

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: EMP2, Wilsons Lane

Supplementary Planning Document (2020)

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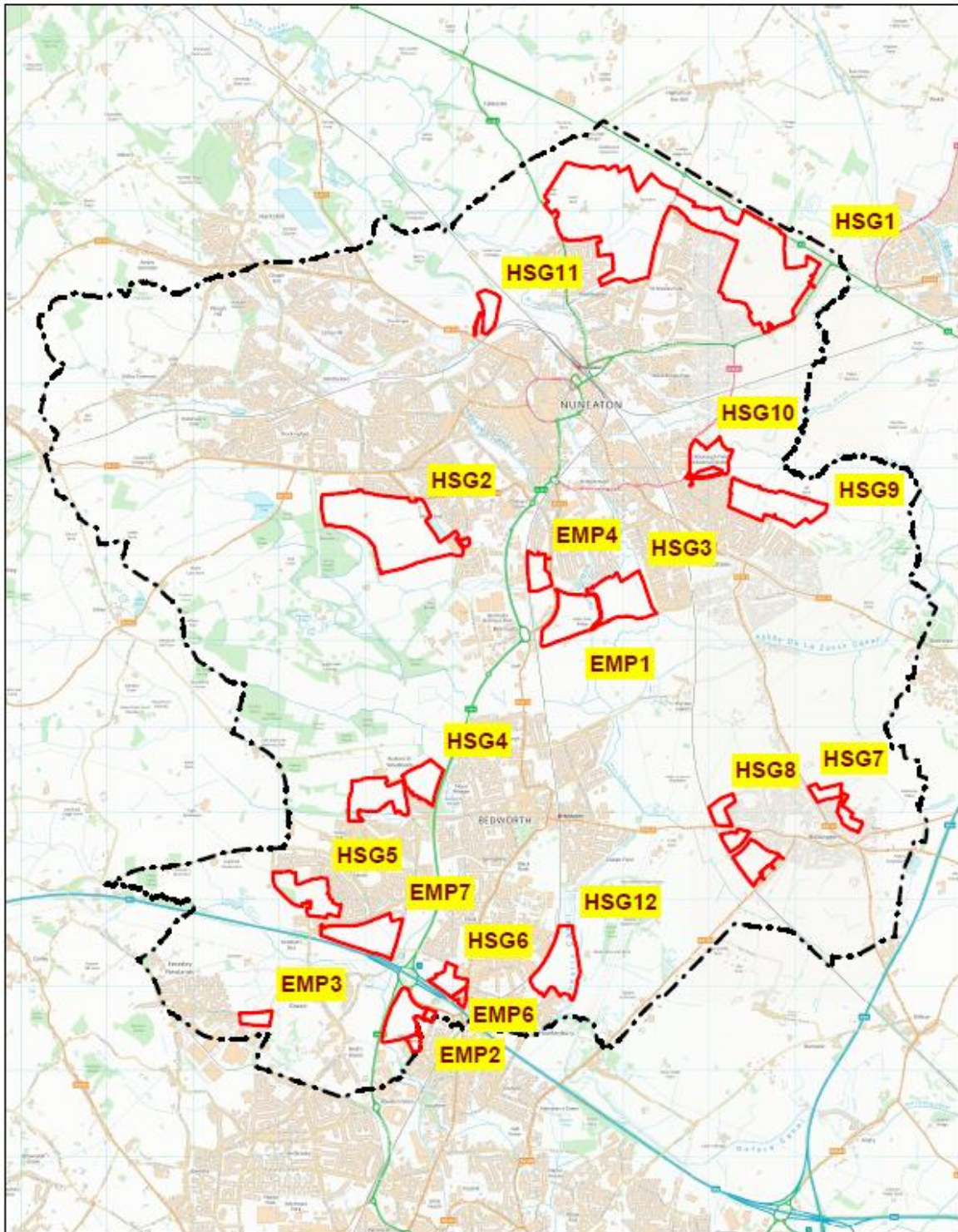
1 Introduction

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 concept plan relates to the strategic allocation known as EMP2 - Wilsons Lane. The site has been allocated for approximately 18 hectares of employment land and approximately 73 dwellings.
- 1.1.2 The Strategic Land Allocation covers an area of 23 hectares in the south 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 in showing 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 the 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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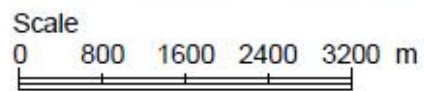


Figure 1: Strategic housing and employment sites

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 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
- HSG12 – Former Hawkesbury Golf Course
- EMP 1 – Faultlands,
- EMP 2 – 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 concept plan. 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 concept plan:

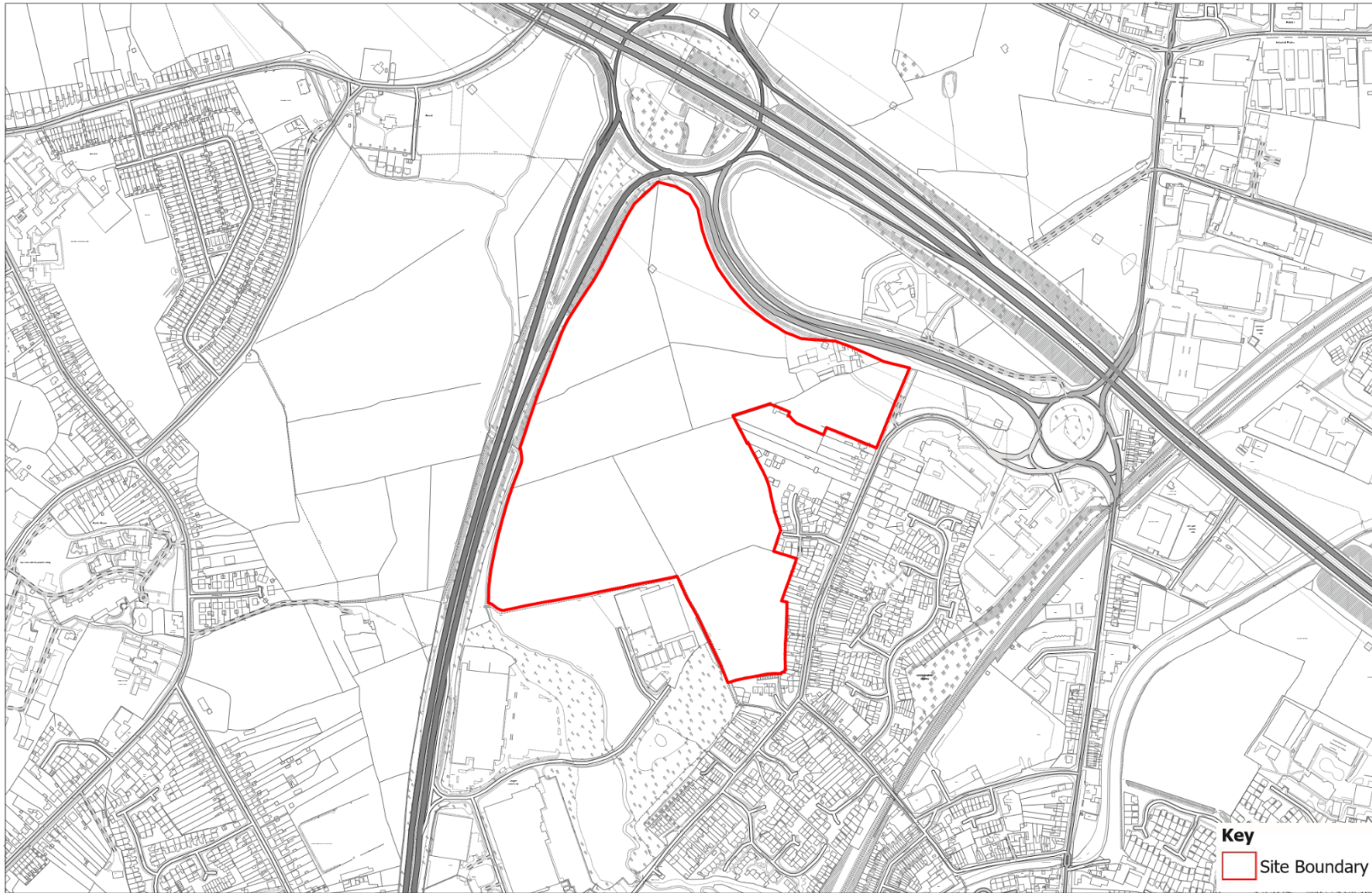
- National Planning Practice Guidance.

2 Site and context

2.1 EMP2 strategic site

Context

- 2.1.1 Strategic allocation EMP2 covers 23 hectares of the land located to the south-east of the M6/A444 Junction situated on the southern boundary of the Nuneaton and Bedworth Administrative Area, with the site's northern edge approximately 2.2 km to the south of Bedworth Town Centre. The site is 'urban fringe' in character and consists of arable and grazing land with associated agricultural buildings and a farm house.
- 2.1.2 The agricultural buildings and farmhouse are located in the north-east of the site. The northern boundary is defined by a hedgerow with the B4113 (Pickards Way) beyond. The eastern boundary is irregularly defined by existing property boundaries fronting Wilson Lane and new housing schemes currently under construction. The southern boundary is defined by a mature hedgerow with warehouses associate with Gallagher Business Park beyond. The western boundary is defined by a mature hedgerow and narrow landscape buffer with the A444 dual carriageway beyond. The River Sowe runs in a north to south direction adjacent to the south west corner of the site.
- 2.1.3 Two public footpaths (B23 and B25) form a circular route around the southern and western boundary of the Site before crossing the centre of the site. The northern edge of the site is crossed by a 400kV overhead electricity line.



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100018416

Land off Phoenix Way/Wilsons Lane,
Bedworth

Scale
0 80 160 240 320 400 m
Scale 1:2500



Figure 2: EMP2 Site location

- 2.1.4 The existing residential area known as 'Woodshires Green' is located to the south and south east of the site. The southern part of Woodshires Green falls within the Coventry City administrative area.
- 2.1.5 The B4113 abuts the north-eastern boundary and the A444 the western boundary of the site, forming a roundabout with the M6 (Junction 3) to the north of the site.
- 2.1.6 The topography of the site slopes gradually from east (99 AOD) to west (90 AOD).
- 2.1.7 The land to the south of the site is known as Sowe Meadows. It is owned by Nuneaton and Bedworth Borough Council and managed as a wildlife 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 The majority of the site's northern, western and southern boundaries are formed by mature hedgerows with hedgerow trees providing a significant buffer between the highway network, the existing employment uses to the south, and residential development to the east.

