

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG7, East of Bulkington

Supplementary Planning Document (2020)

Contents

1 Introduction	4
1.1 Introduction.....	5
1.2 Role of the concept plan.....	5
1.3 Stakeholder and community engagement.....	7
1.4 Status of the concept plan	7
1.5 Planning policy background	7
National Planning Policy Framework	7
Borough Plan	8
Supplementary planning documents.....	9
Other planning guidance	9
2 Site and context	10
2.1 HSG7 strategic site	11
Context	11
Surrounding area	13
2.2 Edge conditions.....	13
2.3 Topography and views	16
2.4 Flood risk and drainage.....	16
2.5 Landscape character	16
2.6 Habitat and vegetation	17
2.7 Access and movement	17
Public transport	17
Highway network	17
Pedestrian and cycle routes.....	18
2.8 Facilities.....	18
2.9 Heritage and archaeology	18
2.10 Environment	19
2.11 Utilities.....	19
3 Framework and delivery	21
3.1 Core concept	22
3.2 Landscape, open space and biodiversity.....	24
Edge treatments	24
Areas of wildlife interest.....	24

Existing woodland, trees and hedgerows	25
3.3 Movement	25
Highway access.....	26
Footpaths and cycleways	26
Travel Plans	27
3.4 Land uses.....	27
Housing	27
3.5 Character and design.....	28
3.7 Sustainability	28
Sustainable construction.....	28
Surface water drainage and flooding	29
Noise and air quality.....	29
3.8 Delivery.....	30
Timescales	30
Infrastructure	30
Shared costs	31

Figures

Figure 1: Strategic housing and employment sites.....	6
Figure 2: HSG7 Site location	12
Figure 3: HSG7 Site context	14
Figure 4: HSG7 Accessibility and local amenities	15
Figure 5: HSG7 Site opportunities and constraints	20
Figure 6: HSG7 Site Concept	Error! Bookmark not defined.

