

# Borough Plan 2011-2031 Publication (2017)





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# 1. Introduction

## What is the Borough Plan?

- 1.1 The Nuneaton and Bedworth Borough Plan will play a key role in shaping the future of the Borough up to 2031. It will influence what development will take place, how much and where within the Borough it will be located. The Plan considers a wide range of economic, social and environmental matters that together will enable the achievement of cohesive and sustainable communities. The Plan outlines a spatial vision and strategic objectives for the area, along with a strategy and policies to enable its delivery. Measures to monitor progress in achieving the aspirations of the Plan are also identified. Once adopted the Borough Plan will replace the Local Plan 2006.

## Context for the Borough Plan

- 1.2 The content of the Borough Plan has been informed by a number of documents, as is required by Government.

### **National Planning Policy Framework and National Planning Practice Guidance**

- 1.2.1 The National Planning Policy Framework (NPPF) sets out Government policy on planning matters and seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared. The Planning Practice Guidance (PPG) provides among other things, direction in preparing evidence to inform the Borough Plan. Details of both the NPPF and PPG can be found at <https://www.gov.uk/guidance/national-planning-policy-framework> and <https://www.gov.uk/government/collections/planning-practice-guidance>.

### **Sustainable Community Plan**

- 1.2.2 The Borough Plan is a delivery document for the Nuneaton and Bedworth Sustainable Community Plan (SCP). The policies within the Borough Plan therefore need to enable delivery of the aims of the SCP which are to make the Borough stronger, safer and more sustainable. The SCP can be viewed on the Council's website [www.nuneatonandbedworth.gov.uk](http://www.nuneatonandbedworth.gov.uk).

## **Evidence**

1.2.3 In preparing the Borough Plan a number of studies have been undertaken to provide a robust and credible evidence base. This is to ensure all policies and decisions within the Borough Plan are based on sound information. The evidence takes two main forms:

- Research and facts
- Evidence from local communities and others with an interest in the future of the Borough.

1.2.4 To view the evidence base and responses from previous consultations visit [www.nuneatonandbedworth.gov.uk/boroughplan](http://www.nuneatonandbedworth.gov.uk/boroughplan)

1.2.5 A number of background papers have also been prepared to show how national policy, studies and previous consultations have been taken into account to develop the policies.

## **Strategic Environmental Assessment and Sustainability Appraisal**

1.2.6 To ensure the Borough Plan is effective in meeting the needs of future generations in a sustainable manner, a Strategic Environmental Assessment (SEA) and a Sustainability Appraisal (SA) has been undertaken alongside the development of the Borough Plan. This will ensure that the Plan positively contributes to the economic, social and environmental considerations of the Borough. The outcomes of this work during each stage of the process have been presented in separate reports which are available via the Council's website.

## **Infrastructure Delivery Plan**

1.2.7 The Infrastructure Delivery Plan (IDP) sits alongside the Borough Plan. It provides information about the infrastructure that needs to be delivered to support the policies and growth targets set in the Borough Plan. It outlines the sources of funding for projects and those who will be responsible for the delivery of the infrastructure.

## **Duty to Cooperate**

1.3 Introduced through the Localism Act 2011, the duty to cooperate is a legal requirement of the plan making process. The NPPF states that, 'public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities, such as the provision of new housing and infrastructure'. The Council is positively engaging with all the relevant bodies during the plan making process. During the Examination in Public (EiP) an independent Inspector will make a judgement on whether the duty has been successfully fulfilled.



## Consultation

- 1.4 The process of preparing the Borough Plan is broken down into a number of stages.

### **Issues and options: June-August 2009**

- 1.5 The Council consulted on a document that outlined the issues facing the Borough and presented a range of options to address them. This included a broad range of locations for the direction of future growth.

### **Preferred options: July-August 2013**

- 1.6 The Council consulted on the Preferred Options document which set out the Council's preferred approach to addressing the strategic issues facing the Borough. This included specific locations and sites to address the future development needs and planning policies.

### **Submission version: November-December 2015**

- 1.7 The Council consulted on the Submission version of the Borough Plan which took account of responses from the previous consultation along with updated evidence studies and government guidance.

### **Publication: January-March 2017**

- 1.8 This document seeks your views on the publication draft version of the Plan, which is the version the Council would like to adopt as its final policy. To make comments, please complete the response form which can be found on the Council's website [www.nuneatonandbedworth.gov.uk/boroughplan](http://www.nuneatonandbedworth.gov.uk/boroughplan)

## 2. Local Context

- 2.1 Nuneaton and Bedworth is most famous for being the birthplace of the author George Eliot (Mary Ann Evans). It is one of five Boroughs/ Districts within Warwickshire. It is the smallest in size, at 7,895 hectares, but has the second largest population at 125,200 (Census, 2011). Nuneaton and Bedworth Borough is the most densely populated area of the county with 1,592 persons per square km, compared to the Warwickshire average of 277<sup>1</sup>. Largely urban in character, the Borough has two market towns - Nuneaton and Bedworth as well as the large village of Bulkington to the east of Bedworth. Several smaller settlements are located in the south of the Borough between Bedworth and Coventry.
- 2.2 The Borough is located between Coventry and Hinckley and benefits from good road links. Nuneaton and Bedworth are both easily accessible from the M6 which gives access to the M1, M5, M42 and the M69. The A5 runs along the northern boundary of the Borough and the A444, A4254 and the B4114 are the major routes within the Borough. Birmingham International Airport and East Midlands Airport are also within easy reach.
- 2.3 Nuneaton is also well connected by the rail network. The West Coast Main Line provides links to Birmingham and London, while the Birmingham to Leicester line links Nuneaton and Hinckley. A branch line links Nuneaton to Coventry via Bedworth. As part of the NUCKLE North-South rail project, facilities at Bedworth station have been improved and a new station has been created at Bermuda, with frequencies of services increased from hourly to half hourly<sup>2</sup>.
- 2.4 Historically, industries in the Borough included coal mining, other extractive industries and heavy engineering. The Borough still has a high proportion of employees working in manufacturing compared to the UK average<sup>3</sup>. Other significant employment sectors are wholesale and retail trade, health and social work, and transport, storage and communication<sup>4</sup>. In terms of the business base of the Borough's local economy, this is made up of a mixture of small and medium-sized firms along with a number of global and national company headquarters<sup>5</sup>.
- 2.5 Most employment is concentrated on a number of industrial estates. The main sites are at Attleborough Fields, Bayton Road, Bermuda and Prologis Park, but smaller estates are located across the Borough. The town centres of Nuneaton and Bedworth also provide a significant number of jobs.
- 2.6 Nuneaton town centre is the main retail and commercial centre serving the whole Borough as well as further afield, whereas Bedworth town centre

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<sup>1</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p7

<sup>2</sup> NUCKLE: refers to a 3 phase rail improvement scheme between Nuneaton and Leamington and is an acronym of Nuneaton, Coventry, Kenilworth and Leamington.

