

Nuneaton and Bedworth Borough Council

# **Concept Plans for Strategic Allocations: EMP3, Prologis extension**

Supplementary Planning Document (2020)

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# 1 Introduction

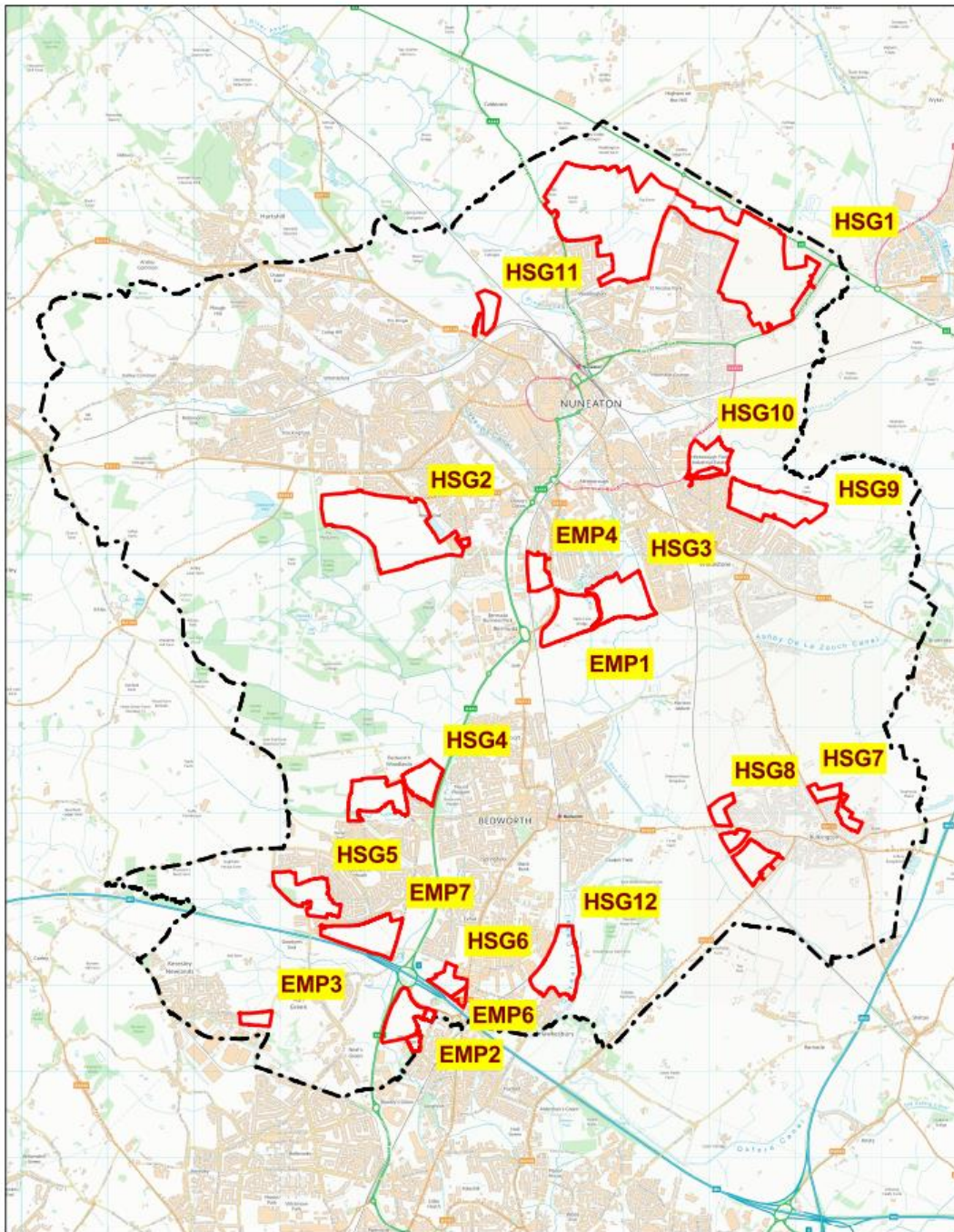
## 1.1 Introduction

- 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 EMP3 – Prologis extension.
- 1.1.2 The strategic land allocation covers an area of 5.29 hectares in the south 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 that 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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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 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. The 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 – Pickards Way / Wilsons Lane,
- EMP 3 – Prologis Extension
- EMP 4 – Coventry Lane,
- 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**

