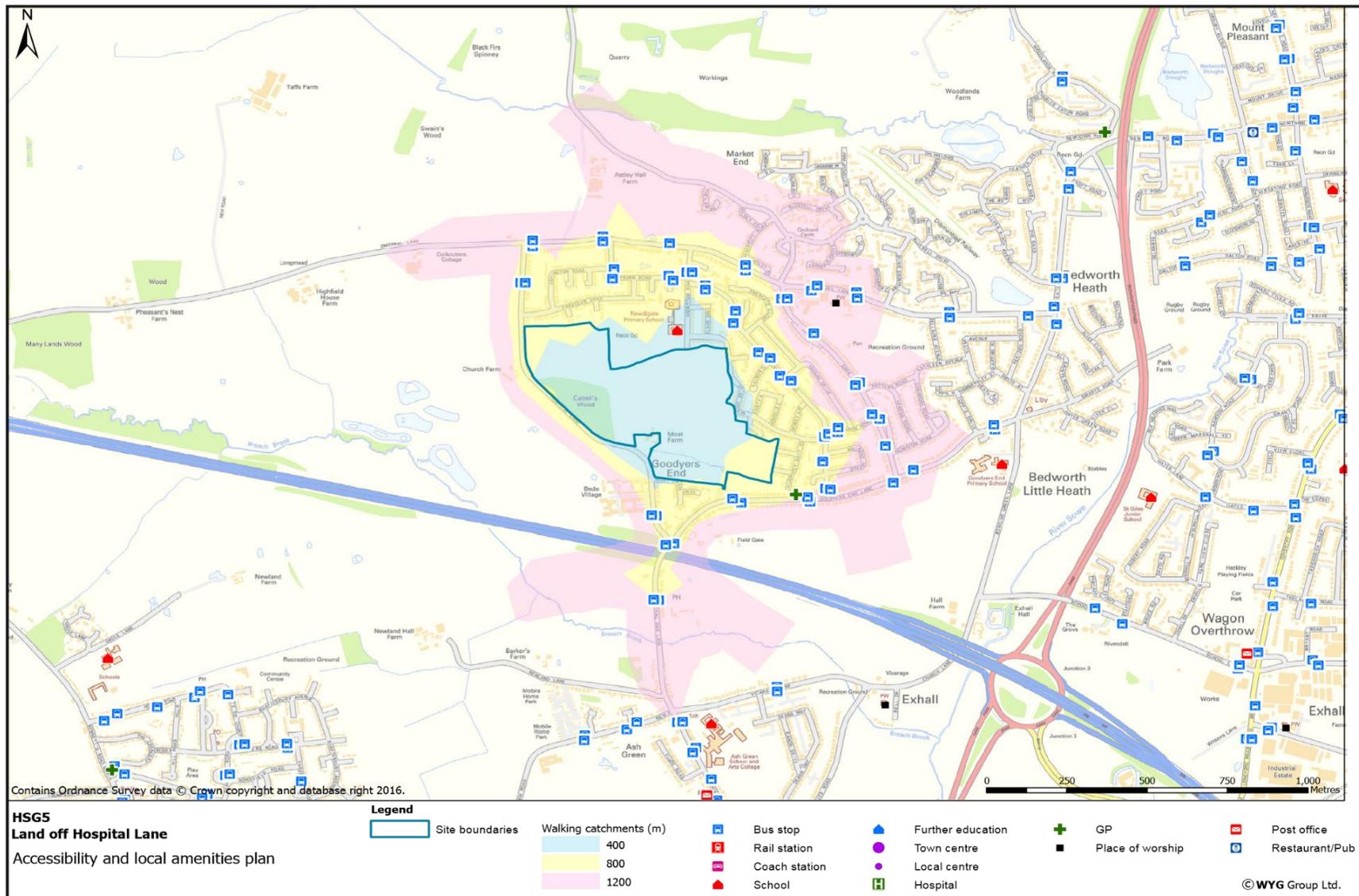


Figure 4: HSG5 Accessibility and local amenities

2.3 Topography and views

- 2.3.1 HSG5 undulates gradually from north-west to south-east with prominent views of residential properties to the north, east and south-east. Land to the south-west of the strategic site beyond Hospital Lane slopes down towards the M6 and the valley of Breach Brook, but this is mainly screened from views of the strategic site by the tree/scrub belt on the western side of Hospital Lane.
- 2.3.2 Existing views within HSG5 are dominated by the overhead power lines which travel roughly from west to east across the site. Land to the west of Hospital Lane gently rises up from the site, with the route of the powerlines following this topography.