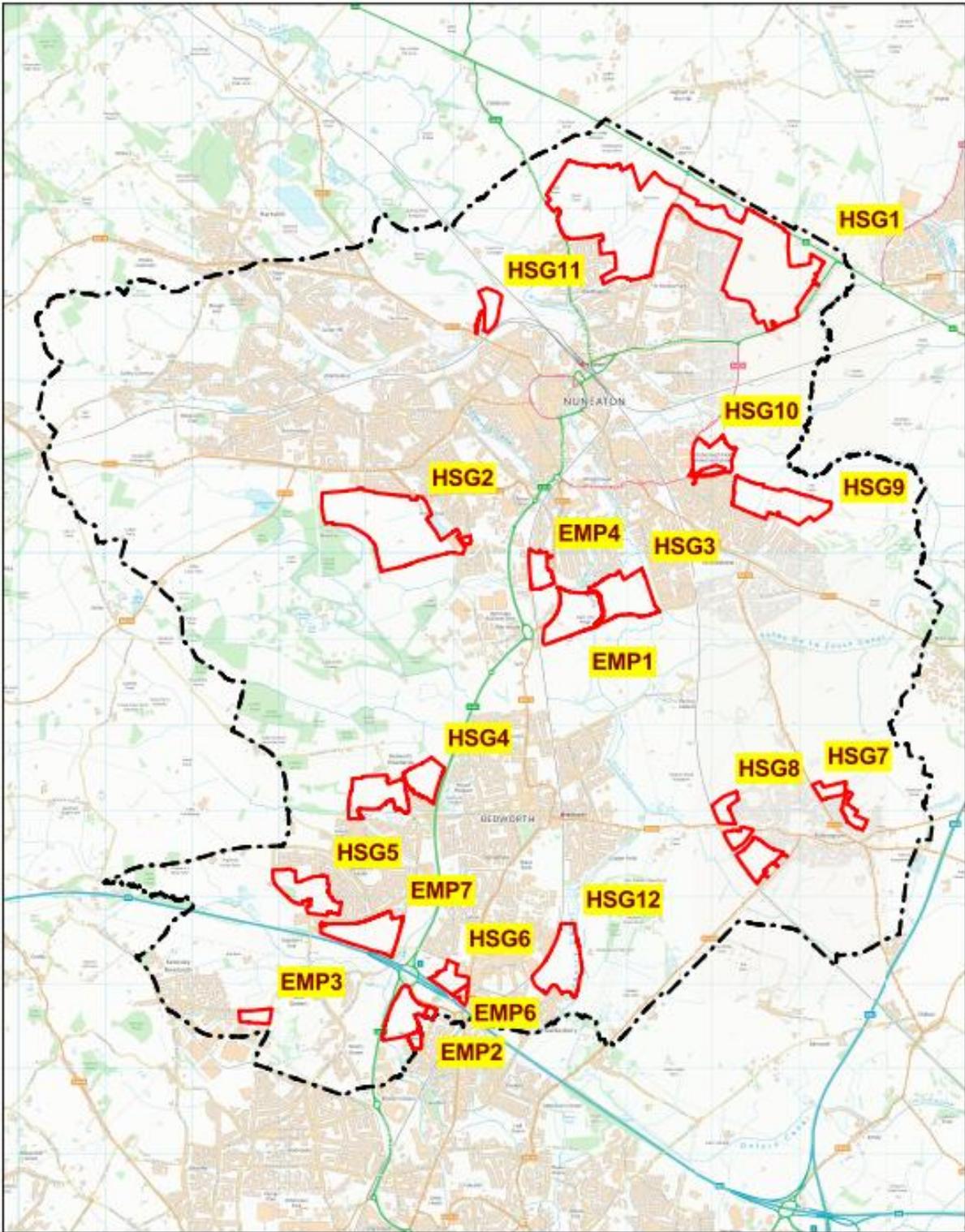
1 Introduction

1.1 Introduction

- 1.1.1 The Nuneaton and Bedworth Borough Plan will see the delivery of circa 14,060 new homes and 107.8 Ha of new employment land within the Borough for the plan period ending 2031. A key component of accommodating this growth within the Borough area will be the development of a number of strategic land allocations for housing and employment uses (see Figure 1). This framework relates to the strategic allocation known as HSG7 –East of Bulkington for a mix of residential and community uses. Policy HSG7 of the Borough Plan requires the delivery of at least 196 dwellings.
- 1.1.2 The Strategic Land Allocation covers an area of 10.25 hectares in the south-east 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.



(C) Crown copyright. All rights reserved.
 Nuneaton and Bedworth Borough Council LA
 100018416 2018/19

Scale
 0 800 1600 2400 3200 m



Figure 1: Strategic housing and employment sites

1.3 Stakeholder and community engagement

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

1.4 Status of the concept plan

- 1.4.1 It is intended that the concept plans will acquire status as a Supplementary Planning Document (SPD), providing additional explanation to the Borough Plan policies. This concept plan accords with Borough Plan policy, the National Planning Policy Framework and national planning policy guidance. Once adopted, this 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 the deliverability of the proposed scheme on the strategic site allocation.

Borough Plan

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

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

- HSG 1 – North of Nuneaton,
- HSG 2 – Arbury,
- HSG 3 – Gipsy Lane,
- HSG 4 – Woodlands,
- HSG 5 – Hospital Lane,
- HSG 6 – School Lane,
- HSG 7 – East of Bulkington,
- HSG 8 – West of Bulkington,
- HSG 9 – Golf Drive,
- HSG 10 – Attleborough Fields,
- HSG 11 – Tuttle Hill,
- HSG12 – Former Hawkesbury Golf Course
- EMP 1 – Faultlands,
- EMP 2 – Pickards Way/Wilsons Lane,
- EMP 3 - Prologis Extension,
- EMP 4 – Coventry Road,
- EMP 6 – Longford Road, and
- EMP 7 – Bowling Green Lane.

1.5.5 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 HSG7 strategic site

Context

- 2.1.1 Strategic housing allocation HSG7 covers 10.25ha, adjoining the eastern edge of Bulkington. The site is effectively split into two parcels; the northern parcel comprising land to the east of Nuneaton Road, to the north of residential properties on Arundel Road; and, the southern parcel to the east of residential properties on Lancing Road.
- 2.1.2 The B4112 Nuneaton Road forms the western boundary of the northern parcel of HSG7, with the northern and eastern boundaries defined by a tall mature hedgerow with occasional hedgerow trees. The southern parcel of HSG7 adjoins gardens of residential properties on Lancing Road, Oakham Crescent, Bramcote Close and Long Street to the south, east and partly to the west. The remainder of the western boundary adjoins an access track to a pumping station which has the rear gardens of residential properties of Lancing Road and Findon Close beyond. The northern boundary of the southern parcel of HSG7 follows field boundaries and is defined by a mature unclipped hedgerow.
- 2.1.3 Public footpath B46 runs roughly east-west through the southern parcel of the site, from Firleigh Drive to Lancing Road. However, parts of the footpath fall outside of the site boundary.
- 2.1.4 HSG7 consists of arable or pastoral fields defined by a combination of hedgerows and mature trees. There are more domestic boundary treatments on parts of the site where it meets existing residential properties. The site's topography is generally flat, with a gradual fall from east to west on the southern parcel of HSG7. There are field drains running in line with hedgerows on the northern and southern boundaries of the northern parcel and along the western boundary of the southern parcel.

