

Nuneaton and Bedworth Borough Council

Concept Plans for Strategic Allocations: HSG11, Tuttle Hill

Supplementary Planning Document (2020)

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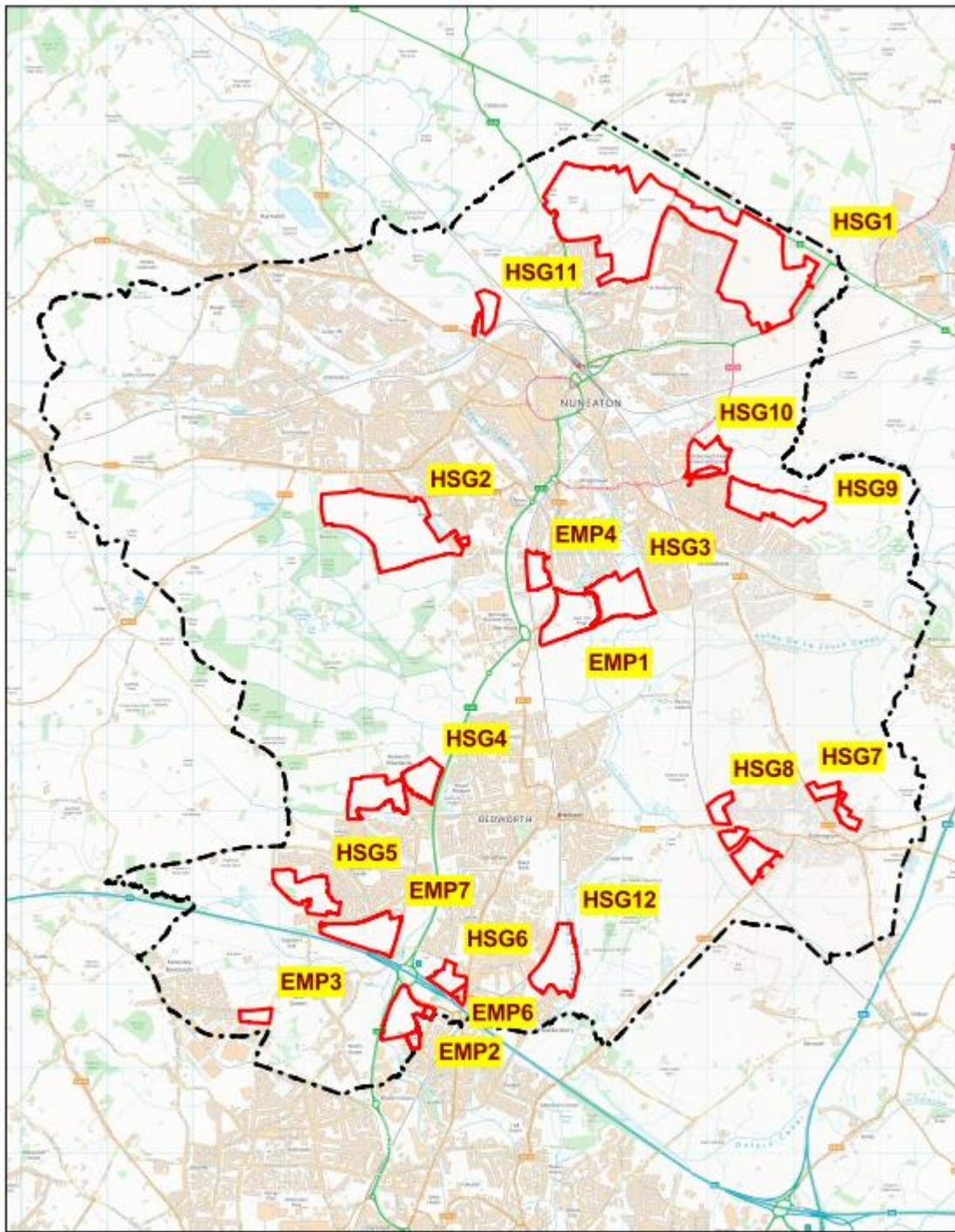
1 Introduction

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 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 HSG11 – Tuttle Hill. Policy HSG11 of the Borough Plan requires the delivery of at least 200 dwelling within the HSG11 allocation area.
- 1.1.2 The strategic land allocation covers an area of 8.46 hectares in the north 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 plan 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 plan should be viewed as fundamental principles for the site and any significant differences in approach would need to be justified at the planning application stage.



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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 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 – 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 HSG11 strategic site

Context

2.1.1 Strategic housing allocation HSG11 covers 8.46ha of open flat land at the north-western edge of Nuneaton. The site comprises previously developed land and spoil mounds formerly associated with the mining operations at Judkins Quarry. Judkins Quarry is located to the west and north-west of the site and includes the local landscape feature known as Mount Judd.