2.4 Flood risk and drainage

- 2.4.1 The strategic site lies within Flood Zone 1. Part of the south-eastern corner of the site along a west to east flowing drainage ditch is at higher risk from surface water flooding.

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 The HSG5 strategic site is situated in the southern part of Landscape Character Area 7 (LCA7) – Keresley Urban Fringe. The landscape strength was considered weak and the landscape condition considered poor for LCA7. The Landscape Character Assessment update has suggested a number of guidelines for new development within LCA7 which includes;
- Restoration of hedgerows;
 - Enhanced tree cover;
 - Restore and enhance hedgerow pattern through planting new hedgerows using locally occurring species;
 - Enhance urban fringes through planting new trees and woodland to reduce their prominence; and
 - Siting of new buildings close to existing established development.
- 2.5.3 The Landscape Character Assessment update has suggested a number of guidelines for new development on HSG5 which includes;

- Reinforce existing hedgerows and hedgerow trees within new development.
- Ensure new high quality houses face onto the northern side of Hospital Lane to form an attractive urban edge to southwest Bedworth.
- Carry out hedgerow and tree planting to the northern side of Hospital Lane to soften and limit views of the new urban edge.
- Consider the route of the existing overhead power line in the housing layout so that it is 'buffered' and forms part of a corridor of open space between existing and new housing.
- Consider a density of 40 dwellings per hectare as appropriate for this site, given its generally low visual prominence and existing urban context.
- Set a maximum building height of 2 storeys given the nature of existing built form.
- Ensure 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, as opposed to a monotonous urban edge.
- 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.

2.6 Habitat and vegetation

2.6.1 HSG5 chiefly comprises intensively farmed agricultural land with elements of hedgerows and mature trees along some field boundaries. There is an area of semi-improved grassland at the southern end of the site which is considered to be of higher ecological value.

2.6.2 Any development of the strategic site should retain the area of semi-improved grassland in order to maintain and enhance biodiversity, and provide habitat linkages across the site.

2.7 Access and movement

Public transport

2.7.1 Stagecoach service No.'s 55, and 56 run along Goodyers End Lane, 210 m to the south of the site's southern edge, with service No. 55 also running along Newcomen Road, with a stop around 210 m away from the northern edge of the site. Services 55 and 56 link Bedworth with

Coventry, with service No. 55 continuing to Nuneaton via the George Eliot Hospital, and service No.56 continuing to Nuneaton via Bulkington.

Highway network

2.7.3 Hospital Lane connects to Smorrall Lane to the north and Goodyers End Lane to the south. Both routes lead to Heath Road which provides access to the A444 and Bedworth Town Centre. The A444 and Coventry City Centre are also accessible to the south along Goodyers End Lane and Royal Oak Lane via Ash Green.

Pedestrian and cycle routes

2.7.4 There are three public right of way footpaths with the site¹, one running north-south (public footpath B8), one running east-west (public footpath B9) across the site, and one connecting to footpath B8 (public footpath B10) linking in with nearby residential streets.

2.8 Facilities

2.8.1 Newdigate Primary School and Anderton Road playing fields adjoin the northern boundary of the site and there are allotments off Smorrall Lane, 350 m to the north of the site's northern boundary. Ash Green Secondary School is around 900 m to the south of the site's southern boundary. Further community and recreation facilities are provided at Bedworth Heath Civic Centre and Newdigate Colliery Sports and Social Club, with play facilities and playing fields at this site around 400 m away from the northern edge of the strategic site off Smorrall Lane.

2.8.2 There are individual local retail facilities off Pheasant Close, Goodyers End Lane and Smorrall Lane. The Gables Medical Centre is to the south-east of the site on Goodyers End Lane. Nearby Public Houses include The Plough on Smorrall Lane and The Royal Oak on Royal Oak Lane.

2.9 Heritage and archaeology

2.9.1 There is one designated heritage asset within 500m of the strategic site. The grade II listed Astley Hall Farmhouse lies around 470m from the northern boundary of HSG5. It is separated from HSG5 by a number of existing residential properties off Cardigan Road, Ashington Road, Whitburn Road, and Smorrall Lane.