Surrounding area

2.1.5 Residential properties are directly to the east, south and west of the strategic housing site. These are a mixture of two storey houses and single storey bungalows dating from the post war period, as well as newer one and half storey houses. There are agricultural fields to the north of the Strategic Housing Site.

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 All of the current boundaries of HSG7 are well-established and predominantly consist of hedgerows interspersed with mature trees. Elements of the site which adjoin the rear gardens of existing residential properties on Arundel Road, Findon Close, Bramcote Close and Ryton Gardens have more domestic boundary treatments such as close boarded fencing.



Contains Ordnance Survey data (C) Crown
 Copyright and database rights 2015
 Nuneaton and Bedworth Borough Council
 100018416

HSG7

Scale
 0 60 120 180 240 m

Figure 3: HSG7 Site context

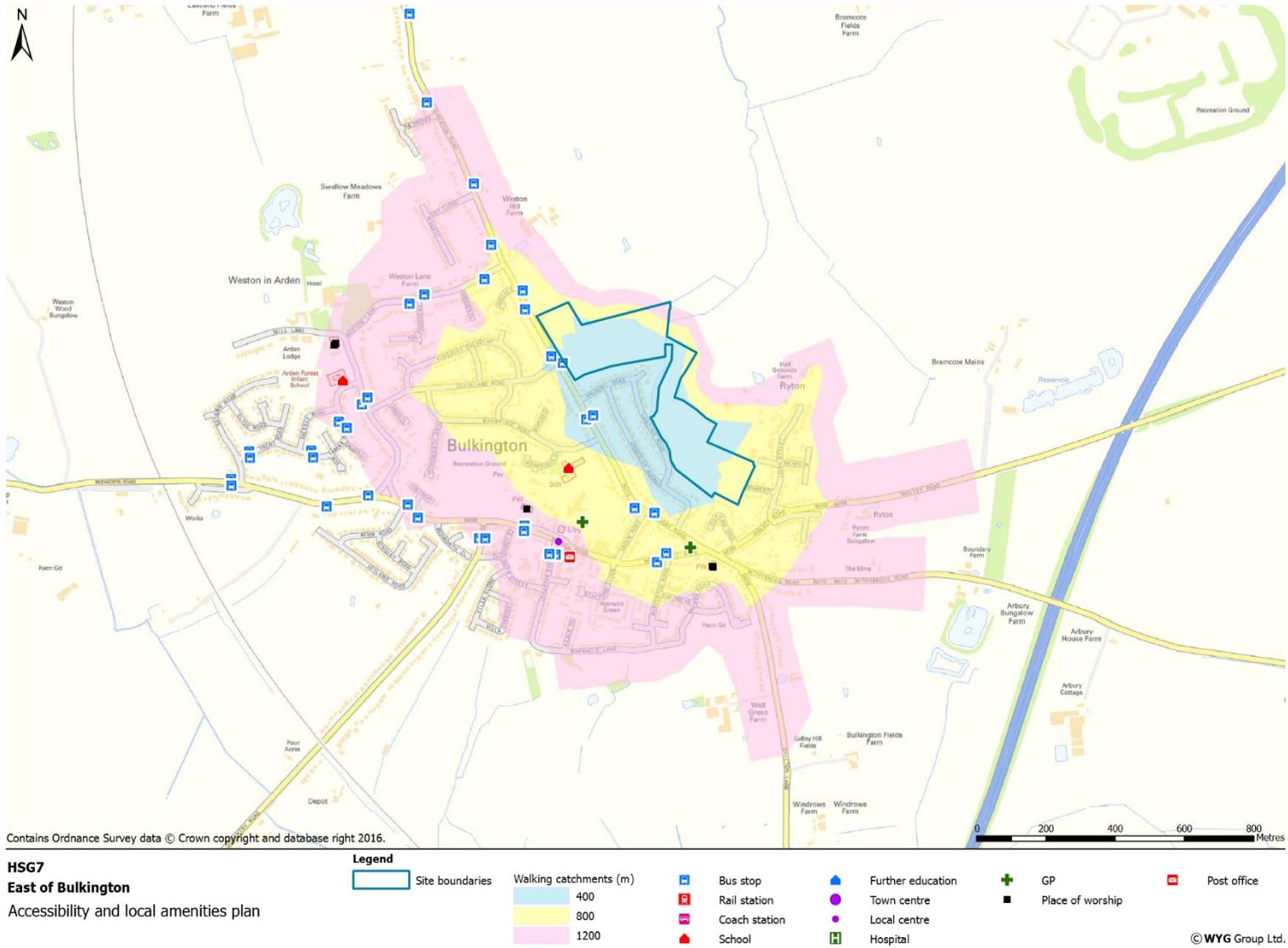


Figure 4: HSG7 Accessibility and local amenities

2.3 Topography and views

2.3.1 The southern parcel of the strategic site falls gradually from east to west, with the northern parcel relatively flat. Existing boundary trees and hedgerows reduce the visual prominence of the site, with the exception of the relatively open boundaries to the rear gardens of residential properties on Arundel Road, Findon Close, Bramcote Close and Ryton Gardens. However, the boundary hedgerows limit views into and out of HSG7.

2.4 Flood risk and drainage

2.4.1 The strategic housing site lies wholly within Flood Zone 1. There are some small areas susceptible to surface water flooding associated with the drainage ditches on the western boundary of the southern parcel and the northern and southern boundaries of the northern parcel of HSG7.

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 HSG7 is situated in Landscape Character Area 4 (LCA4) – Bulkington Rolling Farmlands Landscape Character Area. The visual prominence of HSG7 was considered to be moderate-low with few attractive features or views due to the established nature of vegetated boundaries on the settlement edge. The Landscape Character Assessment update has suggested a number of guidelines for new development on HSG7 which includes:

- Maintain all vegetated boundaries whilst accommodating access proposals;
- Provide an open space corridor incorporating the public right of way with specimen trees and small groups of trees interspersed amongst grassed areas and wildflower meadows;
- Provide additional hedgerow and hedgerow tree planting to the southern and eastern boundary (northern part of the site) and eastern boundary (southern part of the site); and
- Provide street trees to the internal road network.

2.6 Habitat and vegetation

- 2.6.1 Strategic site HSG7 comprises intensively farmed agricultural land or managed arable fields with elements of hedgerows and mature trees along field boundaries.
- 2.6.2 Any development of HSG7 should retain the existing boundary trees and hedgerows in order to maintain and enhance biodiversity and provide habitat linkages across and through the site.
- 2.6.3 Protected species surveys will be required. Any associated or valuable habitats will be retained and connectivity should be enhanced within any development layout.

2.7 Access and movement

Public transport

- 2.7.1 Stagecoach service No. 56 runs along Nuneaton Road and there are bus stops on Nuneaton Road close to the northern parcel of HSG7. Service No.56 connects Bulkington with Nuneaton, Bedworth and Coventry.
- 2.7.2 In addition, Arriva No.74 services stop on Weston Lane, some 180 m to the north of the western edge of HSG7 and stops in Bulkington Village Centre, around 310 m to the south east of the site's western edge. This service connects Bulkington with Nuneaton and Coventry via Wolvey and Walsgrave Hospital.

Highway network

- 2.7.3 The B4112 Nuneaton Road adjoining the western boundary of the northern parcel of HSG7 links Bulkington to Nuneaton and Rugby (via Withybrook and Newbold). Radial routes from Bulkington provide access to; Bedworth (via B4029); Coventry and Longford (via B4109); Shilton/Ansty and the M69/M6/A46 interchange (via B4029 and B4065); and, Hinckley and the A5/ M69 junction 1 (via B4109).
- 2.7.4 Direct vehicular access into HSG7 is possible from Nuneaton Road to the northern parcel of the site, with Lancing Road providing a potential primary vehicular access point into the southern parcel of the site.