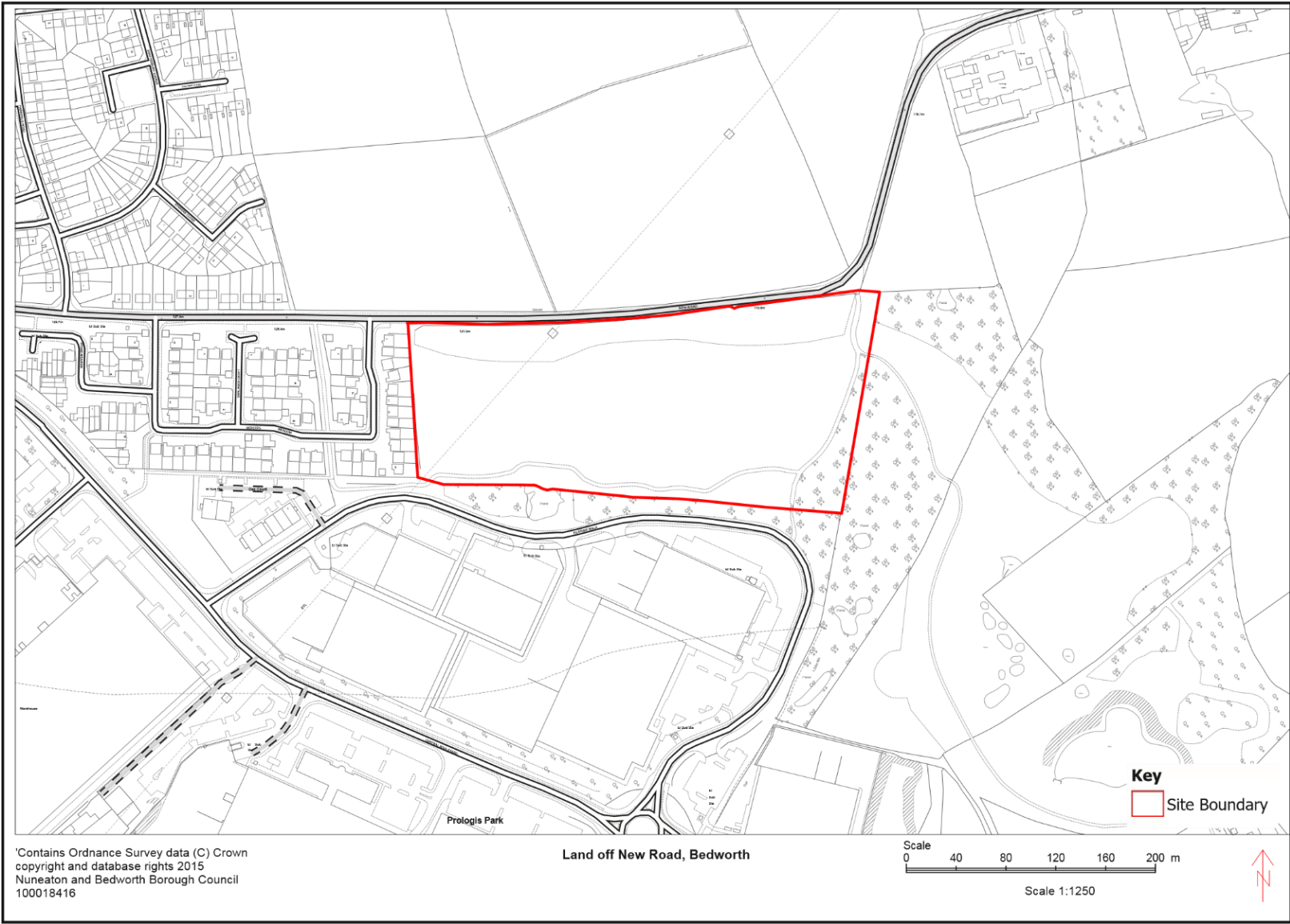
1.5.8 The following publications have also informed the preparation of this Framework:

- National Planning Practice Guidance.