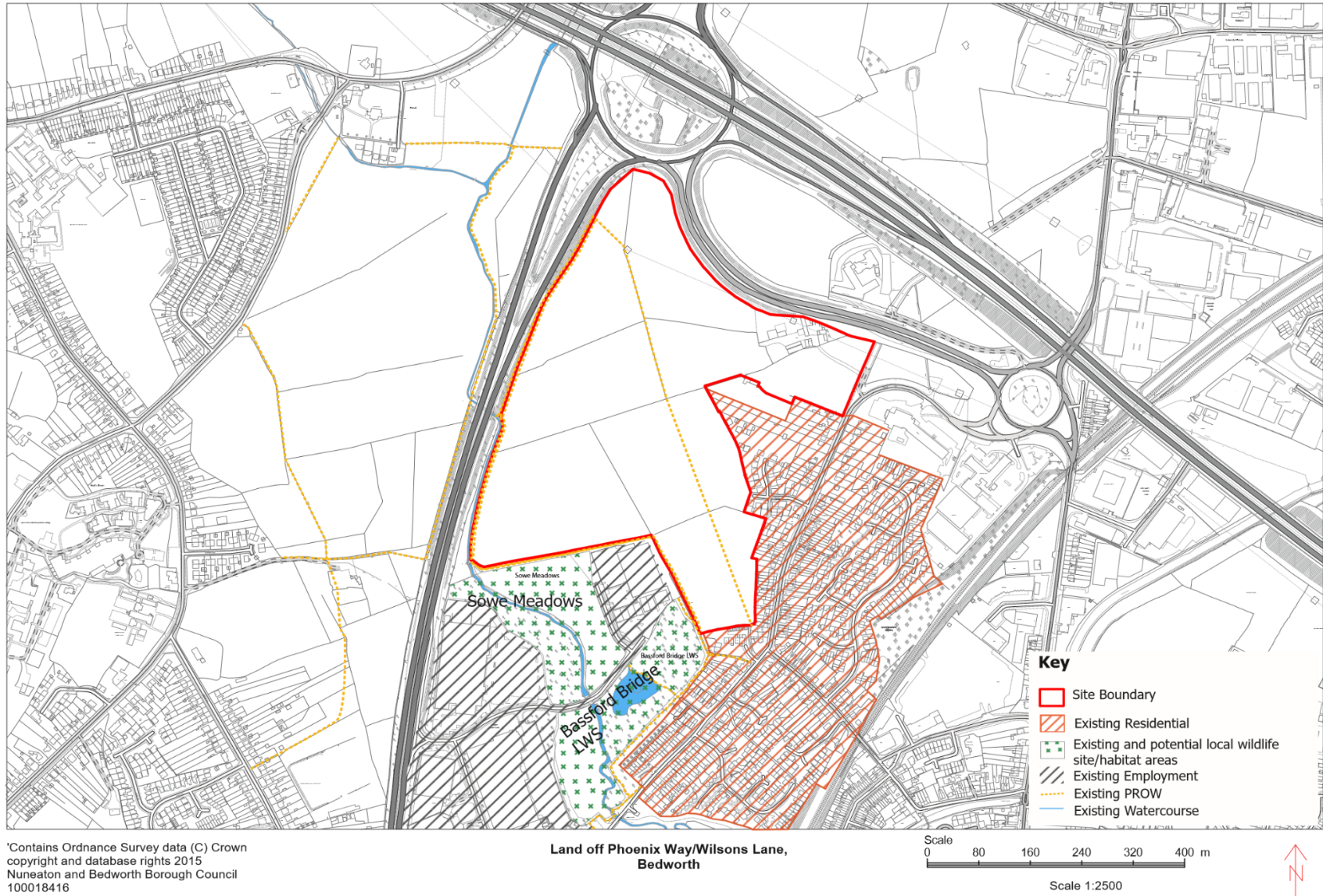


Figure 3: EMP2 Site context

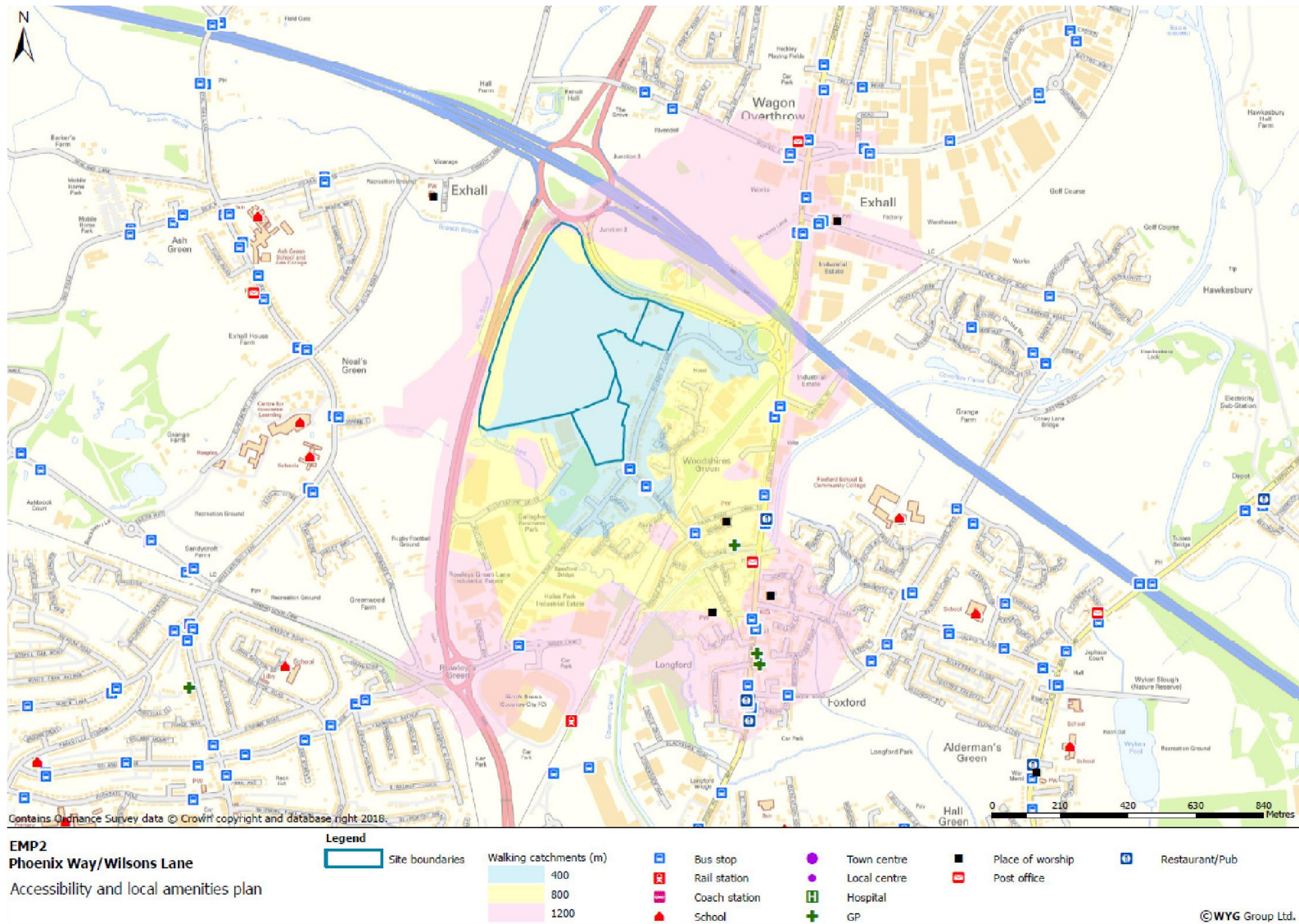


Figure 4: EMP2 Accessibility and local amenities

2.3 Views

- 2.3.1 The existing vegetation on the western and northern boundaries, and presence of existing built development to the south and east means that the site has relatively low visual prominence.
- 2.3.2 Views north and west of the existing urban edge are softened by vegetation in those directions but these views do include overhead line infrastructure routed in an east-west direction following the M6 corridor. Views south and east are largely shortened and curtailed by the main built up area of Coventry, including the Ricoh Arena on higher ground. The PRow circuit in the site has open views of the wider context, although these are shortened in places by the hedgerow field boundaries. In terms of the settlement setting, with the exception of views north and west, the site contributes few attractive features or views.

2.4 Flood risk and drainage

- 2.4.1 The south-west corner of the site falls within an area at high risk of flooding (Flood Zones 2 and 3) associated with the River Sowe.

2.5 Landscape character, habitat and vegetation

- 2.5.1 Nuneaton and Bedworth Borough Council commissioned a Landscape Character Assessment (LCA) in 2012 prepared by TEP. This was updated in 2016.
- 2.5.2 Strategic Site EMP2 is situated in the eastern part of Landscape Character Area 7 – Keresley Urban Fringe, where the land use varies from typical urban landscapes which include golf courses, recreational areas, as well as more rural surroundings of pasture and arable farm land and horse paddocks. The key landscape features relevant to the site identified in the LCA are:
- Urban fringe character created through the mixture of land uses and the fragmentation and isolation of farmland as a result of roads (M6 & A444) and urban development;
 - The use of land for horse paddocks and recreation and views of development creates a strong association with the urban environment;
 - Varied field pattern although represents primarily post-medieval and 18th and 19th century enclosure. Many fields are small and irregular in shape close to streams, becoming larger where arable farming takes place on higher ground;

- Fields are bordered by variable hedgerows and hedgerow trees;