Pedestrian and cycle routes

2.7.5 An east-west public footpath (B46) runs across the site from Firleigh Drive onto Lancing Road. Only parts of the public right of way fall within the site allocation area.

2.8 Facilities

2.8.1 HSG7's western edge is approximately 310 m away from Bulkington Village District Centre. The village district centre has facilities to meet day-to-day local needs including; retail shops; public houses; a bank; a cafe; hairdressers; and hot food takeaways. There is also a small parade of shops off Rugby Road, around 170 m to the south of HSG7's southern edge. The Weavers Arms Public House on Long Street is approximately 80 m to the east of the southern parcel of the site's eastern edge.

2.8.2 Arden Forest Infant and St James CofE Academy (junior) are within Bulkington village and are 550 m and 260 m respectively from the western edge of the strategic site. Nicholas Chamberlaine School (secondary) is to the west of Bulkington along Bedworth Road.

2.8.3 Community and recreation facilities are provided at Bulkington Recreation Ground and Bulkington Village Community Centre, both within approximately 500 m of HSG7's western edge. The nearest allotments are off Barnacle Lane, around 370 m from the southern edge of the Site.

2.8.4 GP facilities are relatively close to HSG7, with Rugby Road Surgery approximately 140 m south of the southern edge of the site. Bulkington Surgery on School Road is approximately 290 m away from the southern edge of the Site on Lancing Road.

2.9 Heritage and archaeology

2.9.1 There are a number of designated heritage assets within 500m of the strategic site. Bulkington Conservation Area boundary is approximately 350m to the west of HSG7's western edge. The grade II* listed Church of St James, the church railings, two tombs within the church grounds and 3-4 Church Street (all grade II listed) are all within Bulkington Conservation Area. 560m to the east of the northern parcel of HSG7's western edge is the Grade II listed Weston Hall Hotel and attached gate piers. These heritage assets are screened from the strategic site by existing modern suburban development.

- 2.9.2 Approximately 240m from the northern boundary of HSG7's northern edge is the grade II listed Weston Hill Farmhouse. The ECUS Heritage Assessment considers the strategic site to fall within the setting of Weston Hill Farmhouse.
- 2.9.3 Development on the northern boundary of the northern parcel of HSG7 may potentially change views from Weston Hill Farmhouse and will need to be carefully planned in relation to this specific designated heritage asset.
- 2.9.4 The ECUS Heritage Assessment notes there is potential for as yet unknown archaeological remains on the site, including the post-medieval settlement remains of the village of Ryton.

2.10 Environment

- 2.10.1 The underlying geology of HSG7 is Mudstone of the Mercia Mudstone formation. This is overlain by varying superficial deposits including Bosworth Clay, Wolston Sand and Gravel and Oadby Member Diamicton.
- 2.10.2 The bedrock beneath the strategic site forms a secondary aquifer and is a high ground water vulnerability zone for a minor aquifer. The agricultural land is classified as Grade 3 (good to moderate).
- 2.10.3 The pumping station between the two parcels of the site is a potential source of noise.

2.11 Utilities

- 2.11.1 The strategic site has access to gas mains from nearby residential roads.
- 2.11.2 A review of local sewerage network capacity will be required to assess the impact of the development of HSG7 on the existing sewerage network. This is considered in more detail in the Water Cycle Study prepared to support the Borough plan.



Contains Ordnance Survey data (C) Crown copyright and database rights 2015
 Nuneaton and Bedworth Borough Council
 10001841 6