Surrounding area

2.1.2 The site is located to the east of the Coventry Canal which is screened by mature trees and woodland along both sides. The site and surrounding area has significant level changes, particularly to the wooded western area of the Coventry Canal which is raised above the canal by 5m+. To the east of the Coventry Canal the land is also raised from the canal and includes a number of unvegetated spoil mounds.

2.1.3 The site is defined, to the north by a belt of linear trees/hedges with arable fields beyond and the east by the north-west main railway line and an arm of a disused railway line bordered by mature woodland.

2.1.4 The southern boundary is bounded by the rear gardens of a row of terraced properties. The properties are accessed from Stoney Road, an unadopted road that forms a junction with Midland Road approximately 90m to the south of the site's southern boundary. Stoney Road is also designated as National Cycle Network 52.

2.1.5 To the west of the site there is woodland and scrub which extends into the adjacent Judkins Quarry. To the south it comprises the existing access route to the active quarry and waste management/recycling centre together with a commercial unit operated by Mercedes Benz. The site is connected by two existing bridge crossings located to the south and centre of the site. To the north-west there is Judkins Quarry Local Wildlife Site.

2.1.6 The site is accessed from Tuttle Hill (B4114). No public footpaths cross the site but there is public access via the existing canal towpath.

2.1.7 The site is located close to the northern edge of Nuneaton but separated from it by the existing railway line. Residential and commercial areas are situated to the south, south east and south west of the site. These are a mixture of two storey houses and single storey

bungalows dating from the post war period. To the north, the land is in wider agricultural use.



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Tuttle Hill
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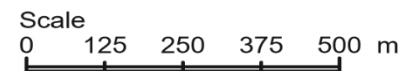
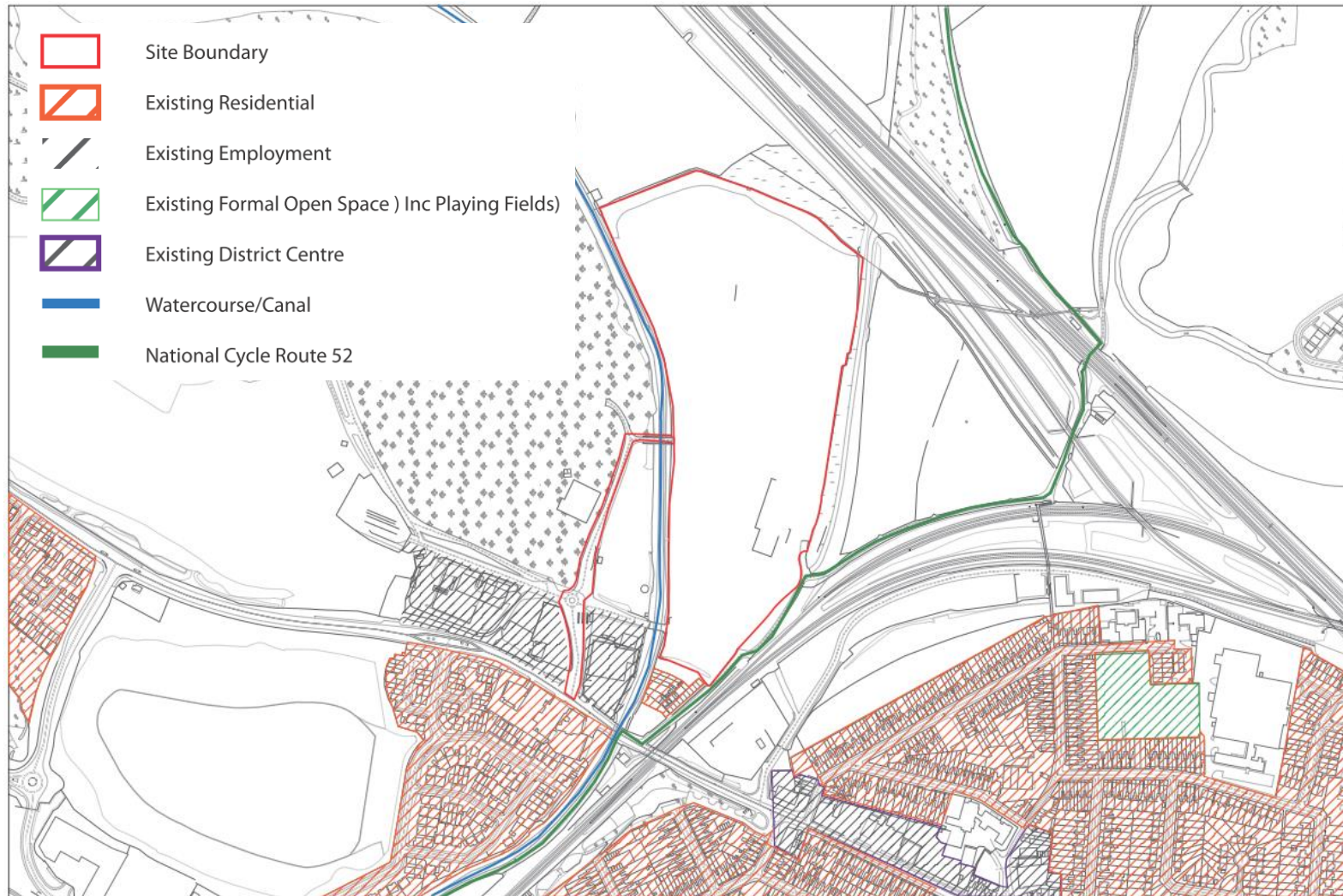