¹ As indicated on the Warwickshire County Council Definitive Map – see <http://maps.warwickshire.gov.uk/rightsofway/>

2.9.2 To the south-east of the strategic site is Exhall Hall, with an associated barn approximately 30 m to the south-west (both Grade II listed buildings) as well as a moated site (Scheduled Monument) and a bridge which crosses it (Grade II listed building). These heritage assets are situated approximately 810 m from the strategic housing site's eastern edge, and are screened both by the surrounding mature garden planting of Exhall Hall, but are also screened in views to and from site HSG5 by existing modern residential development along Goodyers End Lane.

2.9.3 Warwickshire Historic Environment Record notes a spot-find of a flint object on land immediately to the west of Moat Farm, at the southern end of the site. There are also Historic Environment Records for a post-medieval house and moat close to the north-south footpath running from Goodyers End Lane and southern boundary of the site.

2.10 Environment

2.10.1 The natural geology of the strategic site is mapped as Keresley Member which comprises argillaceous rocks, sandstone and conglomerate overlain by superficial deposits recorded as Thrussington Member – Diamicton. The bedrock beneath the strategic site forms a principal aquifer and is a high ground water vulnerability zone. The agricultural land is classified as Grade 3 (good to moderate).

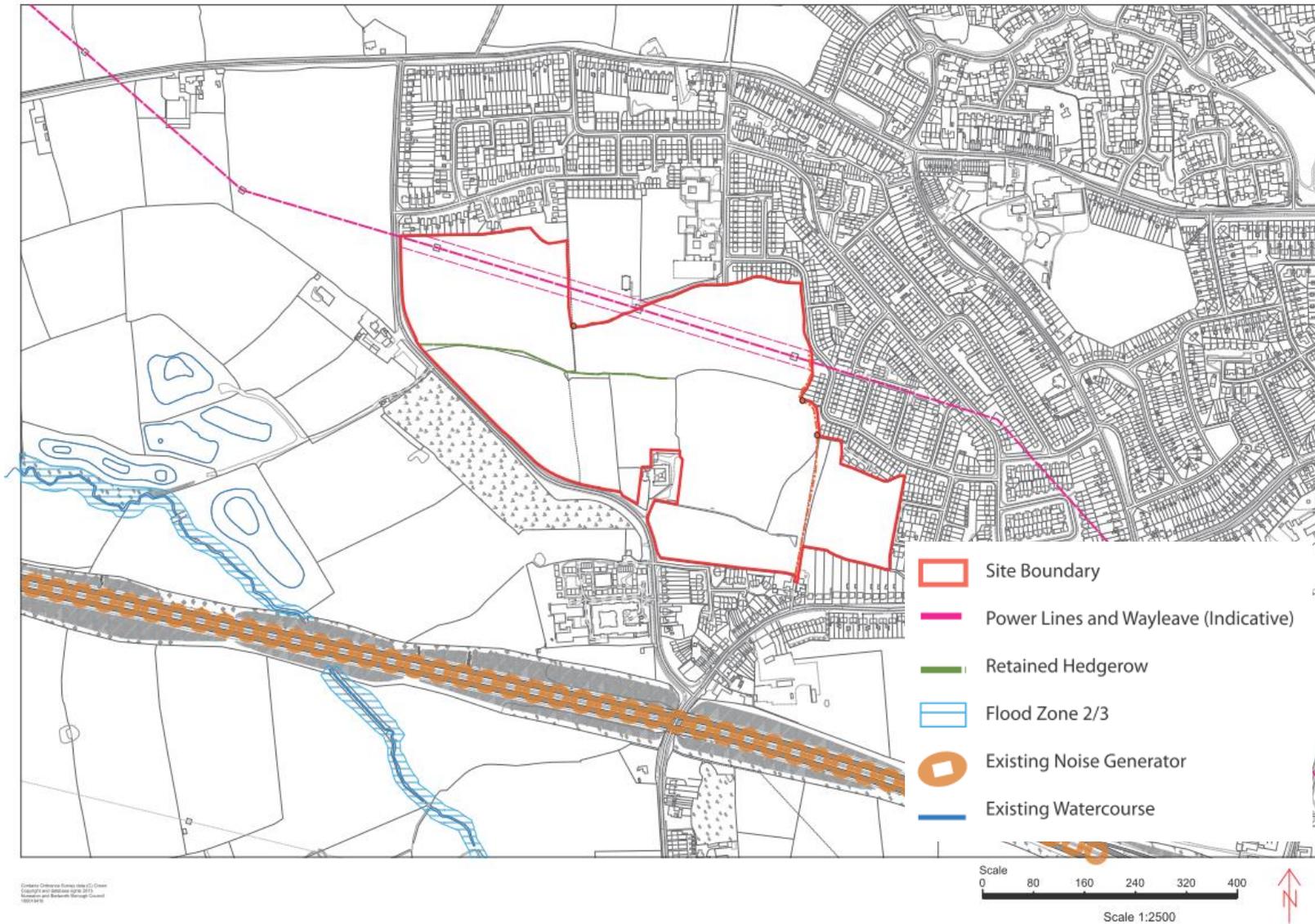
2.10.2 The M6 motorway is audible from the strategic site and is a potential source of noise.