# 2 Site and context

## 2.1 EMP3 strategic site

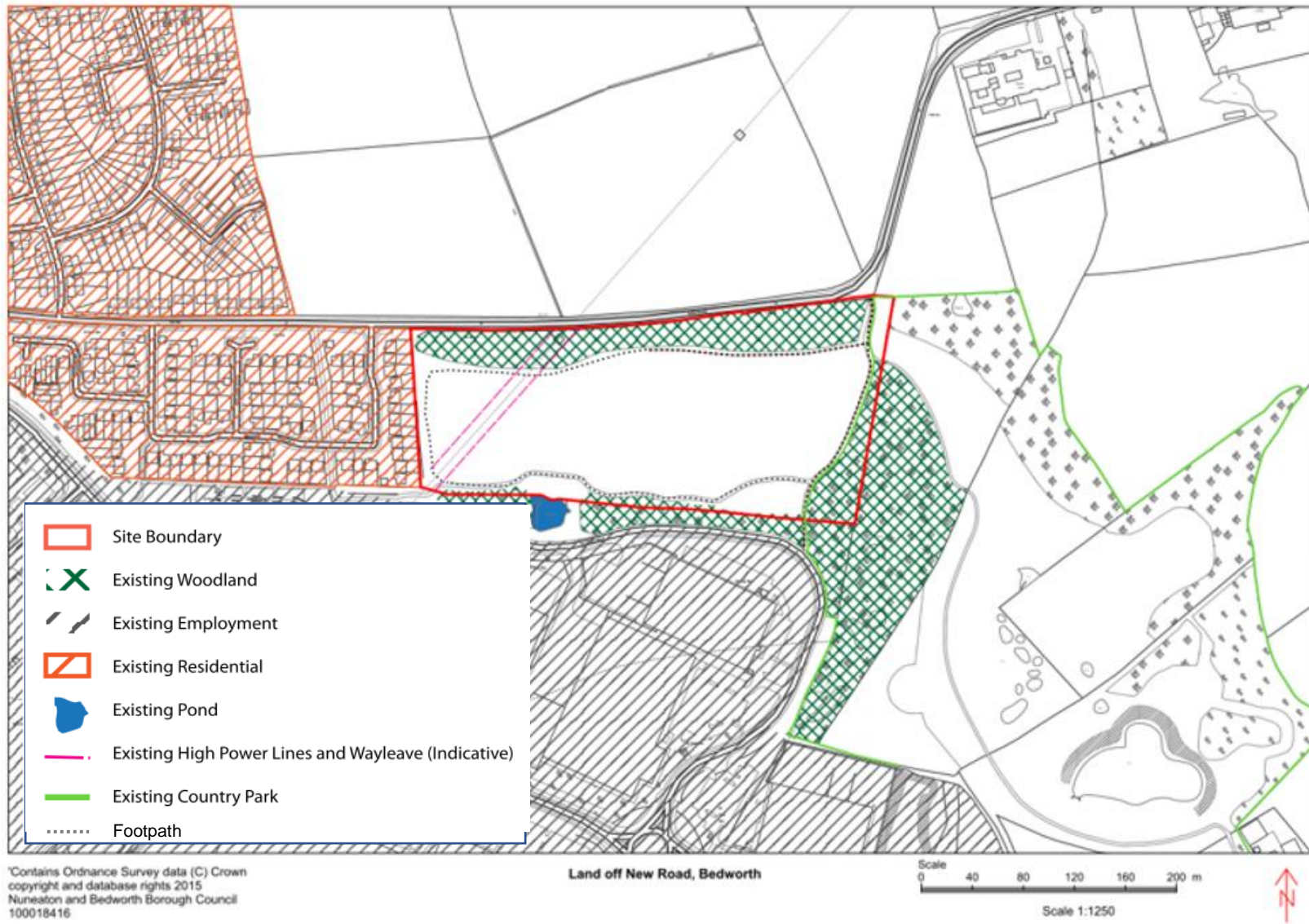
- 2.1.1 Strategic allocation EMP3 covers 5.29 ha on the eastern edge of Keresley End Village to the north-west of Coventry's main built up area. Prologis Park, an existing employment site which previously contained Coventry Colliery and the Homefire smokeless fuel plant is immediately to the south of the strategic site. To the east is Prologis Country Park, created as part of the redevelopment of the former colliery site. To the north of the strategic site is New Road, with agricultural land beyond.
- 2.1.2 EMP3 itself is relatively flat and roughly rectangular in shape. It currently forms part of Prologis Country Park. The central area of the site is a grassed meadow, with formal and informal footpaths running around the meadow, linking Pilgrims Walk to the south with New Road to the north, whilst the remainder of the country park lies to the east. There are strong landscape buffers on the northern, southern and eastern sides of the site, with an overhead power line running in a south-west to north-east direction across the western part of the site.
- 2.1.3 Prologis Park directly to the south of EMP3 contains large warehouse buildings set within Pilgrims Walk, a loop road which provides access to the A444 and junction 3 of the M6 motorway. To the west are two storey residential properties off Mercers Meadow which back onto the strategic site. New Road runs along the northern side of EMP3 which connects Keresley End with Ash Green. There are moderately sized agricultural fields leading up to the M6 beyond New Road. To the east of the strategic site is Prologis Country Park, a nature area with grassland, woodland, lakes and marked footpaths.



**Figure 2: EMP3 Site location**

## 2.2 Edge conditions

- 2.2.1 Edge conditions are important to evaluate, as they form the interface with the existing context. Depending on their nature, they can inform a certain development or open space response.
- 2.2.2 The strategic site benefits from existing established landscaping to much of its periphery, especially to the north, south and eastern boundaries. Consequently, EMP3 has attractive edges on three of its four sides, with the rear of residential properties off Mercers Meadow forming the final western edge to the strategic site.