Figure 2: HSG11 Site location

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 northern boundary is well-established and predominantly consists of woodland and hedgerows interspersed with mature trees. To the west of the Coventry Canal boundary it is undefined and adjoins former quarrying land at Judkins Quarry. The eastern boundary is open and defined by existing railway lines with residential and commercial development beyond.



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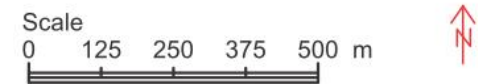


Figure 3: HSG11 Site context

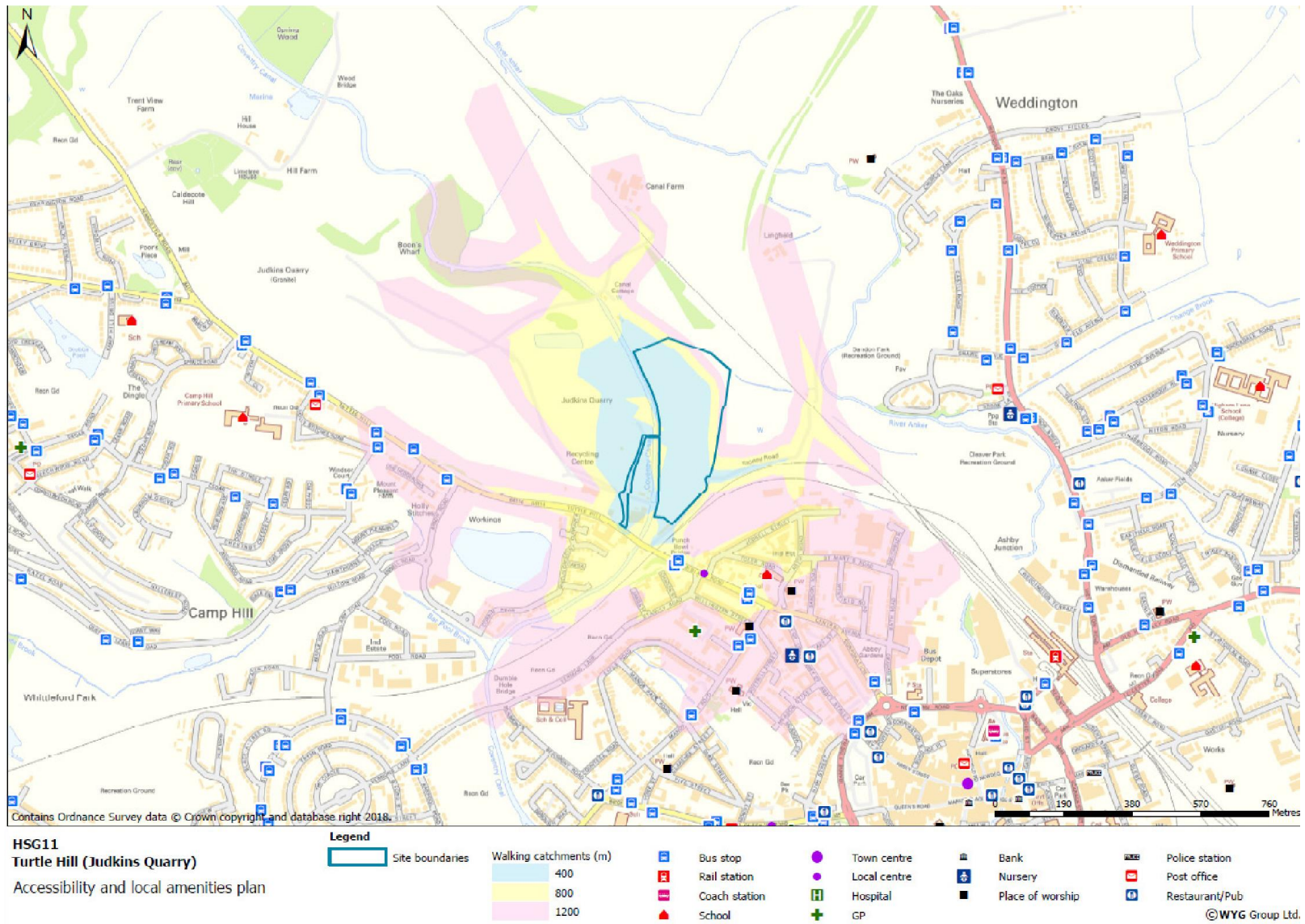


Figure 4: HSG11 Accessibility and local amenities

2.3 Topography and views

- 2.3.1 The site is enclosed to the north, east and west by mature woodland or belts of trees and by existing built development to the south. Linear woodland along the railway line limits views from the east. Mount Judd and the quarry landform contain views from the west.
- 2.3.2 Public views into the site are limited to channelled views at the site access on B4114, from the railway bridge and along Stoney Road (also National Cycle Network 52) towards the eastern part of the site. There are private views into the site from residential properties along Stoney Road to the south and from two detached canal side properties to the north but the site is not prominent from these locations.