<sup>3</sup> Employee Jobs (2015) (Nomisweb.co.uk, 2016)

<sup>4</sup> Employee Jobs (2015) (Nomisweb.co.uk, 2016)

<sup>5</sup> UK Business Counts (2016) (Nomisweb.co.uk, 2016)

serves a more local role. Nuneaton town centre includes the Ropewalk and Abbeygate shopping centres, the Borough's main library, Council offices and railway station. Bedworth town centre has a large superstore, independent shops and branches of high street stores, a library, emergency services, the Civic Hall and Arts Centre. In addition to the town centres are a number of District and Local Centres supporting smaller neighbourhoods.

- 2.7 Bermuda Park to the south of Nuneaton provides a multiplex cinema, bowling alley as well as other leisure facilities. In terms of sports facilities, The Pingles Leisure Centre and Etone Sports Centre are noteworthy facilities, both located in Nuneaton. Bedworth also has a Leisure Centre, and a number of local facilities and sports pitches which provide places for sport and exercise. Other key community facilities include the George Eliot Hospital and North Warwickshire and Hinckley College.
- 2.8 There are over 500 hectares of accessible green space in the Borough. Notable parks in the Borough include Riversley Park, the Miners Welfare Park and Whittleford Park, all of which are Destination Parks, serving the whole Borough. A number of smaller Community and Local Parks also serve the open space needs of local communities.
- 2.9 The Borough contains the only European designated site (Special Area of Conservation) in Warwickshire at Ensor's Pool. This and Griff Quarry are both Sites of Special Scientific Interest (SSSI). There are also locally designated wildlife sites and areas of ancient woodland. Additionally, 3 Local Nature Reserves (LNR) are located at Ensor's Pool, Galley Common and Bedworth Sloughs.
- 2.10 Historic legacies of the coal mining industry are present within the Borough, and include the Coventry and Ashby de-la-Zouch Canals. These form green links and wildlife corridors along with the disused Nuneaton Ashby railway (Weddington Walk) through the centre, east and north of the Borough.
- 2.11 The River Anker, Harrow Brook, Wem Brook, Breach Brook, River Sowe and Change Brook act as the main rivers flowing through the Borough.
- 2.12 Located in the Borough is Arbury Hall, a Grade I Listed Building with grounds which are classified as grade II\* Historic Park and Gardens. The Arbury Estate also contains a number of other Listed Buildings and structures. Overall, the Borough contains 91 Listed Buildings and has 5 Conservation Areas which are located in Abbey, Nuneaton Town Centre, Bedworth Town Centre, Bulkington village and at Hawkesbury junction. There are also 2 Scheduled Ancient Monuments, one at the Moated Site at Exhall Hall and the other at Nuneaton Priory.
- 2.13 Nuneaton and Bedworth has the highest levels of deprivation across Warwickshire and ranks as the 111<sup>th</sup> most deprived Local Authority District nationally (out of 326)<sup>6</sup>. Within Nuneaton and Bedworth there is also a divide between the east and west, with the most deprived areas located in the west.

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<sup>6</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016), p30

Six SOAs within Nuneaton and Bedworth are in the top 10% most deprived nationally<sup>7</sup>. Bar Pool is the most deprived, placing it in the top 2% deprived SOA in England<sup>8</sup>.

- 2.14 A number of economic, social and environmental factors mean that Nuneaton and Bedworth lags behind other locations in Warwickshire in key indicators which contribute to a high quality of life<sup>9</sup>. Specific areas where the Borough falls behind the Warwickshire average include deprivation, crime rates, GCSE attainment, young people not in employment, education or training, and life expectancy<sup>10</sup>. This has resulted in a significant gap separating Nuneaton and Bedworth from the rest of the County.
- 2.15 Work to address deprivation has taken place in Camp Hill, involving the physical and socio-economic regeneration of the area. Regeneration schemes have led to the upgrading of some of the existing housing stock, as well as the provision of new housing to replace those that were demolished. Other developments in the area include leisure, commercial, retail and industrial facilities, including the redevelopment of the Midland Quarry for housing and industry.

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<sup>7</sup> Indices of Multiple Deprivation 2015 (Warwickshire Observatory, 2016) Available at <http://www.warwickshireobservatory.org/indices-of-multiple-deprivation-2015/>

<sup>8</sup> Indices of Multiple Deprivation 2015 (Warwickshire Observatory, 2016) Available at <http://www.warwickshireobservatory.org/indices-of-multiple-deprivation-2015/>

<sup>9</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016)

<sup>10</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016)

## 3. Issues Facing the Borough

### Background

3.1 This section summarises the key issues and challenges within the Borough. The Borough Plan aims to address these issues in order to achieve its vision for Nuneaton and Bedworth by 2031.

### Issues associated with the local economy

3.2 The following issues have been identified:

- The population and the number of households is growing and this is projected to continue<sup>11</sup>.
- The economy is based on a declining manufacturing base and distribution related work<sup>12</sup>. There are fewer knowledge based employment opportunities. If this does not change there will be fewer jobs in the future and more people will have to look for work outside the Borough.
- A large number of residents commute out of the Borough each day to work in Coventry, Leicestershire and elsewhere in Warwickshire<sup>13</sup>.
- There is a large gap between the north and south of Warwickshire in terms of levels of deprivation and unemployment<sup>14</sup>. Within the Borough there is also a divide between the east and west, with the most deprived areas located in the west.
- Household earnings are the lowest in Warwickshire and there is a considerable number of working age residents claiming benefits<sup>15</sup>. This contributes significantly to poverty and deprivation.
- Access to some employment sites such as Bermuda Industrial Estate, Attleborough Fields, Prologis and other employment sites outside the Borough is difficult without a car.
- Car ownership in the Borough is the lowest in Warwickshire<sup>16</sup>. Improvements in public transport along the north south corridor are required to improve accessibility to job opportunities.
- Some residents have a poor skills base. Educational attainment is the lowest in the County at both Key Stage 2 and 4 levels<sup>17</sup> and 28% of those of working age have no qualifications at all<sup>18</sup>.
- There is a need to tackle low aspirations in parts of the Borough as this can limit educational achievement and contribute to low wages, deprivation and a dependency on benefits.
- Whilst improving due to the opening of the Ropewalk, the quality and diversity of retail provision in Nuneaton is limited. The town has a strong

<sup>11</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p3

<sup>12</sup> Employee Jobs (2015) (Nomisweb.co.uk, 2016)

<sup>13</sup> Employment Land Study Final Report (GL Hearn, 2016) p9 para 1.20

<sup>14</sup> Quality of Life in Warwickshire Full Report 2014/15 (Warwickshire Observatory, 2015) p13

<sup>15</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p9

<sup>16</sup> Quality of Life in Warwickshire 2013/14 (Warwickshire Observatory, 2014) p111

<sup>17</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p25

<sup>18</sup> Quality of Life in Warwickshire 2013/14 (Warwickshire Observatory, 2014) p37

market but how it will remain attractive and competitive in the future is an issue.