- Woodland is present as linear belts along the M6 and A444. Elsewhere a wooded character is created by mature trees along the River Sowe and Breach Brook, as well as trees within mature hedgerows;
- Hedgerow trees and woodland are primarily oak;
- Urban fringes are common within the landscape with built development always visible on at least two sides of farmland;
- Built development tends to appear as linear bands along roads or as rising rooflines on higher ground; and
- Large warehouse development is often prominent above trees and woodland on the fringes of the character area.

2.5.3 The Landscape Character Assessment concludes that the site has a moderate-high capacity to accommodate employment and residential use but suggests a number of recommendations for new development on EMP2, namely:

- Retain and reinforce existing hedgerows and hedgerow trees;
- Retain the section of PRow routed through the middle of the site within a landscape corridor (with appropriate tree & shrub planting and open ground) to help articulate a landscape framework through the site;
- Where possible maintain views from the above PRow towards the western side of the River Sowe valley;
- Maintain an appropriate landscape buffer to western and northern boundaries of the site;
- Create an open corridor with appropriate trees & shrubs along PRow following the western and southern boundaries;
- Encourage B1 office use on land to the east of the landscape corridor (described above); such smaller scale development would be more appropriate on the more visible higher part of the site next to the additional housing sites and to existing residential development on Wilson's Lane;
- If proposed, locate larger B2 and B8 use to west of the landscape corridor on the lower ground;
- Provide an appropriate landscape treatment to the eastern boundary of the site with a mix of open ground, shrubs and trees to provide a mix of open and filtered views westwards across the River Sowe valley;
- For the proposed housing sites provide appropriate tree planting in the streetscene and rear gardens to help the development integrate into the landscape; and

- Locate all built form sensitively and propose varied built form and rooflines, and use variation in materials to help reduce effects of scale and massing of development in views.