2.4 Flood risk and drainage

- 2.4.1 The site lies wholly within Flood Zone 1. There is a relatively low risk of surface water flooding associated with the adjacent Coventry Canal for land at or below canal bank level.

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 HSG11 is situated in Landscape Character Area 1 (LCA1) – Hartshill Ridge Landscape Character Area. The Landscape Character Assessment update has identified a number of features that are relevant to any new development on HSG11 which includes:
- Distinctive upland landscape comprising Judkins Quarry and Caldecote Hill;
 - Man-made cone shaped spoil mound, known locally as Mount Judd is a prominent feature adjacent to Judkins Quarry;
 - Open arable farmland sloping down towards the Coventry Canal;
 - The Coventry Canal and a small marina are features set lower than the surrounding land and are only visible locally; and
 - Linear woodland along the Coventry Canal and along the ridgeline around Judkins Quarry and across Caldecote Hill are prominent features.
- 2.5.3 The Landscape Assessment concludes that the site has a high capacity to accommodate change/ development.

2.6 Habitat and vegetation

- 2.6.1 Strategic site HSG11 comprises open previously developed land associated with mining operations which has been left to naturally regenerate supporting a number of valuable habitats and species. The western area of the site consists of land designated as a Local Wildlife Site due to the areas of exposed quarry spoil, rocks and bare ground present which has led to a diverse range of habitats.
- 2.6.2 Any development of HSG11 should retain the existing boundary trees and hedgerows in order to maintain and enhance biodiversity and provide habitat linkages across and through the site.

2.7 Access and movement

Public transport

- 2.7.1 Stagecoach service Nos. 5, 5A, 18, 19 and 48 run along Midland Road. The nearest bus stop is opposite Stanley Road approximately 100m to the south of the Site's southern edge. The site has direct services to Atherstone, Nuneaton, Bedworth and Coventry.
- 2.7.2 The nearest train station is Nuneaton Station which is located 1.1 km from the eastern edge of the Site. Train services from the station operate to London, Coventry, Leicester, Birmingham, Crewe and Liverpool.

Highway network

- 2.7.3 The B4114 Tuttle Hill adjoining the southern boundary of the site links Atherstone (via the B4111) and the Nuneaton Town Centre ring road. The ring road provides access to Bedworth, the M6 and Coventry to the south via the A444 and Hinckley and the A5/M69 junction 1 (via A47) to the east.
- 2.7.4 Direct vehicular access into the western part of the site is available from Tuttle Hill and the eastern portion is accessed via existing bridge crossings across the canal.

Pedestrian and cycle routes

- 2.7.5 National cycle route 52 is a long distance route that links Coventry and Warwick in the south to Loughborough in the north. The route of the cycle way runs along the south-eastern boundary of the site.

2.7.6 Although not a Public Footpath the towpath of the Coventry Canal provides walking and cycling opportunities between Nuneaton to the south and open land to the north.

2.8 Facilities

2.8.1 HSG11's southern edge is approximately 110 m away from Abbey Green District Centre. The district centre has facilities to meet day-to-day local needs including: retail shops; a public house; health facilities; cafes; hairdressers; and hot food takeaways. Nuneaton Town Centre is approximately 740 m to the south-east of the site's southern boundary, which offers a wider range of retail, commercial and recreational uses.

2.8.2 Abbey Church of England Infant School is situated approximately 270m to the south east of the site's southern edge and Camp Hill Primary School is approximately 1.1 km to the west of the site's western edge. Nuneaton Recreation Ground is located approximately 630 m and Manor Court Hospital is approximately 470 m to the south of the Site's southern edge.

2.9 Heritage and archaeology

2.9.1 There are a number of designated heritage assets within 1 km of the strategic site. Abbey Conservation Area boundary is approximately 270 m to the south of HSG11's southern edge. The Benedictine Priory and Precinct of St Mary is a Scheduled Monument. The Church of St Mary, its walls and the associated vicarage are Grade II listed and are all within the Abbey Conservation Area. To the south-east of the Abbey Conservation Area is the Nuneaton Conservation Area and the Grade II listed Ritz Cinema. All the heritage assets are screened from the strategic site by existing residential development and share no historic or visual connection with the site.