- Nuneaton does not have a strong evening or night time economy. Pubs and bars are mostly directed at the young. There is also a poor perception of public safety<sup>19</sup> and limited transport provision after 6pm.
- Office provision in Nuneaton is limited and basic and is reducing economic opportunities in the Town Centre. There are also few residential properties in the town centre which affects the towns diversity and vibrancy.
- Bedworth Town Centre struggles to compete for retail trade, and its office sector is small. This is due to its proximity to the larger centres of Coventry and Nuneaton. The town centre has little residential or leisure provision other than the Civic Hall and therefore the evening economy is weak. The ways in which Bedworth can best compliment Nuneaton in the future needs to be addressed.
- The quality, popularity and variety of retail provision offered at local and district centres varies greatly.
- Despite property prices being the cheapest in Warwickshire, home ownership levels have been declining across Warwickshire<sup>20</sup>.
- Traffic congestion is high across the Borough and Nuneaton has experienced the highest rate of traffic growth across Warwickshire<sup>21</sup>. Particular problems occur on the A444, the Long Shoot (A47), Lutterworth Road (B4114), Camp Hill/Tuttle Hill (B4114) and Coventry Road (B4109).

## Issues associated with the local community

3.3 The following issues have been identified:

- The current housing stock is predominately semi-detached and terraced.
- The mix of housing tenure, types and sizes for different parts of the Borough is uneven.
- Population and household projections suggest an on-going need for family accommodation<sup>22</sup>.
- There is a need to cater for an increasing number of young people and older people living on their own. There is a particular need for housing options to enable older people to live independently<sup>23</sup>.
- The areas around Bulkington and the south west of the Borough are not well served by green corridors. This reduces biodiversity and opportunities for leisure activities in these areas.
- Access to some leisure facilities is restricted for people without a car. Public transport to Bermuda Park, for instance, is limited and there are no public footpaths along the A444.

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<sup>19</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p28

<sup>20</sup> Quality of Life in Warwickshire Full Report 2014/15 (Warwickshire Observatory, 2015) p35 & 37

<sup>21</sup> Warwickshire Local Transport Plan 2011-2026 (Warwickshire County Council 2011) p56

<sup>22</sup> Coventry & Warwickshire Joint Strategic housing Market Assessment Executive Summary (GL Hearn, 2013) p6 para 3.2

<sup>23</sup> Coventry & Warwickshire Joint Strategic housing Market Assessment Executive Summary (GL Hearn, 2013) p7 para 4.2

- Life expectancy is the lowest in Warwickshire and lower than the national average<sup>24</sup>. There are notable variations across the Borough with those living in the most deprived areas having the lowest life expectancy<sup>25</sup>. Links can be made to poor health, lack of physical activity and obesity, all of which are high in the Borough.
- Investment is required to bring more properties in line with the Decent Homes Standard<sup>26</sup>.
- Improvements to provide more walking and cycling networks, cycle parking facilities, pedestrian priority areas and crossing facilities along with the need to address issues such as the frequency, reliability, integration and cost of public transport is required to facilitate benefits to the environment and health.
- Air quality in some parts of the Borough is poor<sup>27</sup>. Air Quality Management Areas (AQMAs) are designated at the Leicester Road Gyratory and at Central Avenue/Midland Road in Nuneaton. Other areas are also being monitored for their Nitrogen Dioxide levels.
- Previous development has not always been well designed. Too much development in the past has failed to positively contribute to the character of the area or to local distinctiveness.
- Fear of crime and actual crime is the highest in Warwickshire<sup>28</sup>. The Borough also has the highest levels of anti-social behaviour<sup>29</sup>.

### Issues associated with the local environment

3.4 The following issues have been identified:

- Extreme weather events, such as those experienced in Warwickshire in 1998, 1999, 2005, 2007, 2008 and 2012, are becoming more frequent.
- There are only three Local Nature Reserves in the Borough.
- Future growth will need to be accommodated outside the existing urban area and therefore potentially impact on sensitive landscapes and biodiversity.
- The legacy of coal mining, quarrying and heavy engineering has had a negative impact on the landscape. The Borough has over 100 hectares of derelict land and more than 3000 potentially contaminated sites.
- There are a limited number of historic buildings of national importance but many others are important to local history.

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<sup>24</sup> Quality of Life in Warwickshire. Key Messages 2015/16 (Warwickshire Observatory, 2016) p31

<sup>25</sup> Quality of Life in Warwickshire Full Report 2014/15 (Warwickshire Observatory, 2015) p64

<sup>26</sup> Nuneaton and Bedworth Housing Strategy 2010-15 (Nuneaton and Bedworth Borough Council 2010) p21

<sup>27</sup> Quality of Life in Warwickshire 2013/14 (Warwickshire Observatory, 2014) p124

<sup>28</sup> Quality of Life in Warwickshire Full Report 2014/15 (Warwickshire Observatory, 2015) p29, Figure 4.1 & p31

<sup>29</sup> Quality of Life in Warwickshire Full Report 2014/15 (Warwickshire Observatory, 2015) p31, Figure 4.3

- Some built heritage has suffered from poor quality modification and a lack of maintenance and repair. 2 Listed Buildings are on English Heritage's Buildings at Risk Register<sup>30</sup>.

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<sup>30</sup> Heritage at Risk Register (Historic England), Accessed at:  
<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>



## 4. Vision and Objectives

### Vision

- 4.1 By 2031, Nuneaton and Bedworth Borough will be a place where there are opportunities for sustainable economic growth with diverse job prospects, healthy and safe communities and an integrated infrastructure network. Businesses 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.

### Objectives

#### Objective 1

- 4.2 To use economically driven growth in a way that will help regenerate the Borough and raise its profile as a more attractive place to live, but particularly to work and invest in.

#### Objective 2

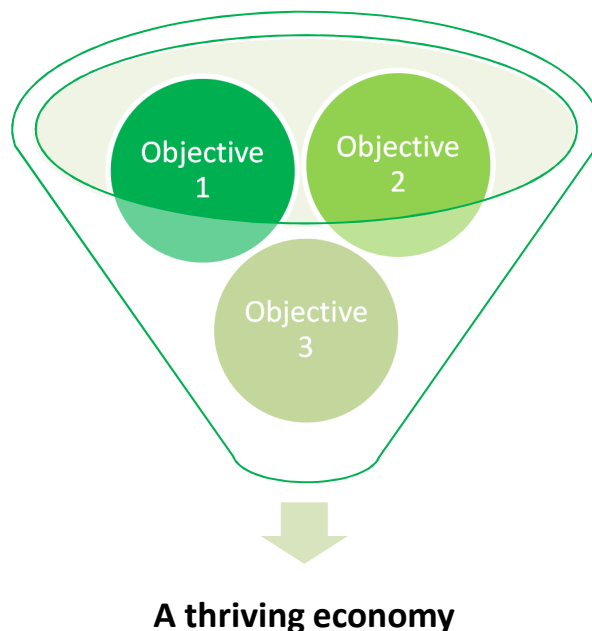
- 4.3 To seek employment opportunities that will support the diversification of the Borough's economy and improve job opportunities for residents. In particular:
- a) Maintain and improve existing employment sites. Key sites include:
    - Attleborough Fields
    - Bayton Road
    - Bermuda
  - b) Provide additional employment land that is attractive to investors in the following locations:
    - Faultlands, Gipsy Lane
    - Phoenix Way/ Wilsons Lane
    - Coventry Road
    - Land at Caldwell Road Industrial Estate
    - Longford Road
    - Bowling Green Lane
  - c) Enable growth in a diverse range of sectors, particularly focusing on the following:
    - Business services
    - Construction
    - Distribution & retail
    - Health
    - Transport and communications
    - Engineering.