**Figure 3: EMP3 Site context**

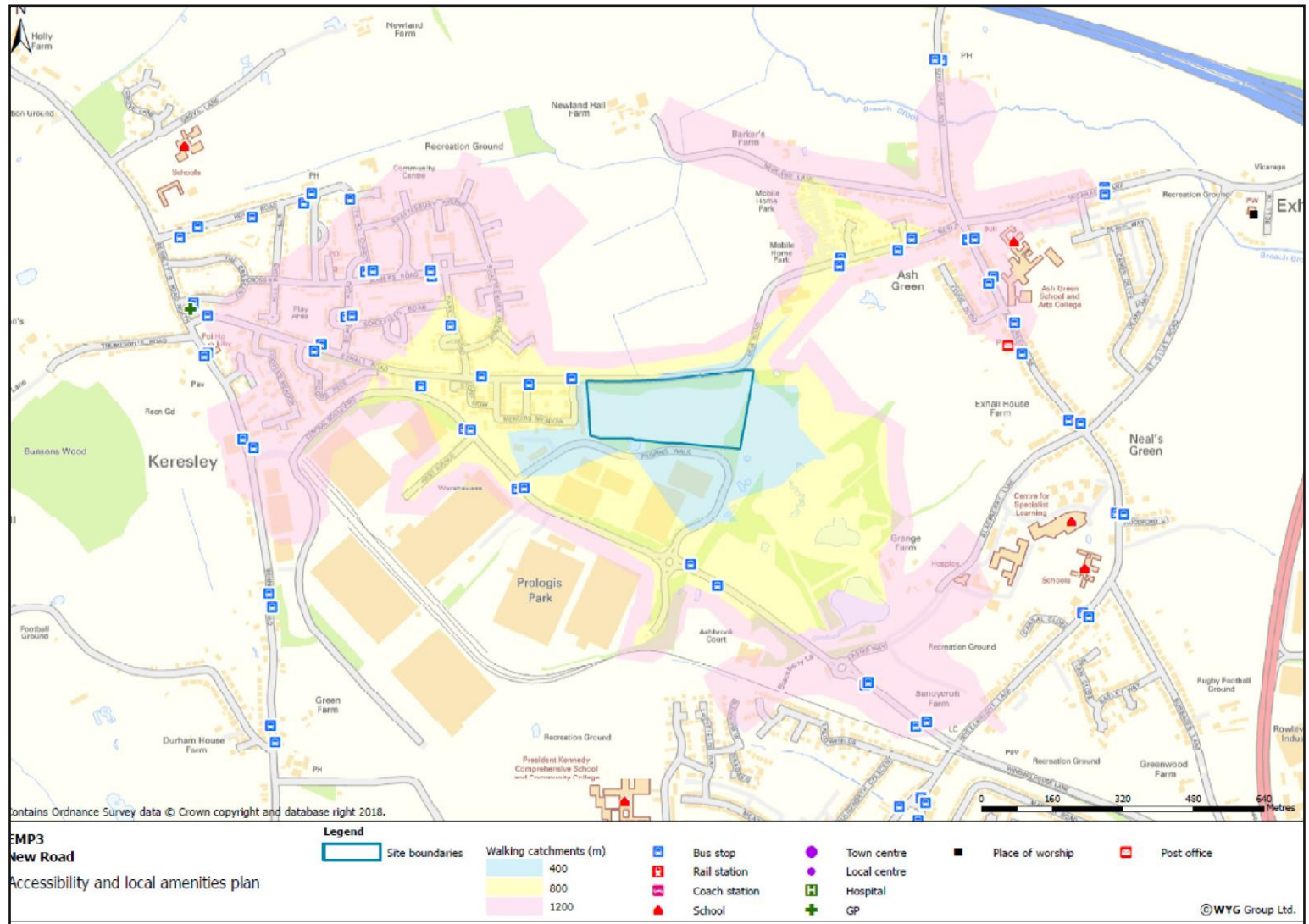


Figure 4: EMP3 Accessibility and local amenities

## 2.3 Views

2.3.1 EMP3 is enclosed by structure planting to its northern, southern and eastern boundaries with residential properties to the west which limit its prominence in the landscape. Views within the site are largely contained by the screen planting to the perimeter, with further containment by development to the south and west.

2.3.2 Views north of the site are relatively expansive due to the moderately sized fields with limited enclosure and the land falling northwards towards the M6 corridor. Elsewhere views are curtailed or shortened by the presence of the urban edge to the south and west.