2.9.2 Approximately 690 m to the northeast of the site's northern edge is the Grade II listed Church of St James. The church is situated on the edge of the modern built-up residential area of Weddington with views across an open fieldscape. As such development within the strategic site may be visible from the listed church and/or its setting.

2.9.3 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site but a total of 13 archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500m study area.

2.9.4 In terms of layout and design considerations, the Heritage Assessment includes the following recommendations:

- Development should take the opportunity of improving the setting of the canal which should include better public access and interpretation;
- Any scheme should take the alignment of the canal as the key reference to scheme design and to bring the heritage asset into the scheme as a focal point; and
- The canal offers the opportunity to incorporate green infrastructure into the strategic site and to maximise use of a sustainable transport route with the existing towpath. This is recommended for upgrading to encourage access.

2.9.5 It is also recognised that additional assessment in the form of fieldwork evaluation may be required in those areas which have not been disturbed by former quarrying. In these areas, a programme of archaeological investigation will be undertaken, including trial trenching, which is designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource, to confirm the extent of developable land.

2.10 Environment

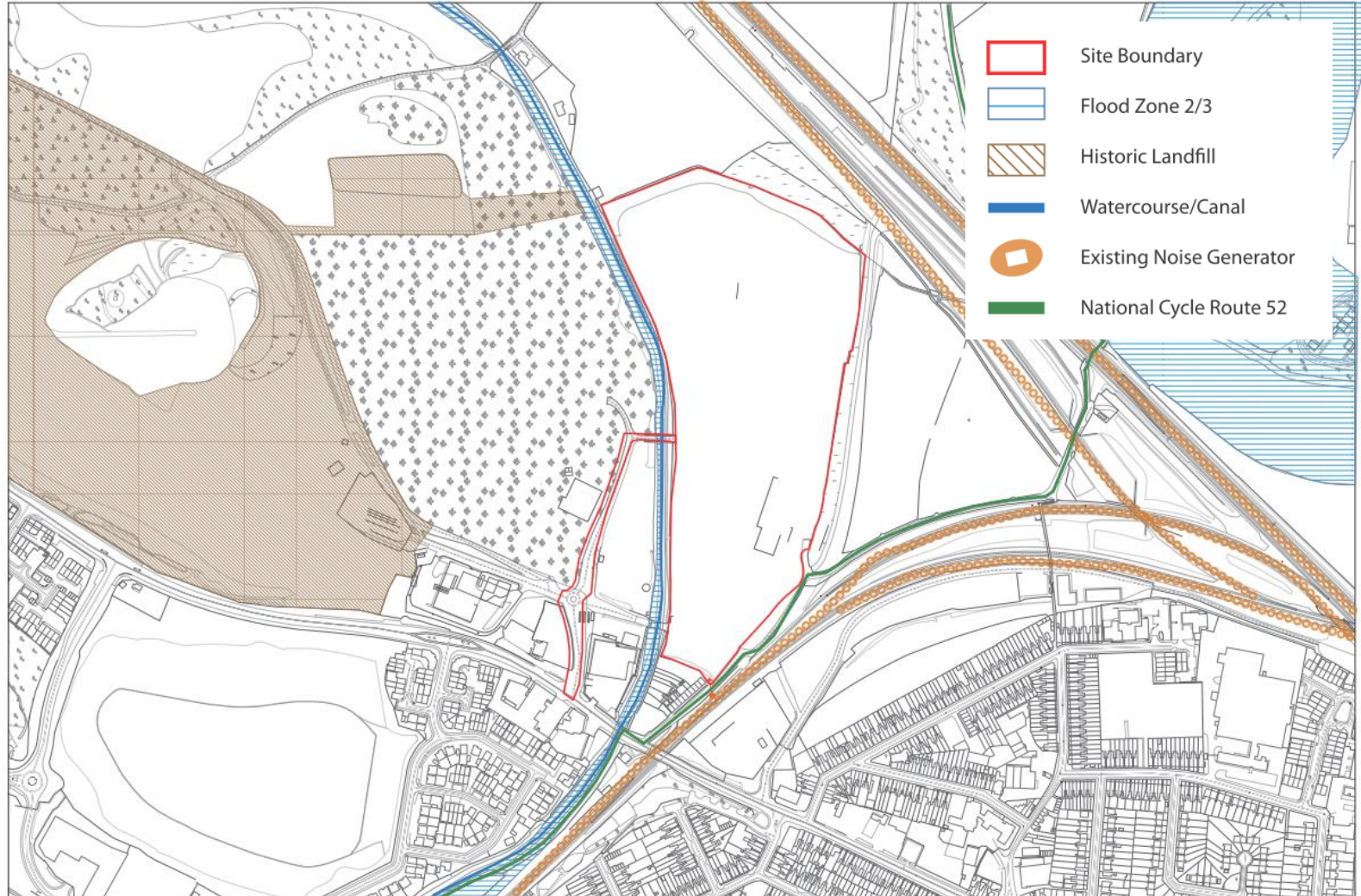
2.10.1 The underlying geology of HSG11 is Mercia Mudstone with overlying superficial deposits of Anker sand and gravel. The site is situated at between 90m and 100m AOD.