HSG7



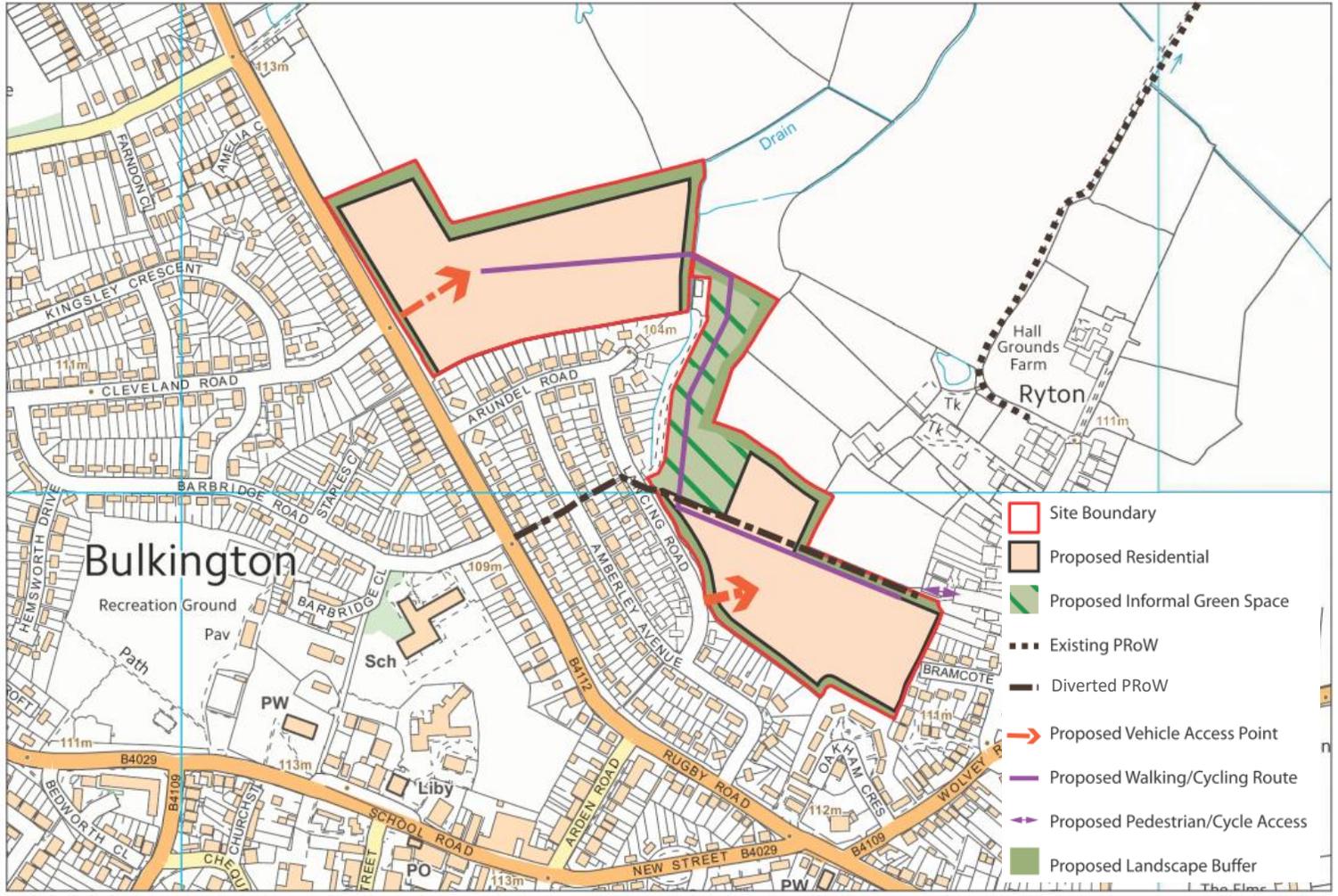
Figure 5: HSG7 Site opportunities and constraints

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 HSG7. 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:

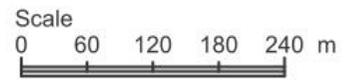
- Landscape, open space and biodiversity;
- Movement;
- Land Uses;
- Character and design; and
- Sustainability.



- Site Boundary
- Proposed Residential
- Proposed Informal Green Space
- Existing PRoW
- Diverted PRoW
- ➔ Proposed Vehicle Access Point
- ➔ Proposed Walking/Cycling Route
- ➔ Proposed Pedestrian/Cycle Access
- Proposed Landscape Buffer

Contains Ordnance Survey data (C) Crown
 Copyright and database rights 2015
 Nuneaton and Bedworth Borough Council
 100018416

HSG7



Scale 1:5000

Figure 6: HSG7 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. Retention of existing boundary trees and hedgerows would form a base to enhance site landscape buffers, especially to the northern edges of the site, providing additional screening to the grade II listed Weston Hill Farmhouse and softening the urban edge of Bulkington where it meets the countryside. A larger area of green space for landscaping and informal open space is proposed on the southern parcel of HSG7 adjacent to the pumping station and access track.
- 3.2.2 Applicants are required 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 trees and hedgerows should be left as part of residential garden space rather than separate areas of isolated green space to form a defensible boundary.
- 3.2.4 The site's northern edge, along with the land on the southern parcel adjacent to the pumping station and access track, will form enhanced areas of soft landscaping and open space. Additionally, a structural tree planting belt should be created to the north and east edges of the central open space.