2.6 Access and movement

Public transport

- 2.6.1 The nearest bus stop to the site is located on Bedworth Road (adjacent to Ibstock Road) approximately 400 m to the east of the eastern edge of the site. Bus Services 20, 48, and 78 operate along B4113 and connect the site to Coventry, Bedworth and Nuneaton.
- 2.6.2 The nearest train station is Coventry Arena Station, located approximately 860 m from the southern edge of the site. Train services from the station operate to Coventry and Nuneaton.

Highway network

- 2.6.3 The site is currently served from Wilsons Lane, which connects to the B4113 to the north-east at a roundabout and provides access to the A444 / M6 (Jct 3) via Pickards Way. The A444 is a primary route linking Nuneaton and Bedworth to the A5 in the north and Junction 3 of the M6 to the south.
- 2.6.4 To the south Wilsons Lane narrows and becomes Rowley's Green Lane. Rowley's Green Lane terminates to the north of the existing employment uses.

Pedestrian and cycle routes

- 2.6.5 There are two public rights of way on the site.
- 2.6.6 Public Footpath B25 runs adjacent to the northern part of the western boundary before turning east to run in a south-easterly direction through the centre of the site before forming a junction with Wilsons Lane.
- 2.6.7 Public Footpath B23 runs adjacent to the southern and western boundaries from Wilsons Lane to a crossing point on the A444. The two footpaths, taken together, form a circular route around the southern and western boundary of the site before crossing the centre of the site.

2.7 Heritage and archaeology

- 2.7.1 Nuneaton and Bedworth Borough Council commissioned a Heritage Assessment which was prepared by ECUS Environmental Consultants, forming part of the evidence base for the Borough Plan.
- 2.7.2 The Heritage Assessment confirms there are no designated heritage assets (Scheduled Monuments, listed buildings, conservation areas, Registered Parks & Gardens or Registered Battlefields) on Strategic Employment Site EMP2.
- 2.7.3 An area of ridge and furrow has been recorded by the Turning the Plough project in the south-east corner of the strategic site and suggests that the area may have previously been part of a former medieval open field system.
- 2.7.4 The following designated heritage assets are located within 1km of EMP2:
- The moated site at Exhall Hall (Scheduled Monument);
 - Exhall Hall (Grade II Listed Building);
 - Bridge Over Moat approximately 2 m west of Exhall Hall (Grade II Listed);
 - Barn approximately 30 m south-west of Exhall Hall (Grade II Listed Building); and
 - The Church of St Giles (Grade II* Listed Building) and associated listed structures are located to the north-west of the strategic site.
- 2.7.5 The Heritage Assessment concludes that “there would be no harm to the setting or heritage significance of the built heritage or the Scheduled Moated site at Exhall due to change within the strategic site”.
- 2.7.6 There are no designated landscapes of historic interest within the strategic site. The strategic site comprises several large rectilinear fields with straight boundaries laid out in a regular pattern which are thought likely to be the result of planned enclosure. Development within the strategic site may result in the damage or destruction of the ridge and furrow and any as yet unknown archaeological remains which may be present. The area of ridge and furrow falling within the proposed residential area will be retained as public open space.
- 2.7.7 The Heritage Assessment concludes that “there would be minimal heritage concerns regarding development within the strategic site. Any concerns are in regards to loss of historic landscape character, and the as yet unknown presence of archaeological remains. It is considered

that there are opportunities for detailed design to avoid harm and maximise enhancement”.

- 2.7.8 There are no records of archaeological investigation having been undertaken within the strategic site. A program of archaeological investigation should be undertaken so that any features of heritage interest are recorded and preserved where necessary. This will help to confirm the extent of developable land, and help improve understanding of the heritage resources within the area.

2.8 Environment

- 2.8.1 The natural geology of the strategic site is defined as Whitacre Member comprising Sandstone overlain by bands of superficial Thrussington Member Diamicton deposits.
- 2.8.2 The agricultural land is classified as Grade 3 (Good to moderate).

2.9 Utilities

- 2.9.1 National Grid online mapping indicates that no main gas pipe is located within the extent of the site boundary.
- 2.9.2 There is a 400kV overhead electricity line in the northern part of the site.