2.10.2 The site is not classified as agricultural land but “land dominantly in urban use”.

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 HSG11 on the existing sewage network.



- Site Boundary
- Flood Zone 2/3
- Historic Landfill
- Watercourse/Canal
- Existing Noise Generator
- National Cycle Route 52

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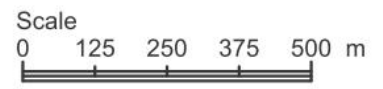


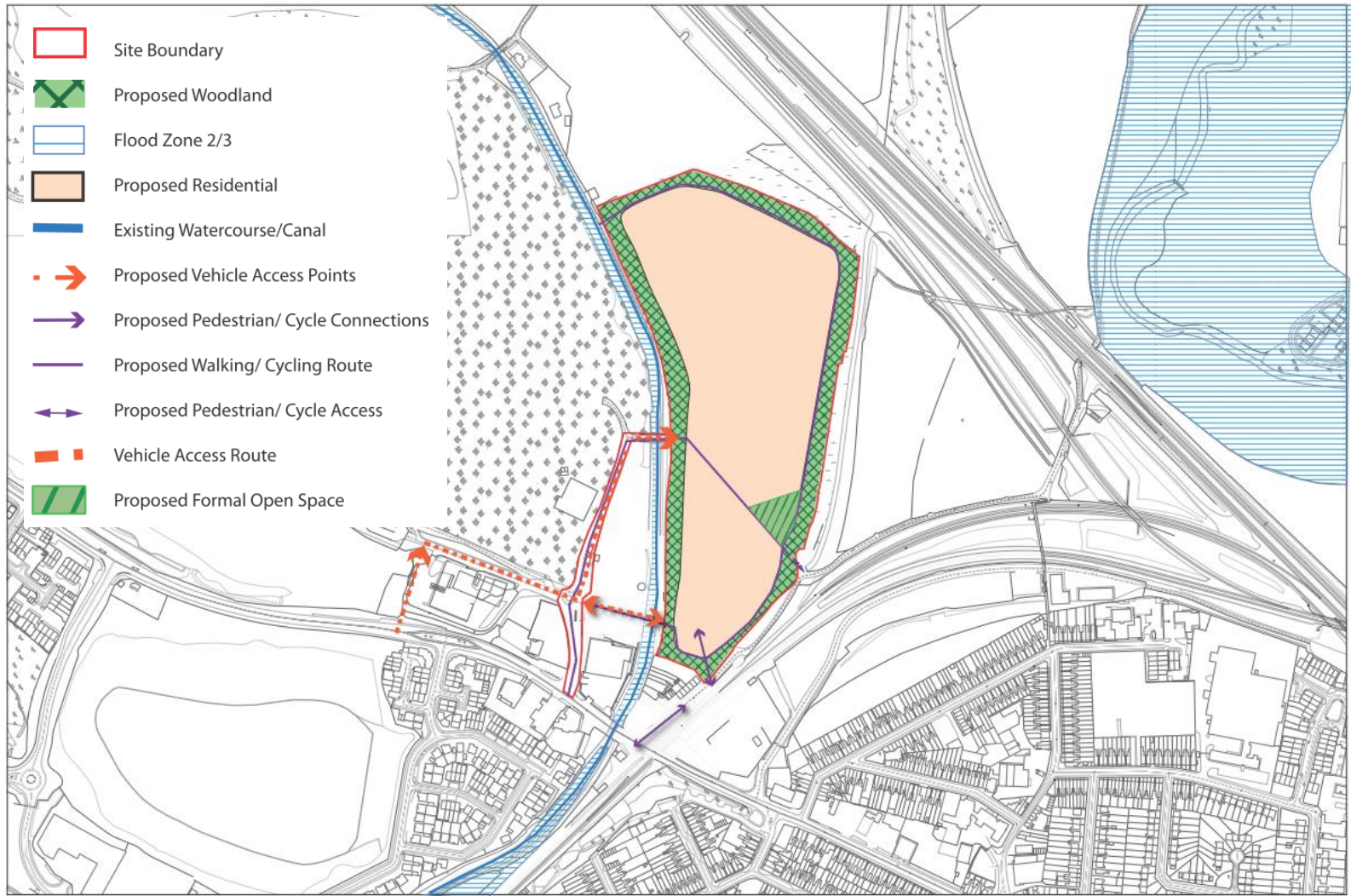
Figure 5: HSG11 Site opportunities and constraints

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. 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:

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



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 0 125 250 375 500 m



Figure 6: HSG11 Site Concept

3.1.2 These sections inform the overall indicative plan.

3.2 Heritage, landscape, open space and biodiversity

Landscape

3.2.1 Development of the strategic housing site should seek to retain existing boundary trees and hedgerows. This would form a base to enhance the site's landscape buffers, especially to the northern edges of the site, and softening the urban edge of Nuneaton where it meets the countryside.