Areas of wildlife interest

- 3.2.5 Borough Plan Policy NE3 requires developments to conserve, enhance and restore ecological networks, biodiversity features and geological features, as well as where appropriate, create new ecological networks.
- 3.2.6 The indicative layout aims to create areas of greenspace around the site's edges, predominantly to enhance habitat along the northern boundary of the site. Sustainable Urban Drainage System (SuDS)

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

features, if required in areas of the site which have a higher risk of surface water flooding, could also be utilised as potential wildlife habitat.

- 3.2.7 In order to maintain and improve the ecology along the brook, the current corridor acting as a buffer should be increased.
- 3.2.8 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

- 3.2.9 With the exception of new access points proposed on Nuneaton Road and Lancing Road, all boundary trees and hedgerows should be retained and enhanced as part of the development. Net biodiversity benefits should be delivered as a result of the development in accordance with Policy NE3.
- 3.2.10 The indicative layout aims to create an area of open space adjacent to the pumping station and access track on the southern parcel of the site. Combined with enhanced planting on the northern boundaries of HSG7, this will provide a wildlife corridor and screening to the strategic housing site from areas of countryside to the north.

Open space

- 3.2.11 Informal public open space will be concentrated along the northern edges of HSG7 as a landscape buffer and adjacent to the pumping station and its associated track on the southern parcel of the site. As part of this, the central open space should include wildflower meadows.

3.3 Movement

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

Highway access

- 3.3.3 Primary access for vehicles will be provided from Nuneaton Road for the northern parcel of the site. The southern parcel of HSG7 has a potential primary vehicular access point from Lancing Road.
- 3.3.4 The Strategic Transport Assessment Modelling Report commissioned by Warwickshire County Council modelled the potential impacts of all proposed Strategic Housing and Employment allocations within the Borough until 2031. Consequently a number of strategic road improvements are proposed.
- 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 HSG7 is also expected to contribute financially towards road improvement schemes proposed within the Borough during the plan period to ensure that the local highway network is able to accommodate all strategic housing and employment sites.

Footpaths and cycleways

- 3.3.6 As part of the strategic housing site, a walking and cycling route is proposed through the informal open space to create a green route linking the northern and southern parcels. This route is proposed to run from the existing public footpath (B46) through the informal open space and into the northern parcel of HSG7. The route should continue to Nuneaton Road as part of the housing development to improve pedestrian connectivity through the Site. As the legal alignment of footpath B46 does not mirror the navigable route or proposed route, parts of the public right of way will require stopping up, diversion and upgrading to accommodate cycling rights. An east-west walking and cycling route is proposed to serve the southern parcel, running from Lancing Road to either the existing PROW access via Firleigh Drive, or a possible alternative such as Bramcote Close. Any stopping up and diversion will need to be explored with Warwickshire County Council's Public Rights of Way team.
- 3.3.7 HSG7 is expected to contribute financially towards the development of a dedicated cycle path along with B4029 Bedworth Road between Bulkington and Bedworth. This will encourage new residents of HSG7 to access Bulkington District Centre, Bedworth Town Centre and Nicholas Chamberlaine School via alternative car-free modes of transportation.
- 3.3.8 The concept plan shows the main walking and cycling routes which are principal utility routes through the site. Other walking and cycling

routes may also be required. Any necessary walking 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 routes are adequately factored into site masterplanning.

Travel Plans

- 3.3.9 A Travel Plan for the site will be required to be developed in line with Borough Plan Policy HS2. This shall include details of measures to deliver sustainable transport improvements on site including details of measures to encourage modal shift in travel to work patterns.

3.4 Land uses

Housing

- 3.4.1 The strategic housing allocation HSG7 will accommodate a minimum of 196 dwellings over the plan period. The site should be developed at an overall net density of around 28 dwellings per hectare.
- 3.4.2 Affordable housing will be provided in line with Policy H2. Any development proposal not complying with the provisions of Policy H2 will need to be supported by a viability statement.