## 2.4 Flood risk and drainage

2.4.1 The strategic site lies within flood zone 1. There is an existing pond close to Pilgrims Walk on the southern edge of the site and a drainage ditch within the landscaped area to the south and east. The central meadow area of EMP3 is at very low risk from surface water flooding.

## 2.5 Landscape character, habitat and vegetation

### Landscape character

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 The EMP3 strategic site is situated in the southern part of Landscape Character Area 7 (LCA7) – Keresley Urban Fringe. The Landscape Character Assessment update has suggested a number of guidelines for new development on EMP3 which includes:

- Maintain existing landscape structure planting wherever possible;
- Access to the site from Pilgrims Walk to the south;
- Maintain landscape structure planting and pond between site boundary and Pilgrims Walk wherever possible;
- Re-route east-west surfaced footpath to northern edge of site while maintaining open corridor for footpath. Provide native shrub and tree mix along boundary to any proposed development;
- Maintain north-south surfaced footpath to eastern edge of site while maintaining open corridor for footpath. Provide native shrub mix along boundary to any proposed development
- Provide buffer of landscape structure planting to western boundary of site; and



- Wherever possible promote smaller scale buildings to reduce effects of scale and massing of development on rural area to the north, Country Park to the east and residential area to the west.

## **Habitat and vegetation**

2.5.3 Strategic site EMP3 comprises of unmanaged semi-improved grassland bounded by plantation woodland, hedgerows, mature trees and scattered scrub. The pond at the southern end of the strategic site close to Pilgrims Walk is believed to support a population of Great Crested Newts.

2.5.4 Any development of EMP3 should retain the existing landscaped areas where possible, with green links to the Country Park to the east maintained and enhanced.

## **2.6 Access and movement**

### **Public transport**

2.6.1 Stagecoach service No. 55 runs along Central Boulevard within the Prologis site and New Road to the north. This connects the site to Coventry City Centre, Ash Green, Bedworth and Nuneaton.

2.6.2 NX Coventry services No's 16 and 16a are also accessible via stops off Bennetts Road around 1 km from the western edge of the site. This connects Keresley End to Coventry City Centre.

### **Highway network**

2.6.3 Pilgrims Walk to the south of EMP3 forms part of the existing Prologis Park employment site. This provides access to the A444 dual carriageway to the south-east via Winding House Lane.

2.6.4 The A444 is a primary route at this location linking junction 3 of the M6 motorway with Coventry City Centre. M6 junction 3 is approximately 2 miles via road from the strategic site.

### **Pedestrian and cycle routes**

2.6.5 A surfaced footpath currently runs east-west and north-south along the southern and eastern edge of the meadow area on the strategic site. This provides links to the Country Park, New Road, Prologis Park, and Keresley End via shared footpaths and cycleways from Prologis Park. Central Boulevard and Winding House Lane, leading from the strategic

site to the A444, have a shared pedestrian/cycle route which links to National Cycle Route 52 at the Coventry Canal.