3.2.2 Given the wooded character of the immediate surroundings, the site has high potential for additional mitigation planting to further screen views, particularly from the north and east. The Landscape Assessment concluded that "new residential development would have a beneficial effect on landscape character, as the spoil heaps and areas of brownfield land would be replaced with a new use for the land... Layouts should encourage new planting close to the industrial areas through taller hedgerows and linear woodland".

3.2.3 To achieve this the Landscape Assessment recommends that development proposal on the Site should seek to:

- Retain and enhance the wooded character of Coventry Canal encouraging new planting close to the industrial areas through taller hedgerows and linear woodland;
- Retain views towards the man made colliery mound (Mount Judd) as a feature and landmark within the landscape; and
- Create new woodland to reflect the scale and form of existing woodland. New woodland should be linear and along field margins reducing the prominence of the development from the wider landscape to the north.

Edge treatments

3.2.4 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 woodland is encouraged adjacent to existing commercial buildings and Coventry Canal. New housing should address the canal.

3.2.5 The site's northern edge should be enhanced by new woodland planting.

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

Areas of wildlife interest

- 3.2.6 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.
- 3.2.7 The site is located at the southern end of an important series of post-industrial, grassland and woodland Local Wildlife Sites (LWS) and Local Geological Sites (LGS) situated along the Atherstone - Hartshill (Cambrian) ridge. To the west of HSG11, the main access will adjoin a section of the Judkins Quarry LWS which contains a large area of post-industrial habitats that have become established on quarry spoil, an area of disused settlement lagoons and a connective belt of planted deciduous woodland adjoining the Coventry Canal potential Local Wildlife Site (pLWS).
- 3.2.8 The Strategic Ecological Assessment sought the retention and enhancement of the area to the west of the canal for ecological benefit and the release of the area east of the canal for development, which is the strategic site. This will be subject to appropriate ecological surveys for protected species.
- 3.2.9 The historic and geological importance of the local Camp Hill area for quarrying and biodiversity offers the opportunity to develop the western part of the site as a focus point for a visitor centre to promote the Cambrian Ridge as a local amenity destination. This will require the agreement of the landowner but, if developed, could link with the wider footpath and cycleway links proposed in the local area.
- 3.2.10 Planning Obligations will be sought to:
- Promote green infrastructure through retaining and enhancing existing green infrastructure along the canal and disused railway corridors;
 - Promote access to the Weddington Green Track;
 - Retain and enhance biodiversity on the remaining quarry site as a publically accessible area (where safe to do so);
 - Maintain and enhance the Cambrian Ridge to the River Anker Post-industrial Living Landscape sites along the north-west south-east axis from Judkins Quarry/Midlands Quarry in Nuneaton to the quarry sites on the outskirts of Atherstone; and
 - Promote cycle routes around Nuneaton and Bedworth.
- 3.2.12 As part of the development of the site, habitat creation and enhancement areas should be created to the east and north edges of the site.

3.2.11 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

3.2.12 Net biodiversity benefits should be delivered as a result of the development via the enhancement of the existing woodland areas in accordance with Policy NE3.

Open space

3.2.13 Appropriate financial contributions will be sought towards enhancing off-site facilities as per the requirements of Policy HSG11. Some formal public open space is likely to be required to accommodate the on-site play area for under 12s.

3.2.14 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.

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 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 Tuttle Hill. A secondary access onto Tuttle Hill is also required for highway safety reasons. All transport improvements/upgrades and the new secondary access will be secured by planning condition attached to the grant of any planning permission and subsequent Planning Obligation.

3.3.4 The Strategic Transport Assessment Modelling Report commissioned by Warwickshire County Council is a high level strategic document which

aims to ascertain the potential impacts of all proposed Strategic Housing and Employment allocations within the Borough until 2031. As a result of this a number of strategic road improvements are proposed.

3.3.5 In addition, the Warwickshire Sustainable Transport Strategy (2015) seeks the completion of a dedicated cycle link from B4114 Tuttle Hill to Weddington via Stoney Road and a crossing of the River Anker and wider cycleway improvements on the Camp Hill to Nuneaton cycle route. HSG11 is expected to contribute financially towards the development of these cycle routes.

3.3.6 The development of HSG11 is also expected to contribute financially towards road improvement schemes proposed within the Borough during the Development Plan period to ensure that the local highway network is able to accommodate all strategic housing and employment sites.

Footpaths and cycleways

3.3.7 Canal towpath surface improvements should be made in order to improve footpath and cycleway routes both accessing and going through the site.