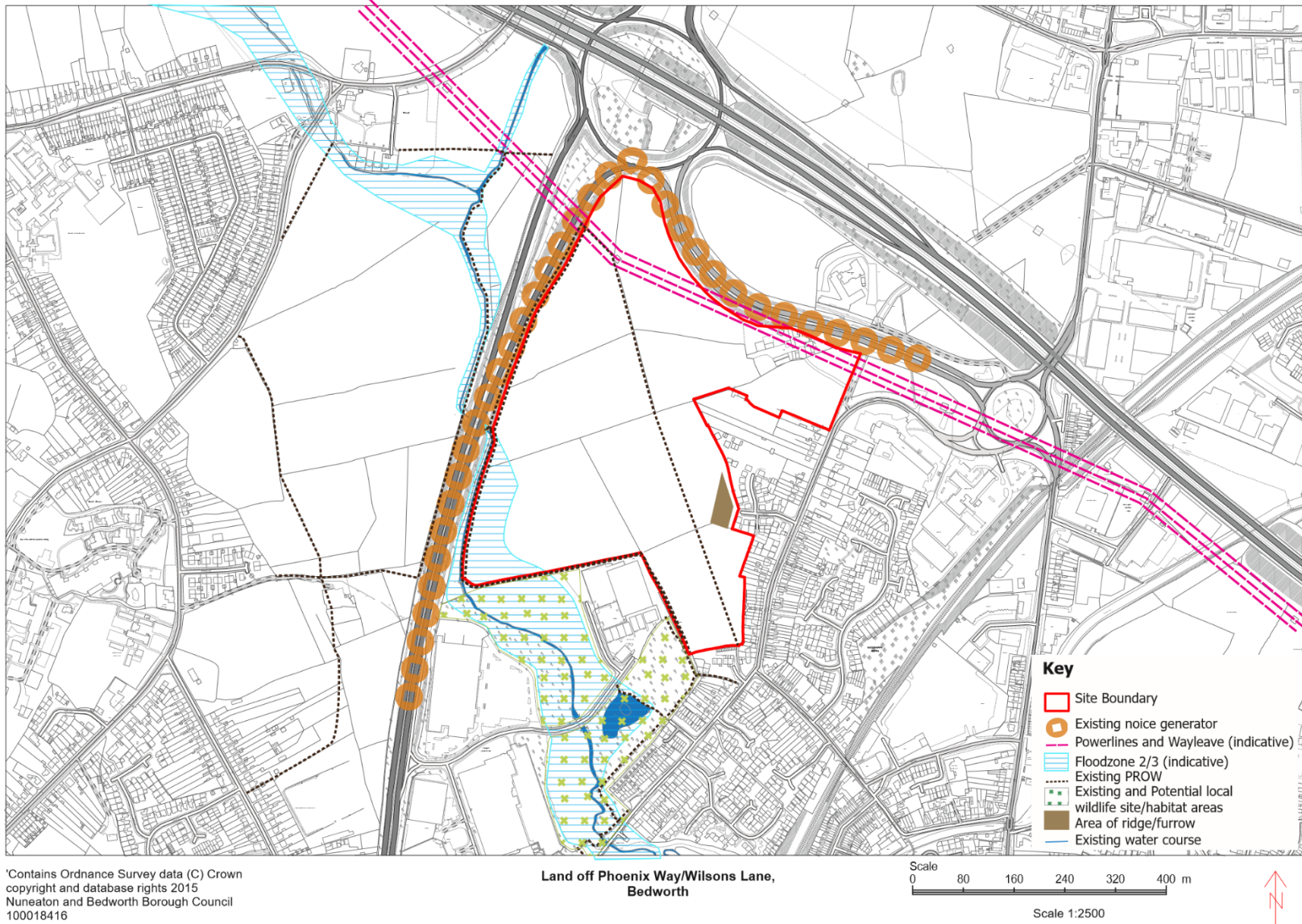


Figure 5: EMP2 Site opportunities and constraints

3 Concept plan 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 employment site. This concept plan 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.