- d) Encourage offices and other high value employment generators in Nuneaton and Bedworth town centres.
- e) Use growth to promote training and educational facilities and opportunities which will improve the skills of the current and future labour market.
- f) Improve accessibility, via public transport, to job opportunities in the Borough and in nearby towns such as Coventry, Hinckley, Leicester and Atherstone.

### Objective 3

4.4 To continue to develop and diversify Nuneaton and Bedworth town centres so they each have a distinctive and individual role in serving the Borough which is supported by lower order centres in a retail hierarchy. In particular:

- a) Maintain Nuneaton town centre as the primary centre for shopping, leisure and business activity in the Borough and to enable it to remain competitive at a sub-regional level.
- b) Encourage new housing and leisure uses in Bedworth town centre to complement and support its focus for day-to-day shopping and commercial activity.
- c) Ensure local needs are met through Local and District Centres.



## Objective 4

- 4.5 To provide the size, type and mix of housing that meets the specific needs of the Borough. In particular:
- a) Aspirational housing that will attract residents who can make a significant investment in the development of businesses in the area.
  - b) Affordable housing of different tenures to meet identified housing need.
  - c) Housing options to meet the needs of the increasing number of older people in the Borough.
  - d) Providing smaller properties in Nuneaton, family housing in Bedworth and supporting the private rented sector across the Borough.
  - e) Continued regeneration and investment in areas where there is poor housing stock to improve energy efficiency, reduce fuel poverty and to bring empty properties back into use.
  - f) Adequate provision to meet the identified needs of gypsies and travellers.

## Objective 5

4.6 To ensure that all new development and investment contributes to a significant improvement in infrastructure and facilities that serve the Borough. In particular:

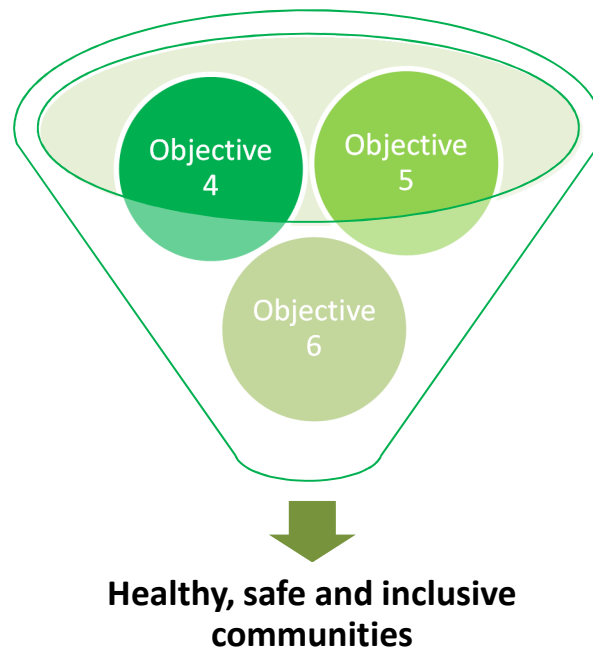
- a) A step change in public transport provision along a North-South corridor to link Nuneaton and Bedworth to Atherstone and Hinckley in the north and Coventry, Warwick and Leamington in the south.
- b) Improved access to existing facilities, particularly the Borough's two town centres and major leisure and community facilities (e.g. Bermuda, George Eliot Hospital, the Colleges and the Pingles and Bedworth Leisure Centres).
- c) Retention and improvement of local shopping, health and other community facilities.
- d) New development that integrates the required infrastructure and service provision to support it and where appropriate includes improvements to existing infrastructure and services. This includes:
  - A northern distributor road
  - Connectivity improvements
  - Education provision
  - Emergency services provision
  - Sport and leisure improvements
  - Sustainability measures
- e) A Green Infrastructure network of high quality, well connected, multi-functional open spaces, corridors and links that deliver benefits to the landscape, wildlife and the public in line with the priority projects identified from the Borough's five green infrastructure zones.

## Objective 6

4.7 To create healthy, safe and strong communities by:

- a) Creating and improving networks that increase opportunities to walk and cycle to a range of facilities.
- b) Enabling access to a range of high quality open spaces.
- c) Enabling participation in active sport by building on the strengths of the Pingles Leisure Centre and other local facilities.
- d) Reducing crime and antisocial behaviour through a multi-faceted approach, using actions such as good design, raising aspirations and providing opportunities for the young alongside the necessary infrastructure provision.

- e) Creating well planned and integrated communities that foster cohesion and accessibility for all.



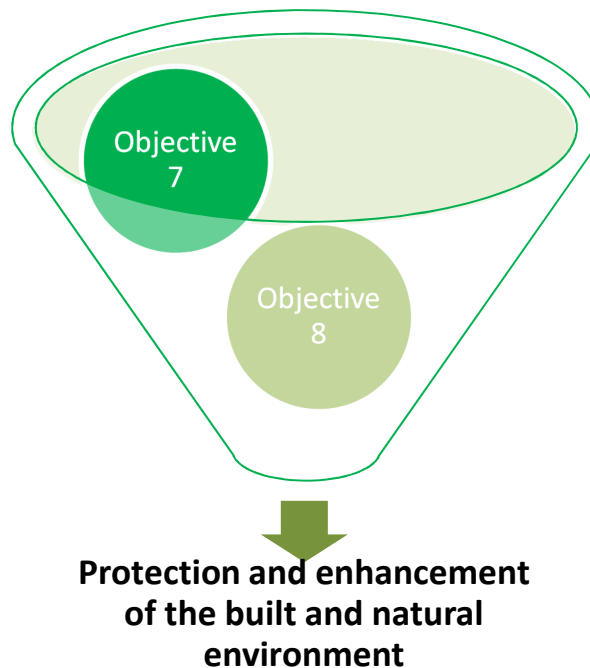
## Objective 7

- 4.8 To ensure that new development enhances and improves the quality and appearance of the existing urban area. In particular:
- a) Important open spaces such as Riversley Park, Miners Welfare Park, Whittleford Park and Community and Local parks are protected and enhanced. Landscape character, historic, geological and natural features such as Arbury Historic Park and Garden, Stockingford Railway Cutting and Ensor's Pool are protected and enhanced.
  - b) Derelict, contaminated and untidy sites are brought back into beneficial use.
  - c) Minimise the negative impact of development and make improvements where possible to air quality in Air Quality Management Areas.
  - d) Maximise opportunities to use the River Anker, Wem Brook, the Coventry Canal and Ashby Canal as attractive focal points for open space and new development where there is no negative impact on the green network or the water quality.
  - e) Infill development positively responds to local character and does not result in town cramming.