## 2.7 Heritage and archaeology

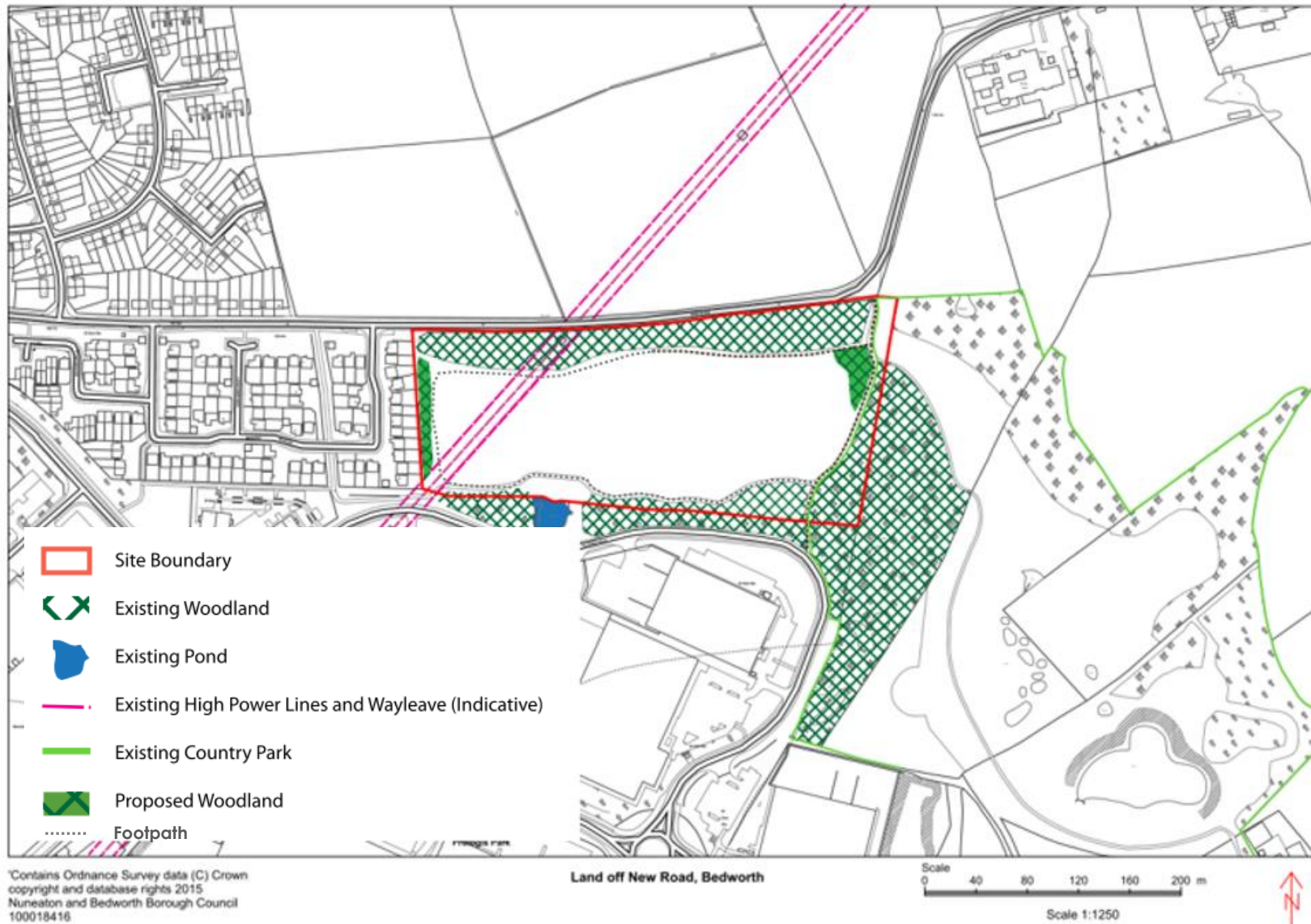
- 2.7.1 There are no designated heritage assets within 500 m of the strategic site.
- 2.7.2 Warwickshire Historic Environment Records places the strategic site within the south-eastern corner of Newlands Hall Park, a previous archaeological study in 2000 which revealed evidence of agricultural practices such as ridge and furrow, 'lazy bed' construction and field drainage. There was no evidence of significant archaeological activity.
- 2.7.3 The heritage assessment commissioned by Nuneaton and Bedworth Borough Council in 2016 and prepared by ECUS concludes that there would be no harm to the setting or heritage significance of any built heritage and that there is no potential to harm unknown heritage assets within the strategic site.

## 2.8 Environment

- 2.8.1 The natural bedrock geology is mapped as Keresley member which comprises of argillaceous rocks, sandstone and conglomerate which is overlain by superficial thrussington member - diamicton deposits. The bedrock forms a principal aquifer, with the superficial deposits above this forming a secondary aquifer.
- 2.8.2 Residential properties off Mercers Way to the west of EMP3 will be sensitive to noise generated by the use of EMP3.

## 2.9 Utilities

- 2.9.1 Powerlines run in a south-west to north-east direction across the western part of the strategic site.
- 2.9.2 A high pressure gas main runs close to the eastern edge of EMP3 but is not within the employment allocation.