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 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 adequately factored into site masterplanning.

Travel plans

3.3.9 A Travel Plan for the site will need 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 HSG11 will accommodate a minimum of 200 dwellings over the plan period. The site should be developed at an overall net density of approximately 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 It is proposed that off-site community facilities are enhanced as part of the strategic housing site delivery through financial contributions.

3.4.4 The concept plan does not show locations for play provision, but this is a policy requirement. The location, design and type of provision should be determined in consultation with the Council's Parks and Countryside team.

Education requirements

3.4.5 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.

3.4.6 The developers of HSG11 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.

3.4.7 At primary and secondary level, financial contributions are anticipated in order to expand existing provision or bring forward new facilities. The contribution would be part of a pool, including HSG1, where pupils are expected to attend local schools in the Camp Hill/Weddington area.

3.5 Character and design

3.5.1 Policy H1 requires development to provide a mix of housing types, sizes and tenures.

3.5.2 The concept plan does not advocate a particular design style. However, the architectural appearance of the development should respond positively to the design context and views into the site from existing residential areas.

3.5.3 The use of variation in building heights, house types and orientation of dwellings will be required to create an attractive, high quality extension to the urban area. Building heights nearest the canal should be limited to 2 storeys in order to limit their visual impact above and

through the canal-side woodland corridor. The overall design should, where appropriate, use varied building materials, which make reference to the local vernacular. Roof materials should be in recessive colours to help reduce the prominence of urban edges.

3.6 Sustainability

Sustainable construction

3.6.1 Development on the strategic site will meet the objectives of Policy BE3 of the Plan and the Sustainable Design and Construction SPD.

Surface water drainage and flooding

3.6.2 The strategic site is located within Flood Zone 1 and consequently is at low risk of fluvial flooding. 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 incorporated within the area identified for residential uses. This is in line with Policy NE4.

Noise and air quality

3.6.3 The development of the site will need to take account of potential noise from the adjacent quarry, recycling centre, commercial units and road traffic noise from Tuttle Hill. The precise nature of noise mitigation measures should be established through the undertaking of a Noise Impact Assessment.

3.6.4 If required, suitable noise mitigation could be incorporated into the design of the residential areas.

3.6.5 Two Air Quality Management Areas (AQMAs) are located in the Borough, both of which are designated in Nuneaton including the lower part of Midland Road. The AQMA is designated as a result of increased levels of Nitrogen Dioxide associated with traffic.

3.6.6 Any proposals to develop the site will need to be accompanied by an air quality assessment confirming that the traffic associated with the development will not increase existing pollution levels within the Air Quality Management Areas.

Safety and security

3.6.7 Design has a crucial role in delivering a safe and secure environment in residential areas. Natural surveillance should be provided, with doors

and windows to housing overlooking streets and public spaces. Developments should be designed to create an environment which is legible to residents and visitors alike.

3.7 Delivery

Timescales

3.7.1 The development of the site is anticipated to be brought forward within the first 5 years of the plan period following formal adoption of the Borough Plan.

Infrastructure

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

- Financial contribution to local NHS Clinical Commissioning Group.
- Financial contribution to off-site play and open space at Sandon Park/ Stanley Road, and to Whittleford Park, as well as appropriate management and maintenance arrangements.
- Financial contribution to WCC towards primary and secondary school places.
- New bridge across the canal together with direct access between the Site and the canal towpath.
- Provision of a new access onto Tuttle Hill, as well as improvements to the existing access in order to provide segregation between proposed and existing uses.
- Financial contribution towards a full specification cycle path along Stoney Road using the railway underbridge to link to the NCN52 and Sandon Park / Weddington Meadows play and open space.
- Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area.
- Financial contribution towards local bus services including new bus infrastructure if required based on dialogue with Warwickshire County Council and bus operators.
- Financial contribution towards sport and physical activity.
- Retain and enhance the wooded character of Coventry Canal, including new planting close to the industrial areas through taller hedgerows and linear woodland. New woodland should be linear and along field margins, reducing the prominence of the development from the wider landscape to the north.

- Development should use the canal as the key reference and focal point to the design, and should take the opportunity of improving the setting of the canal, which should include better public access and interpretation.
- Retention and enhancement of green infrastructure along the canal and disused railway corridors.
- Retain and enhance biodiversity on the remaining quarry site as a publicly accessible area (where safe to do so).
- Enhance accessibility and the structural condition of heritage assets along Coventry Canal. New housing should address the canal. A detail construction management plan should be implemented to reduce the effects of the development on the Coventry Canal.
- Enhancements to canal towpath.
- Contribution for cycle path to Sandon Park and MIRA.

Management and maintenance

3.7.3 Consideration should be given at an early stage to the future management arrangements for infrastructure and facilities. Service infrastructure will be the responsibility for the relevant service provider.

3.7.4 The Borough/ County Councils will manage and maintain play space, and 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.