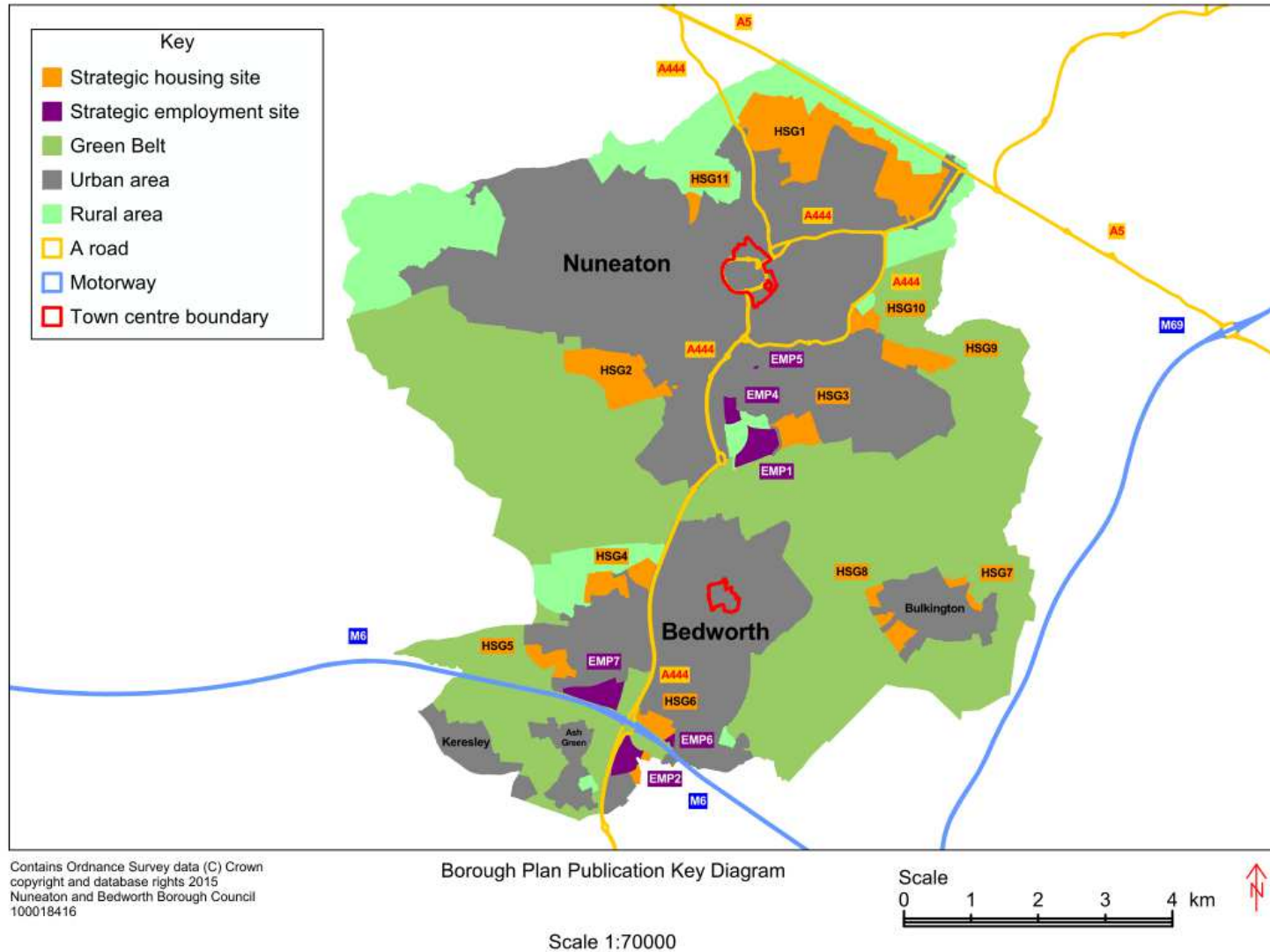
- f) High quality and sustainable design and construction in line with design standards.

## Objective 8

- 4.9 To address climate change and encourage sustainability in all new development. In particular:
- a) Avoid where possible sites that are at risk of flooding now or in the future.
  - b) Utilising appropriate sustainable urban drainage systems for flood or surface water attenuation and using water sustainably.
  - c) Protect and enhance the Borough's ecological network, in particular priority habitats and species and minimising impacts on biodiversity.
  - d) Maximise energy efficiency and the use of renewable energy, particularly those with greatest potential in the Borough. For example, combined heat and power district energy, biomass energy, ground source heat pumps, solar photovoltaics and solar thermal, along with any future renewable or low carbon technology that may become more suitable for the Borough during the plan period.
  - e) Ensure development makes links to cycling and walking networks to encourage green travel.



The overall strategy for managing development in the Borough during the Plan period is illustrated in the Key Diagram.



## 5. Development Strategy

- 5.1 The following policies set out the development strategy and general principles for the growth of the Borough through to 2031. The policies will enable the delivery of the overarching vision and objectives for the area.

### Policy DS1 – Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Borough Plan (and where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies that Framework indicate that development should be restricted.

- 5.2 The National Planning Policy Framework sets out the presumption in favour of sustainable development and the need for sustainable economic growth. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 5.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.
- 5.4 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. The policies in this plan deliver the NPPF's core planning principles for local circumstances.



## Policy DS2 – Settlement Hierarchy and Roles

The role and function of each of the Borough's settlements is:

- Nuneaton has the primary role for employment, housing, town centre, leisure and service provision.
- Bedworth has a supporting role for employment, housing, town centre, leisure and service provision.
- Bulkington has a supporting role for housing, shopping, leisure and local services. Bulkington is served by a district centre.
- Keresley and Ash Green/Neal's Green have local roles for housing, shopping and local services. Ash Green is served by a local centre.

Most development will be directed to Nuneaton as the primary town. Other development will be directed to, or adjacent to, other settlements at a scale that reflects the role and function of the settlement in the hierarchy and the settlement's ability to accommodate change.

- 5.5 Patterns of growth should be focused in locations which are, or can be made, sustainable and which make full use of public transport, walking and cycling.
- 5.6 A settlement analysis report of Nuneaton and Bedworth proposes a settlement hierarchy<sup>31</sup> for the Borough. This was based on an analysis of the size of each settlement in the area, accessibility to a range of services and facilities and public transport provision. The report places Nuneaton at the top of the hierarchy as the most sustainable settlement in the Borough.
- 5.7 It is also necessary to consider the wider context in which the Borough is located. Of particular relevance is the close proximity of other settlements outside the Borough boundary. In the south of the Borough there is the City of Coventry and in the north of the Borough the A5 corridor and its surrounding settlements.