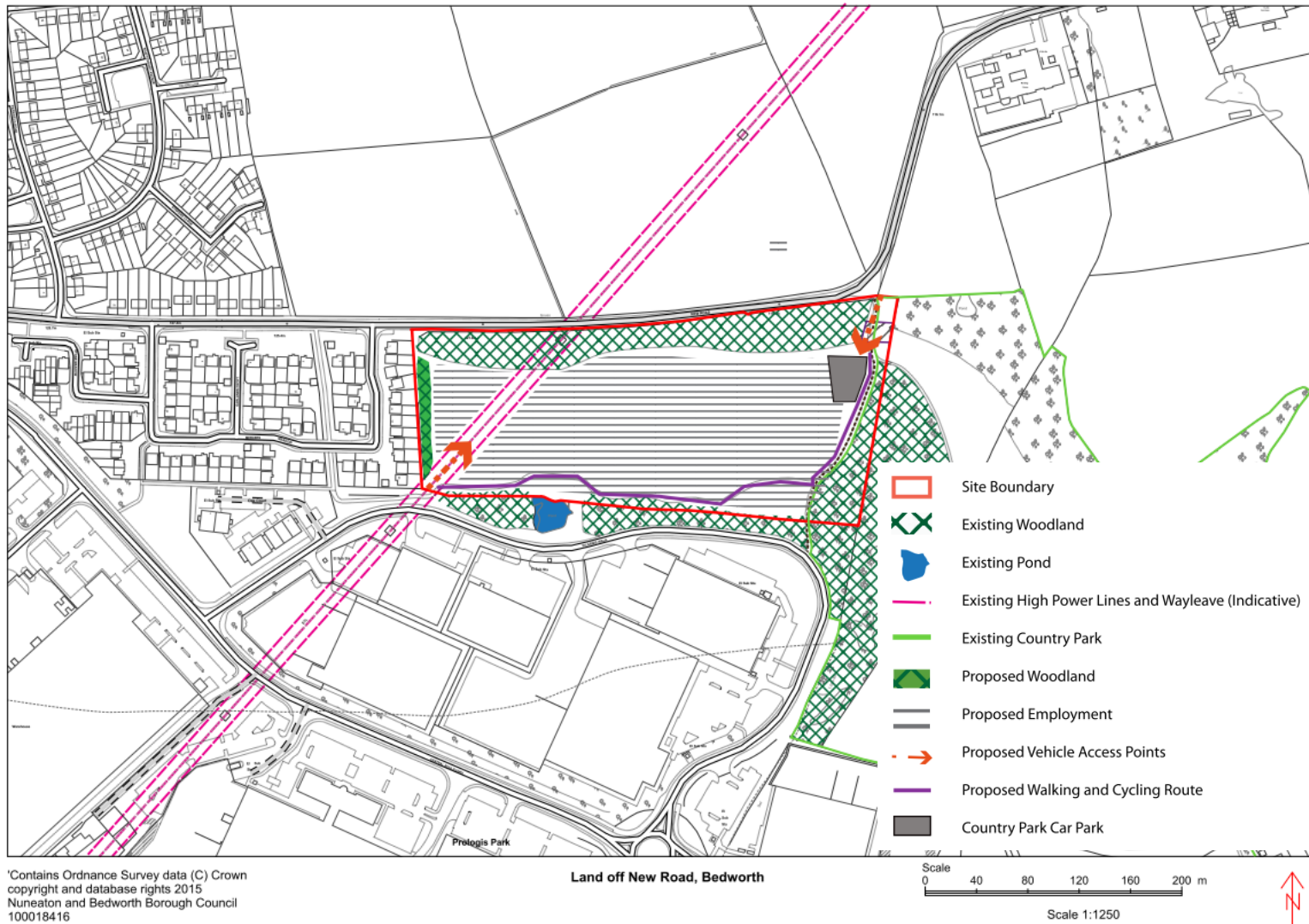
**Figure 5: EMP3 Site opportunities and constraints**

# 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 employment 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: EMP3 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 EMP3 should support the provisions of Borough Plan Policy NE1 which seeks to create, protect, manage and enhance the Borough's green infrastructure assets. The development of the strategic site should seek to maintain and enhance existing structure planting on the northern, southern and eastern edges of the site. To the west there is scope to create an enhanced landscape buffer adjacent to existing residential properties. Careful consideration needs to be given to maintaining areas of existing soft landscaping at the southern edge of the site when introducing new access points from Pilgrims Walk. New vehicular access should avoid severing linkages from the existing pond adjacent to Pilgrims Walk with the Country Park to the east.

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 Study<sup>1</sup> for the site. New structure planting along the western edge of the site adjacent to existing residential properties on Mercers Meadow will serve as a noise and visual buffer from the strategic site. Additional bunding or acoustic fencing, if required, should be successfully integrated into the structure planting. Current structure planting on the southern, eastern and northern boundaries will be augmented and enhanced as part of the strategic site development.

### Areas of wildlife interest

3.2.4 The pond on the southern edge of the site adjacent to Pilgrims Walk is believed to support a population of Great Crested Newts. Links from the pond to surrounding terrestrial habitat within the Country Park to the east and wider structural landscaping on the site shall be maintained. Additionally, the grassland buffer around the retained Great Crested Newt habitat shall be maintained. Development proposals brought forward shall be accompanied by a suitable ecological assessment and shall deliver net biodiversity gains in line with Borough Plan Policy NE3 and the NPPF.

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

- 3.2.5 Development proposals brought forward shall be accompanied by an ecological assessment incorporating biodiversity offsetting proposals.

### **Existing woodland, trees and hedgerows**

- 3.2.6 Existing structure planting around the site should be retained and incorporated as part of the development of the strategic site unless the reasons for the removal of structural planting can be fully justified, for example to provide suitable site access. Any proposed loss of existing structure planting must be supported with a full ecological and tree survey, along with a description regarding impact on the landscape character.