2.11 Utilities

2.11.1 Powerlines run in a west to east direction across the western part of the strategic site.

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

2.11.3 It is anticipated that additional local sewerage network capacity is required in order to accommodate future development.



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Figure 5: HSG5 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 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:

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

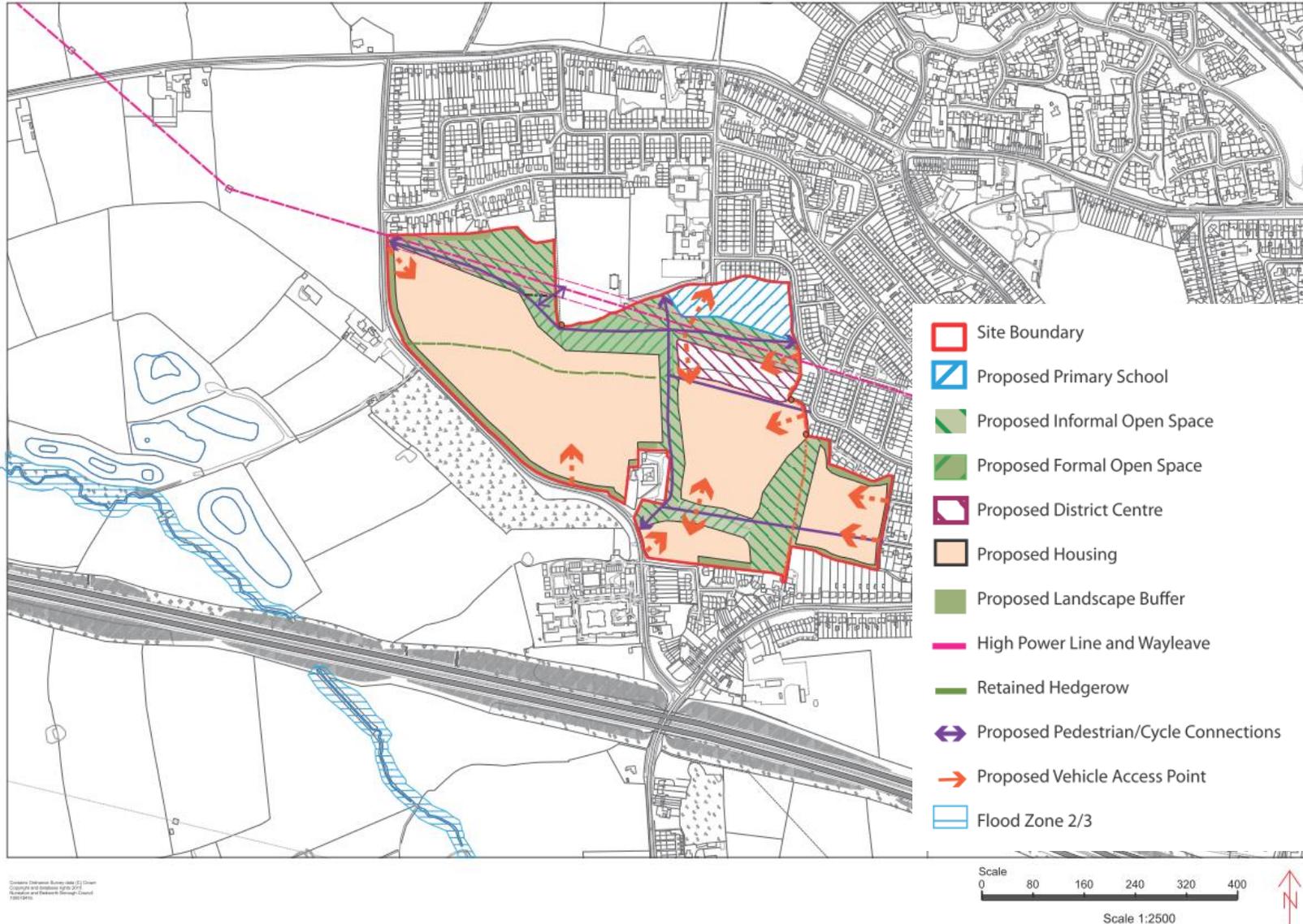


Figure 6: HSG5 Site concept

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 existing landscape features into areas of open space where possible. These will form part of the axis of green space running north-south and east-west across different parts 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 Edge treatments and landscape buffers should align with the policy requirements and recommendations of the 2017 Landscape Capacity Study² for the site. Given the nature of Hospital Lane, as a relatively minor road and as a distinct break between urban to the east and rural to the west, built form should front this road, with suitable set back space for individual front gardens. Individual driveway access for proposed houses or service roads off Hospital Lane to serve frontage properties are possible dependent on highways analysis informed by a Transport Assessment.

3.2.4 The majority of the site's northern edge of the site will form a larger area of open space combined with the existing open space off Tenby Close and the playing fields on Anderton Road.

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 retain notable ecological features on the site, including areas of semi-improved grassland. These should be enhanced as part of the network of green routes created across the site. Additionally, habitat retention and creation should be accommodated in the north-west of the site.

² <https://www.nuneatonandbedworth.gov.uk/downloads/21027/landscape>

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 west to east running hedgerow from Hospital Lane towards the centre of the strategic housing site should be retained as part of the development. Higher category trees, such as Category A and B for example, should be incorporated into the site layout where possible, with any loss of significant trees supported by full tree and ecological surveys, and net biodiversity benefits delivered as a result of the loss in accordance with Policy NE3.
- 3.2.9 The indicative layout aims to create green pedestrian and cycle routes alongside significant areas of trees and hedgerows to create well connected areas of open space, which will be utilised by wildlife, and will provide a valuable amenity space and setting for the residential development of the strategic site.