### Borough Plan Objectives

- 5.8 This policy delivers the following Borough Plan objectives:
- Objective 1
  - Objective 2
  - Objective 3
  - Objective 4

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<sup>31</sup> Settlement Analysis Report of Nuneaton and Bedworth (NBBC, 2011) p43 figure 11

## Evidence Base

5.9 The evidence base related to this policy is as follows:

- Accessibility and Settlement Hierarchy Study 2011 (Nuneaton and Bedworth Borough Council, 2011)

## Delivery Mechanisms

5.10 The delivery mechanisms for this policy are as follows:

- Delivery of urban sites for employment and housing.
- Delivery of strategic sites for employment and housing.
- Delivery of the Town Centre Area Action Plans for Nuneaton and Bedworth.
- Delivery of new district centres.

## Monitoring

5.11 The indicators and targets that will be monitored for this policy are outlined in Table 1.

Monitoring Ref	Indicator	Target
DS2a	Employment land	Scale of development in settlements proportional to position in settlement hierarchy
DS2b	Retail	Scale of development proportional to retail hierarchy
DS2c	Leisure floor space	Scale of development in settlements proportional to position in settlement hierarchy
DS2d	Housing completions by settlement	Scale of development in settlements proportional to position in settlement hierarchy

Table 1: Indicators and targets to be monitored for Policy DS2

## Policy DS3 – Development Principles

All new development will be sustainable and of a high quality, fully supported by infrastructure provision and environmental mitigation and enhancement as required in the policies contained within this Plan.

New development within the settlement boundaries, as shown on the Proposals Map, will be acceptable subject to there being a positive impact on amenity, the surrounding environment and local infrastructure.

New unallocated development outside the settlement boundaries, as shown on the Proposals Map, is limited to agriculture, forestry, leisure and other uses that can be demonstrated to require a location outside of the settlement boundaries.

### Borough Plan Objectives

5.12 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 3
- Objective 4

### Evidence Base

5.13 The evidence base related to this policy is as follows:

- Strategic Housing Land Availability Assessment (Nuneaton and Bedworth Borough Council, 2016)

### Delivery Mechanisms

5.14 The delivery mechanisms for this policy are as follows:

- Set up and monitor a phasing and delivery strategy to ensure a 5 year supply and delivery of the housing target for the Plan period.
- Work in partnership with landowners and agents.

### Monitoring

5.15 The indicators and targets that will be monitored for this policy are outlined in Table 2.

Monitoring Ref	Indicator	Target
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries

Table 2. Indicators and targets to be monitored for Policy DS3

## Policy DS4 – Overall Development Needs

The following levels of housing and employment development will be planned for and provided within Nuneaton and Bedworth Borough between 2011 and 2031:

- a) 13,374 homes.
- b) 103.6 ha of employment land.
- c) 39 residential pitches and 5 transit pitches to accommodate Gypsies and Travellers.

### Housing Requirements

- 5.16 The Preferred Options document identified a housing target of 7,900 dwellings, however, in 2013 this figure was superseded by the findings of a joint Strategic Housing Market Assessment (SHMA) for Coventry and Warwickshire which informed the development of a housing target of 9,900 dwellings. This has been further superseded by an update to the SHMA to take account of new population projections, which generates an objectively assessed need of 10,040 dwellings for the Borough 2011-2031.
- 5.17 An updated report was undertaken in 2016 to analyse key data from the 2014-based ONS subnational population projections (SNPP) and CLG (2014-based) household projections with regard to housing need in the Coventry and Warwickshire Housing Market Area (HMA). The analysis built on information in the September 2015 Updated Assessment of Housing Need (UAoHN) which used 2012-based projection data to underpin a number of demographic and economic scenarios – ultimately leading to conclusions about housing needs across the HMA.
- 5.18 The 2016 report concluded that overall, when considered on the same basis as the UAoHN, the objectively assessed need in the HMA should be for 4,237 dwellings per annum (2011-31) – this is 35 fewer than was shown in the UAoHN. This updated analysis, taking account of more recent published data, does not suggest any fundamental differences from the analysis and conclusions as set out in the UAoHN of September 2015. Whilst some figures for individual local authorities changed slightly<sup>32</sup>, the report concluded that, at the HMA level the assessed level of need in the UAoHN (and linked to 2012-based data) remains sound. It was therefore decided as a sub region to stick with the targets figures from the 2015 UAoHN.

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<sup>32</sup> Nuneaton and Bedworth decreased from 10,040 to 9,400. However, Coventry increased from 42,400 to 47,320. Coventry-Warwickshire Housing Market Area 2014-based Subnational Population and Household Projections (JG Consulting, 2016) Figure 11.1 p40

- 5.19 The NPPF requires the housing needs of the housing market area to be met in full. There is insufficient 'brownfield' land available in the Borough to accommodate the Borough's housing needs in full. It is therefore necessary to allocate development on Greenfield sites. The allocated strategic sites along with sites in the urban area address the need that has not been met by completions since 2011 and commitments from existing permissions. Policy DS5 directs dwellings to strategic and non-strategic allocations, some of which are within the existing urban areas of the Borough.
- 5.20 The Council must also consider the needs of Coventry City Council area, as it has stated that they are unable to meet the objectively assessed need for the city within their boundaries and so some redistribution within the Housing Market Area (HMA) is necessary to ensure housing needs are met. The Warwickshire authorities accept that Coventry City Council is unable to accommodate its full housing need. Each Council will therefore co-operate to establish a revised distribution of housing which ensures that the overall needs (4,408 dwellings per annum<sup>33</sup>) across the housing market area will be met in full. The total objectively assessed need for the Borough for 2011-2031 is 10,040 dwellings (502 per annum). The 502 dwellings per annum is made up of three components: demographic based need (423 dwellings), supporting economic growth (73 dwellings) and improving affordability (6 dwellings)<sup>34</sup>. As part of the redistribution of housing, the Borough was asked to take an additional 4,020 dwellings<sup>35</sup>. The Council was unable to sign the MOU as evidence was not available to demonstrate that the level of growth could be accommodated. An update to the Council's Strategic Housing Land Availability Assessment (SHLAA), using the agreed sub-regional methodology has subsequently been undertaken which has identified, alongside other evidence, that the Borough can accommodate 2,330 dwellings from Coventry.
- 5.21 The delivery of the housing development needs are broken down through the following means:
- a) Strategic Allocations: 8,851
  - b) Non-strategic Site Allocations: 940
  - c) Site completions: 1,318<sup>36</sup>
  - d) Sites with planning permission: 2,144
  - e) Windfall sites: 121<sup>37</sup>

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<sup>33</sup> Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA) (Coventry, Warwickshire and Hinckley & Bosworth Joint Committee, 2015) p2 paragraph 3.