### **Open space**

- 3.2.7 Structure planting along the site edges will be retained as open space, with the north-south footpath from New Road to Pilgrims Walk retained and enhanced to provide access to the Country Park and proposed public car park accessed off New Road to serve the Country Park.

## **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. 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**

- 3.3.2 Primary access for vehicles to the strategic employment site will be from Pilgrims Walk, which serves the existing Prologis Park employment site. There is potential for separate access points for HGVs and cars, however this needs to take existing landscape and ecological constraints into account.
- 3.3.3 A secondary vehicular access off New Road to the north will serve a proposed car park for the Country Park and will not be accessible to the wider employment site.



## **Footpaths and cycleways**

- 3.3.4 As part of the development of the strategic employment site, existing formal and informal footpaths will be replaced by a new stone pathway linking Pilgrims Walk, New Road and the Country Park. This will run from the existing south eastern pedestrian access point on Pilgrims Walk, around the eastern edge of the area for employment development and will link with the Country Park car park, Country Park and New Road. This will enhance the accessibility for residents of New Road and Ash Green.
- 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 to encourage modal shift in travel to work patterns and deliveries.

## **3.4 Land uses**

- 3.4.1 EMP3 will accommodate B class uses.
- 3.4.2 Ancillary B1 (a) office proposals will be supported. Proposals for non-class B uses will only be supported where the development complies with the tests of Policy E1 of the Borough Plan.

## **Community facilities**

- 3.4.3 There will be a new north-south footpath and car park for the Country Park. The area of land proposed for the Country Park car park amounts to circa 600 sqm.

## **3.5 Character and design**

- 3.5.1 The concept plan does not advocate a particular design style. However, the architectural appearance of new buildings are expected to positively respond to the existing design context and heights, not extending beyond the heights of adjacent buildings to the

south, on the opposite side of Pilgrims Walk. The ridge height of new buildings erected adjacent to the western boundary of the site should not exceed 15 m.

- 3.5.2 Separation space will be maintained between existing residential properties and any proposed built form due to the overhead power line running south-west to north-east across the site. It is anticipated that land beneath the overhead power line will be used for staff/visitor car parking.

## **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 strategic site is located within flood zone 1 and consequently is at low risk of fluvial flooding. In order to ensure the site remains at low risk of flooding and does not increase the risk of flooding elsewhere, any development shall include a comprehensive Sustainable Urban Drainage System (SuDS).

### **Safety and security**

- 3.6.3 Design has a crucial role in delivering a safe and secure environment. Natural surveillance should be provided in the form of public entrances and windows overlooking Pilgrims Walk and the staff/visitor car parking area.
- 3.6.4 Extensive loop footpaths within EMP3 around the boundary of the developable area are discouraged, as the footpaths created would not be direct or legible, and would present a potential safety and security issue to pedestrians and the occupiers of EMP3 as there are alternative existing footpaths on both New Road and Pilgrims Walk.
- 3.6.5 The Country Park car parking area and associated footpaths shall be clear and legible to promote their active use, with a suitable gate to the car park provided to ensure that the car park is secure at night time.

## **Noise and air quality**

- 3.6.6 If required, suitable noise mitigation measures such as acoustic fencing or earth bunds shall be incorporated into the proposed structural landscaping on the western boundary of the strategic site. The precise nature of noise mitigation measures should be established by developers through the undertaking of a noise impact assessment.
- 3.6.7 There are two Air Quality Management Areas (AQMAS) within the Borough, both within Nuneaton. The strategic site is not considered to adversely affect these two AQMAS.

## **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:
- Provision of habitat creation and enhancement to enhance the favourable conservation status of the local population of great crested newts (a European protected species), and ensure that there is no net loss of biodiversity.
  - Crushed stone public footway from Pilgrims Walk to New Road / Country Park running along the eastern side of the site.
  - New car park for the Country Park and access off New Road to serve the car park. Constructed in crushed stone / grasscrete or other suitable material to be agreed in conjunction with the borough council who will manage and maintain the car park.
  - Provision of landscape buffer along western edge of site and enhancements to existing structural planting on the site.
  - Suitable sewage connection to the existing foul drainage network.
- 3.7.3 The provision of footway/cycleway linkages and upgrade of existing public footpaths from the canal would be adopted by the council or county council as appropriate.

## **Management and maintenance**

- 3.7.4 Consideration should be given at an early stage to the future management arrangements for infrastructure and facilities. Services infrastructure will be the responsibility for the relevant services provider.
- 3.7.5 Existing and proposed landscaping along with the proposed footpath is expected to be managed by the developer as is the current arrangement with the Country Park to the east and employment land to the south.
- 3.7.6 The Council's Leisure and Parks Department will manage and maintain the Country Park car park if required. Arrangements for the management and maintenance of the Country Park car park should be discussed with the council at an early stage.