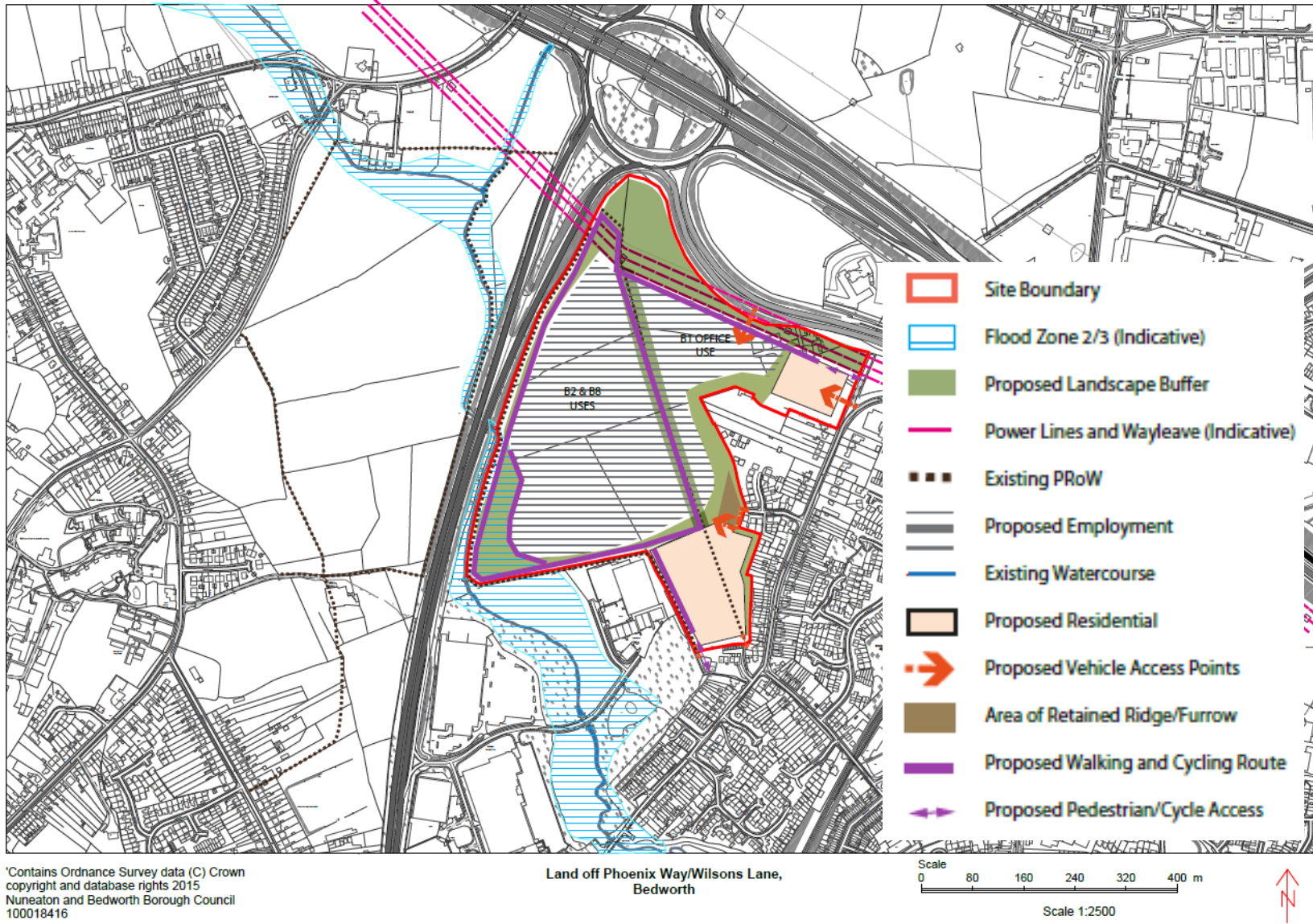


Figure 6: EMP2 Site Concept

3.1.2 These sections inform the overall indicative plan.

3.2 Landscape, open space and biodiversity

3.2.1 The development of Strategic Site EMP2 should support the provisions of Borough Plan Policy NE1 which seeks to create, protect; manage and enhance the Borough's Green Infrastructure assets. To achieve this any development proposal should seek to:

- Retain the public right of way routed through the middle of the site within a landscape corridor (with appropriate tree and shrub planting and open ground) and maintain views from the public right of way towards the western side of the River Sowe valley.
- Locate larger B2 and B8 uses to the west of the landscape corridor on the lower ground, with smaller scale development on the more visible higher ground next to the housing site EMP2 and existing residential development on Wilsons Lane.
- Retain areas of ridge and furrow within open spaces.
- For the housing sites, provide appropriate tree planting in the street scene and rear gardens to help the development integrate into the landscape.
- Maintain an appropriate landscape buffer to western and northern boundaries.
- Provide an appropriate landscape treatment to the eastern boundary of the site with a mix of open ground, shrubs and trees in order to provide a mix of open and filtered views westwards across the River Sowe valley.
- Provide ecological enhancements and maintenance to the River Sowe and its floodplain in the south western corner of the site, as well as a vehicular access route to Sowe Meadows local wildlife site to allow maintenance of the site's wildflower meadows.
- Retain and strengthen the central hedgerow in order to maintain an east-west network of green infrastructure.
- Provide a wayleave for the electricity pylons through 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

Study¹ for the site. The following should be incorporated into the development:

- A landscaped buffer along the northern edge of the site, consisting of retained and new planting should be provided to screen views from the adjacent M6 corridor.
- A landscape buffer in the form of an open corridor for the public rights of way running along the southern and western edge of the site and protect local views of the River Sowe valley to the west; and,
- Provide an appropriate landscape treatment to the eastern boundary of the site, with a mix of open ground, shrubs and trees to provide a mix of open and filtered views westwards across the River Sowe valley.

Areas of wildlife interest

3.2.4 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.

3.2.5 The south-western corner of the site falls within the floodplain of the River Sowe, which comprises water meadows on the northern side of the river. This land is known as 'Sowe Meadows'. It is owned by Nuneaton and Bedworth Borough Council and managed as a Local Wildlife Site. To the east of Sowe Meadow is a designated Local Wildlife Site known as Bassford Bridge Meadows.

3.2.6 The retention and management of the water meadows in the south of the site as open areas for ecological purposes will enhance the biodiversity potential of the site by restoring and preserving the historic linkages to the adjacent wildlife sites. This will result in an integrated network of ecological features along the line of the River Sowe and accords with the objectives of Policy NE3. In addition to this, wetland habitat creation should be provided in the south-west of the site in order to further improve biodiversity.

3.2.7 Development proposals brought forward shall be accompanied by an Ecological Assessment, incorporating any biodiversity offsetting proposals.

Open space

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

- 3.2.8 Informal public open space will be concentrated along the eastern boundary as a landscape buffer together with the retained area of 'ridge and furrow'. Alongside this, a green space link running north to south through the centre of the site will be provided in order to allow screen planting, better ecological connectivity and a key central walking route.
- 3.2.9 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.

3.3 Movement

Highway access

- 3.3.1 It has been agreed with the Highway Authority that separate access points should be created for the proposed employment and residential uses on the site.
- 3.3.2 All HGV parking and serving areas associated with the employment uses on the site will be accessed via new entrance on the B4113 Pickards Way. The access will either be designed to provide a 'left turn in' and a 'left turn out' arrangement or will be signalled with the final junction solution agreed following the completion of a Transport Assessment. Access to the residential areas will be via new access points on Wilsons Lane. Existing pedestrian access points to the public footpaths from Wilsons Lane will be retained.
- 3.3.3 The submission of a Transport Assessment will be required as part of any planning application to determine whether transport impacts from the development are 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. Any transport improvements/upgrades required will be secured by planning condition attached to the grant of any planning permission and subsequent Planning Obligation.