- 3.2.10 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

- 3.2.11 Formal and informal public open space will be concentrated across the northern edge of the site adjacent to Anderton Road playing fields and the public open space off Tenby Close. These spaces will run alongside east-west footpaths and cycle routes. Play space and a Green Gym are to be located in formal open space immediately to the south of Anderton Road playing fields.
- 3.2.12 Further wide areas of informal open space alongside retained trees and hedgerows as shown on the indicative layout aim to provide green routes for pedestrians, cyclists and wildlife across the site. Vehicular linkages to residential development blocks across the site shall be minimised to ensure the green routes are not severed by vehicular routes.
- 3.2.13 The two elements of the District Centre, separated by open space between the overhead power line, could be set around a new public square to provide customer and residential parking to serve the District Centre, as well as having the potential to be used as an events 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 Hospital Lane, with additional secondary vehicular access possible from Mavor Drive, Maynard Avenue and Jeffrey Close.
- 3.3.4 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. Through this work, a number of strategic road improvements are proposed, with HSG5 most closely associated with improvements identified within the Bedworth area.
- 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 HSG5 is also expected to contribute financially towards the Bedworth area road improvement schemes proposed within the Borough during the Plan period, to ensure that the local highway network is able to accommodate all strategic housing and employment sites.

Footpaths and cycleways

- 3.3.6 As part of the strategic housing site new/diverted public rights of way and cycle routes will run north-south and east-west across the site within proposed open space to create new car-free green routes through the site. The routes will link Hospital Lane with the proposed District Centre, Mavor Drive and Anderton Road (via the existing footpath adjacent to Newdigate Primary School). The existing north-south footpath linking Goodyers End Lane with Mavor Drive will be enhanced as part of its position within the retained area of open space.
- 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 HSG5 will accommodate a minimum of 398 dwellings over the Plan period. The site should be developed at an overall net density of around 40 dwellings per hectare.
- 3.4.2 Affordable housing will be provided in line with Policy H2. Any development proposal not complying with the provisions of Policy H2 will need to be supported by a viability statement.