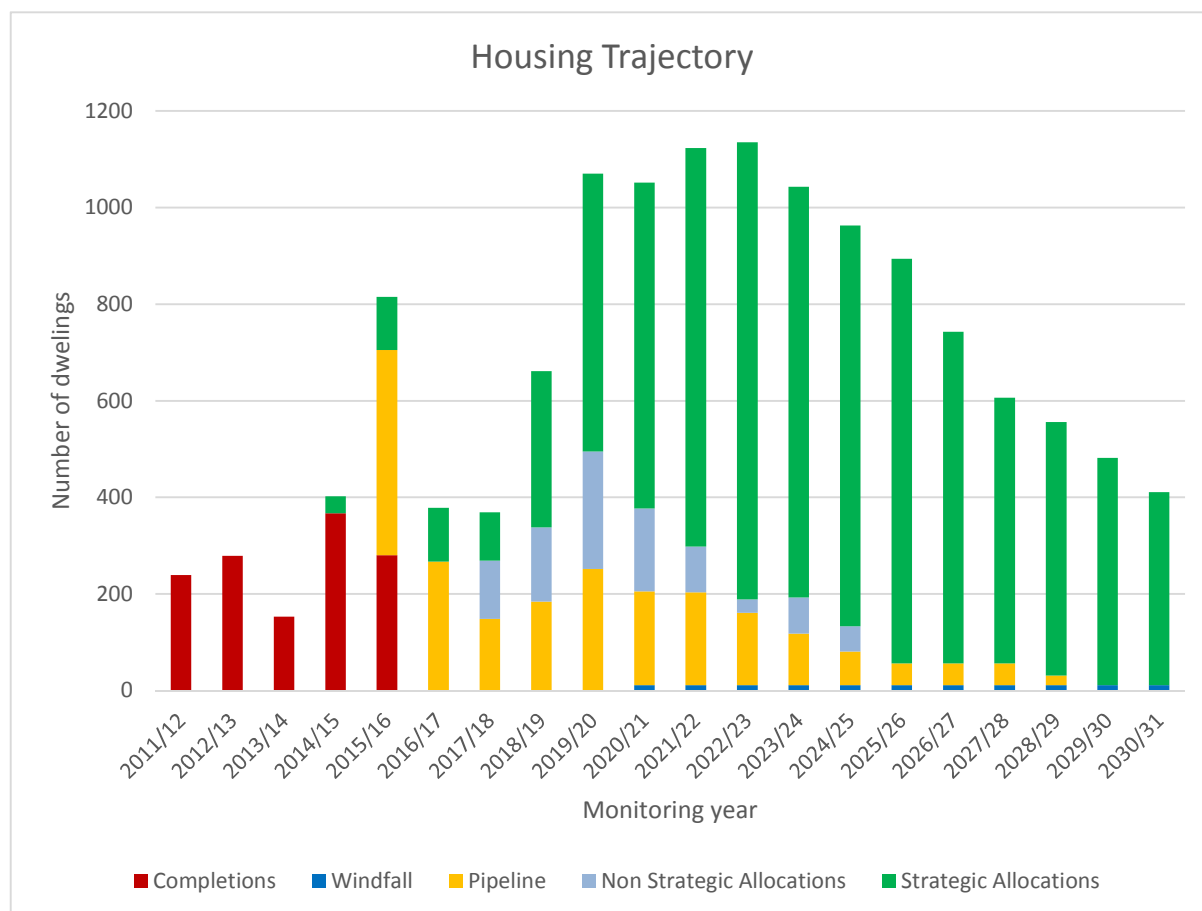
<sup>34</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA (GL Hearn, 2015), p128 Table 53.

<sup>35</sup> Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA) (Coventry, Warwickshire and Hinckley & Bosworth Joint Committee, 2015) p2 paragraph 3.

<sup>36</sup> Completions on HSG1 deducted to avoid double counting.

<sup>37</sup> 11 per year for 11 years (2020-2031)

## Housing Trajectory



5.22 The Council will regularly review the Housing Trajectory. The Trajectory shows that it will be necessary for development to take a staggered approach in terms of delivery. The site allocations which are currently in Green Belt are unlikely to come forward before adoption of the Plan, therefore, the delivery significantly increases after this point. The following Housing Trajectory shows the timeline for the delivery of housing across the plan period.

## Employment Land

5.23 In November 2011 the Council set a housing development target of 7,900 and a jobs growth target of 1.5% (equating to 75ha of employment land<sup>[1]38</sup>) as the basis for undertaking work on the Borough Plan. This followed a decision to review the development targets for the Borough after the abolition of the Regional Spatial Strategy. To identify a more localised set of targets, Oxford

[1] Inclusive of a 20ha buffer.

<sup>38</sup> Nuneaton & Bedworth Forecast Model (NBFM) report and Forecast Model Technical Annex (Oxford Economics, 2011) and Scale of Growth Preferred Options Background Paper (Nuneaton and Bedworth Borough Council, 2013) p8 paragraphs 17-20.

Economics were commissioned to develop an input-output based econometric model that would enable different levels of jobs growth to be tested and the implications of that growth (in terms of job creation, unemployment, commuting patterns, population change and housing requirements) to be assessed. In very simple terms, the model works by identifying the number of jobs required to achieve a target level of growth. The jobs are then apportioned to different sectors in line with national trends, local specialisms and future aspirations. Consideration is then given to who will take up the jobs – residents, commuters or migrants moving into the area. The estimated impacts on the housing market are then assessed.

- 5.24 The housing and employment targets were consulted on during the summer of 2013 as part of the consultation on the Borough Plan Preferred Options.
- 5.25 In November 2013, a Strategic Housing Market Assessment (SHMA) for the Coventry and Warwickshire Housing Market Area was completed. This identified an objectively assessed need of 9,900 for Nuneaton and Bedworth for the period 2011-2031. For the sub-region as a whole the figure was 76,000. The study was reviewed in September 2014 following the release of the ONS sub-national population projections. This identified a housing market area need of 80,080. For Nuneaton and Bedworth the figure identified was 8,440 however through the shadow Economic Prosperity Board (EPB), which was endorsed by the Council on 4<sup>th</sup> February 2015, it was agreed that the distribution identified in the November 2013 study should be used as the basis for plan making within the sub-region.
- 5.26 As part of the process of demonstrating a balanced link between the amount of housing planned for and the amount of employment land that is allocated the economic land growth target was reviewed following the completion of the SHMA. Using the housing target of 9,900 dwellings in the SHMA generated a comparable jobs growth target of 0.7% which equates to the allocation of 52ha of employment land. The 52ha includes an additional 21ha that was added to take account of land being removed from the existing employment land portfolio.
- 5.27 When subtracting the existing completions and commitments that have occurred from 2011 the Council needed to allocate a further 31ha. The allocation:
- Offered a wider employment land portfolio for businesses/ developers to invest in which will assist in meeting the Council's economic objectives.
  - Aligns with the NPPG in that the basis for employment land allocations should not simply focus on employment forecasts and should take account of qualitative information. Feedback during the commercial engagement of

the Employment Land Review (2014) emphasised the need for a large employment land target.