Footpaths and cycleways

- 3.3.4 The concept plan envisages the retention of all public rights of way on existing alignments through the site. Footpath B25 will be enhanced by the formation of a landscaped zone either side of the route to form a strategic landscaping area through the centre of the site. The

character and nature of the existing public footpath B23 will also be enhanced by the biodiversity and landscape improvements proposed along the southern and western boundaries of the site.

- 3.3.5 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

- 3.3.6 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 and deliveries.

3.4 Land uses

Employment

- 3.4.1 The Strategic Employment Allocation EMP2 will accommodate Use Class B1, B2 and B8.
- 3.4.2 Ancillary B1(a) office uses should be focused in the eastern part of the site adjacent to the existing and proposed residential properties. B2 and B8 uses will be focussed in the western part of the site. Proposals for Non-Class B uses will only be supported where the development complies with the tests of Policy E1 of the Borough Plan.

Housing

- 3.4.3 The allocation should include 73 dwellings in a mix of dwelling types and sizes in the areas designated as residential.

Education requirements

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

3.4.5 Residential proposals on EMP 2 will provide financial contribution towards primary education at local schools to meet anticipated demand for school places together with financial contributions towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 form entry. The developers of the residential proposals on EMP 2 are encouraged to engage in dialogue early with the Local Education Authority to determine what level of financial contributions are required to address the demand for primary and secondary school places.

3.5 Character and design

3.5.1 The concept plan does not seek to advocate a particular design style. The design for any development on this strategic site should seek to meet the principles of Policy BE3 in delivering high standards; a scheme able to accommodate changing needs of occupants and adapt to and minimise the impact of climate change.

3.5.2 The design rationale for the new proposed development would need to respond positively to the sloping nature of the site, the landscape character of the area and the desire to preserve, as far as possible, views westwards to the River Sowe valley.

3.5.3 The proposed residential areas will retain existing trees and provide new tree planting in the street scene and rear gardens to help the development integrate into the landscape. The built development will be sensitively designed with varied built form and rooflines, and use variation in materials to help reduce effects of scale and massing of development in views.

3.6 Sustainability

Sustainable construction

3.6.1 Development on the strategic site will meet the objectives of Borough Plan Policy BE3 by providing BREEAM Very Good standard or equivalent for new construction projects. Development proposals will also need to demonstrate compliance with Policy BE2 of the Borough Plan.

Surface water drainage and flooding

- 3.6.2 The site contains an area of land in the southwest corner identified as being at risk of flooding. This land is water meadow and is proposed for biodiversity and ecology uses that are compatible uses within the floodplain as they do not reduce the existing flood mitigation area or increase the risk of flooding elsewhere. The area of proposed employment and residential uses should be designed to include comprehensive Sustainable Drainage System (SuDS) schemes to ensure the site remains at low risk of flooding and does not increase the risk of flooding elsewhere.
- 3.6.3 In accordance with Borough Plan Policy NE4, a flood risk assessment and drainage strategy will be required as part of any planning application submission.

Noise and air quality

- 3.6.4 The development of the site will need to take account of the existing housing areas to the east of the site. Traffic noise along the A444 and the M6 will need to be taken into consideration, along with noise generation from traffic movement within the site (Service yard/HGV movements) and internal operations proposed.
- 3.6.5 The precise nature of noise mitigation measures should be established by developers of both the employment and residential uses via a Noise Impact Assessment. If required, suitable noise mitigation shall be incorporated as part of the overall scheme design.
- 3.6.6 Two Air Quality Management Areas (AQMAs) are located in the Borough, both of which are designated in Nuneaton. However, the site adjoins the Coventry city-wide AQMA. In accordance with the Council's Air Quality SPD, an air quality assessment would need to be undertaken at the planning application stage.

3.7 Delivery

Timescales

- 3.7.1 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

3.7.2 The Strategic Employment Site shall deliver the following infrastructure and facilities:

- Any transport improvements/new junctions and upgrades required along Phoenix Way.
- Financial contribution towards the management and enhancement of the wildlife areas to the south of the site.
- Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents.
- Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement the point above.
- Contribution for cycle path through Sowe Meadows Local Wildlife Site.

3.7.3 The Strategic Housing Site shall deliver the following infrastructure and facilities:

- Transport improvements and upgrades required along Wilsons Lane, including the junction with the A444 and appropriate provision for pedestrians and cyclists.
- Play and open space to be provided with appropriate management and maintenance arrangements, or a financial contribution towards the upgrading of local play/sports facilities.
- Financial contribution towards primary education at local 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.
- Financial contributions towards Borough wide strategic highway infrastructure works.
- Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water.
- Contribution towards the delivery of Sustrans' proposal to provide an enhanced cycle route along Coventry/Longford Road.
- Contribution for cycle path through Sowe Meadows Local Wildlife Site.

Management and maintenance

3.7.4 Consideration should be given at an early stage of the preparation of any planning application to the future management arrangements for

infrastructure and facilities. Services infrastructure will be the responsibility of the relevant service provider.

- 3.7.5 The enhancements to the public rights of way and open space, as well as any arrangements for ongoing maintenance, will need to be agreed with County and Borough Council officers as appropriate.