District centre

- 3.4.3 A 1.4ha area of land has been identified in the north-eastern corner of the site to serve the strategic housing site and wider area as a District Centre. The location proposed is to maximise connectivity with existing residential properties off Mavor Drive and to the east of the strategic site. In line with Policy TC2 and the supporting hierarchy table, the District Centre should provide for day-to-day shopping and service needs of local people.
- 3.4.4 Principal uses would be retail services including small supermarkets (less than 500m²) and financial and professional services uses such as estate agents. Restaurant / public house uses will 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, and would not increase the overall number of A3/A4 uses to over 20% of the centre's total usage in line with Policy TC2.
- 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. It is anticipated that housing will be

incorporated into the District Centre to create a well-used and sustainable commercial area.

Community facilities

- 3.4.6 A number of on and off-site community facilities would be created or enhanced as part of the strategic housing site. Off-site works include upgrading the existing sports pitches at Anderton Road directly to the north of the site and enhancement to facilities at Newdigate Recreation Ground.
- 3.4.7 On the strategic housing site new community facilities are proposed as part of the formal recreation and public open space. This includes equipped older and younger children's play and a green gym.
- 3.4.8 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

- 3.4.9 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.
- 3.4.10 The primary educational requirements for HSG5 are to ensure that the capacity of Newdigate Primary School is increased from its current 1.5 form entry per year to a 2 form entry per year intake. 1ha of the strategic housing site in its north-eastern corner adjacent to the school is therefore proposed to accommodate the school expansion.
- 3.4.11 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 HSG4, 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, 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 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. Given the nature of existing built form, building height should be a maximum height of two storeys. 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 Within the proposed District Centre, units should have frontages facing public areas, with servicing located away from key public areas, where possible. It is anticipated that the land beneath the overhead power line will be used as informal open space and as part of the footpath/cycle route network across the site.

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 strategic site is located within Flood Zone 1 and consequently is at low risk of fluvial flooding. Environment Agency Mapping has indicated that isolated parts of the site, most notably at its southern end, have a higher potential risk from surface water flooding. In order to ensure the site remains at low risk of flooding and does not increase the risk of flooding elsewhere, any development shall include a comprehensive Sustainable Drainage System (SuDS) scheme. This is in line with Policy NE4.

Noise and air quality

3.6.3 The development of the site will need to take account of potential traffic noise from the M6 motorway, which lies to the south-west of the site beyond Hospital Lane. The precise nature of noise

mitigation measures should be established through the undertaking of a Noise Impact Assessment.

- 3.6.4 If required, suitable noise mitigation shall be incorporated into any potential landscaping along the south-western edge of the site towards Hospital Lane.
- 3.6.5 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 1.5km south of the site. Air quality impacts would be assessed at the planning application stage.

Safety and security

- 3.6.6 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. These principles apply equally to the proposed District Centre, with the creation of 'dead spaces' to be avoided. The extension to the recreation area, as well as the associated footpaths and cycle routes shall be clear and legible to promote their active use.

3.7 Delivery

Timescales

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

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 western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands).
 - Provision of outdoor green gym and older and younger equipped children's play facilities.
 - Play and open space to be provided with appropriate management and maintenance arrangements.

- Financial contribution towards the upgrading of the existing sports pitches at Anderton Road and facilities at Newdigate Recreation Ground.
- Allocation of land on-site for expansion of Newdigate Primary School to increase capacity to a 2 form entry school.
- 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 to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators.
- Any transport improvements/upgrades required along Hospital Lane, Smorrall Lane, Goodyers End 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 network through the site, linking Hospital Lane and Goodyers End Lane with Mavor Drive, Anderton Road and the existing/expanded recreation ground.
- Financial contribution towards the expansion of safer neighbourhood police team in line with requirements within the Council's Infrastructure Delivery Schedule.
- Local sewage network improvements to improve capacity to accommodate the development.
- Financial contributions towards sport and physical activity.
- Contribution for cycle path towards Bedworth Town Centre via Smarts Road.

Management and maintenance

3.7.3 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.

3.7.4 The Borough/County Councils will manage and maintain 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 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.