Community facilities

- 3.4.3 Given the close proximity of HSG7 to Bulkington Recreation Ground, it is proposed that off-site community facilities are enhanced as part of the strategic housing site delivery. Off-site works include upgrading the existing sports facilities and teenage play provision at Bulkington Recreation Ground and, improvement of facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy. On site provision for younger children's play is likely to be required. The location, design and type of provision should be determined in consultation with the Council's Parks and Countryside team.

Education requirements

- 3.4.4 Nuneaton and Bedworth Borough has a two tier education system of primary and secondary schools. Educational requirements have been based on sufficient school provision being available to meet the overall housing numbers proposed from the Strategic Housing Sites.

- 3.4.5 The educational requirements for HSG7 are to ensure that the expansion and reorganisation of both Arden Forest Infant and St James Academy Junior schools are appropriate to meet demand in tandem with the proposed Strategic Housing Site to the west of Bulkington (HSG8). The developers of HSG7 are encouraged to engage in early dialogue with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.
- 3.4.6 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, HSG5, HSG6 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 considering sustainable design and construction. Schemes should be designed to a high standard, able to accommodate the changing needs of occupants and adapt to and minimise the impact of climate change. However, the architectural appearance of the development should respond positively to the design context and height of the existing residential areas surrounding the site which includes a mix of single storey bungalows and chiefly two storey detached and semi-detached dwellings built in the post-war era of the twentieth century, as well as newer one and a half storey houses. This should be achieved through the use of variation in building heights, house types and orientation of dwellings to create an attractive, high quality extension to the urban area. The overall design should, where appropriate, use varied building material, which make reference to the local vernacular. Roof materials should be in recessive colours to help reduce the prominence of urban edges.
- 3.5.2 Policy H1 requires development to provide a mix of housing types, sizes and tenures.

3.7 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. Environment Agency mapping has indicated that parts of the site, most notably along the northern and southern edges of the northern parcel and the western side of the southern parcel have a higher potential risk from surface water flooding, all following the line of field drainage ditches. 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.
- 3.7.3 Applications will have to have due regard to the requirements of Policy NE4 of the Borough Plan. Consultation with the Environment Agency (as Main River Authority) and/or Warwickshire County Council (as Lead Local Flood Authority) will be required as appropriate.

Noise and air quality

- 3.7.4 The development of the site will need to take account of potential noise from the pumping station and road traffic noise from Nuneaton Road. 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 could be incorporated into any proposed informal open space adjacent to the pumping station.
- 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 3.8km south-west 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 residential areas. Natural surveillance should be provided in the form of doors and windows to housing overlooking streets and public spaces, with the creation of an environment which is legible to residents and visitors alike. Existing and proposed footpaths 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 be delivered within the first 5 years of the plan period following formal adoption of the Borough Plan.

Infrastructure

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

- Play and open space, including younger children's play, to be provided with appropriate management and maintenance arrangements.
- Financial contribution towards the upgrading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy.
- Financial contribution towards primary education at Arden Forest Infant and St James Academy Junior schools to meet anticipated demand for school places.
- Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry.
- Bus infrastructure improvements adjacent to HSG7 with a potential 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 Nuneaton Road, Lancing Road, Bramcote Close and surrounding streets affected as a result of the development. The main access points are likely to be from Nuneaton Road and Lancing Road.
- Financial contributions towards Bulkington highway infrastructure works as identified in the Strategic Transport Assessment.
- Provision of footpaths/cycleways through the open space on the Site, linking the existing public footpath on the southern parcel of the Site with the northern parcel and through the development area to Nuneaton Road.
- Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth, and towards Bulkington Village Centre and Nuneaton.

- Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water.
- Financial contribution towards sport and physical activity.
- Financial contribution towards community facilities.
- Financial contribution for primary medical care to be given to NHS Warwickshire North Clinical Commissioning Group or successor body.
- Maintain and enhance vegetated boundaries that front onto the wider rural area (to be maintained as Green Belt defensible boundaries).
- Provide an open space corridor incorporating the public right of way with specimen trees and small groups of trees interspersed amongst grassed areas and wildflower meadows.
- Provide street trees to the internal road network.
- Enhancement of the brook which follows the south-western boundary.
- Contribution for cycle path towards Bedworth.

Shared costs

3.8.3 It is understood that the northern and southern parcels of HSG7 are in separate ownership. It is essential that landowners come to a voluntary agreement to share the cost of contributions to infrastructure requirements.

Management and maintenance

3.8.4 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 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.