- Took account of the Sub-Regional Employment Land Study which recommends releasing land on a phased basis to assist with meeting Coventry and Warwickshire's Strategic Economic Plan requirements.

5.28 Following consultation on the Submission version of the Borough Plan in 2015 the Council completed an update to the Employment Land Review which indicated the total employment land need for the period 2011-2031 is 87.4ha<sup>39</sup>.

5.29 The Coventry, Warwickshire and Hinckley and Bosworth Joint Committee considered and agreed an Employment Land Memorandum of Understanding (ELMOU) on the 21<sup>st</sup> July 2016. The purpose of the ELMOU is to ensure that the employment land needs of Coventry and Warwickshire can be met in full in line with national policy and the Duty to Cooperate. The need for the ELMOU was generated by a shortfall of 241ha of employment land provision within Coventry. The process for redistributing the shortfall is outlined in the ELMOU background report<sup>40</sup>. The application of the redistribution methodology leads to an additional employment land requirement of 26ha for Nuneaton and Bedworth. This is in addition to the 87ha of employment land to meet the Borough's own needs, giving a total of 113ha. Based on evidence gathered to inform the Plan, the Borough is able to accommodate 103.6ha of employment land during the Plan period.

### **Employment Trajectory**

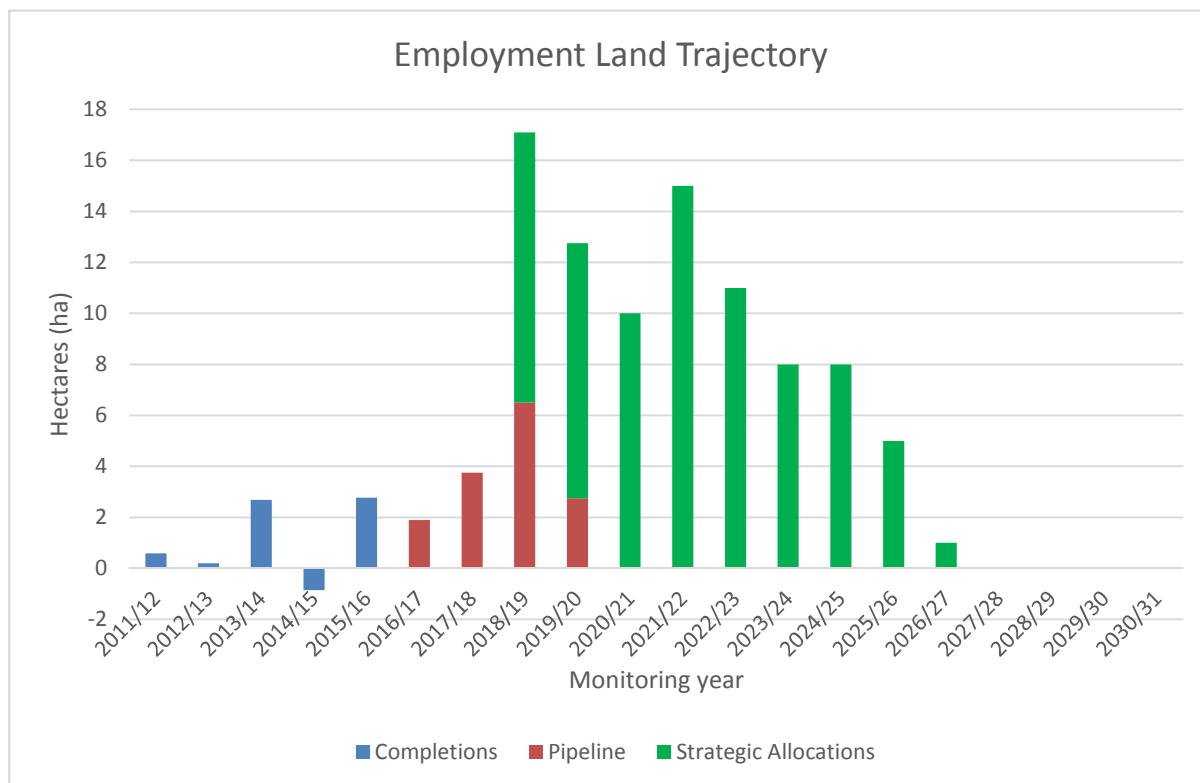
5.30 The Council will regularly review the Employment Trajectory. The Trajectory shows that it will be necessary for development to take a staggered approach in terms of delivery. The site allocations which are currently in Green Belt are unlikely to come forward before adoption of the Plan, therefore, the delivery significantly increases after this point. The following Trajectory shows the timeline for the delivery of employment across the plan period.

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<sup>39</sup> Employment Land Study Nuneaton and Bedworth Borough Council (GL Hearn, 2016) p85 paragraph 7.5

<sup>40</sup> Memorandum of Understanding relating to Employment Land Requirements and Distribution within Coventry & Warwickshire Background Paper (Coventry, Warwickshire and Hinckley & Bosworth Joint Committee, 2016) p7 paragraph 4.7.5





## Gypsies and Travellers

5.31 Under the 2004 Housing Act the Council is required to produce an assessment of the current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople and then identify and plan for the provision of permanent and transit sites to meet those needs.

5.32 The 2016 Gypsy, Traveller and Travelling Show People Accommodation Assessment shows a need to find an overall requirement for 39 permanent pitches for the period up to 2031/32 and a need for 5 transit pitches over the next 5 years to 2020/2021<sup>41</sup>.

## Borough Plan Objectives

5.33 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 4

<sup>41</sup> Gypsy, Traveller and Travelling Show People Accommodation Assessment 2016: Nuneaton and Bedworth (Arc4 2016), p65

## Evidence Base

5.34 The evidence base related to this policy is as follows:

- Coventry and Warwickshire Joint Strategic Housing Market Assessment: Final Report (GL Hearn, 2013)
- 2012-based Sub-National Population Projections & Economic Forecasts: Implications for Housing Need in Coventry & Warwickshire (GL Hearn, 2014)
- Updated Assessment of Housing Need: Coventry and Warwickshire HMA: Report (GL Hearn 2015)
- Coventry-Warwickshire Housing Market Area: 2014-based Subnational population and Household Projections (JG Consulting, 2016)
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: North Warwickshire and Nuneaton and Bedworth (University of Salford, 2013)
- Retail and Leisure Study Update 2014 (Strategic Perspectives, 2014)
- Town Centre Office Requirements (DTZ, 2013)
- Employment Land Study (GL Hearn, 2016)
- Strategic Housing Land Availability Assessment (Nuneaton and Bedworth Borough Council, 2016)

## Delivery Mechanisms

5.35 The delivery mechanisms for this policy are as follows:

- The Economic Development Strategy will include a work programme to assist in the delivery of strategic employment sites and town centre projects and proactively attract investment.
- Gypsy and Traveller Site Allocations Plan.
- Set up and monitor a phasing and delivery strategy to ensure a 5 year supply and delivery of the housing target for the Plan period.
- Work in partnership with landowners and agents.

## Monitoring

5.36 The indicators and targets that will be monitored for this policy are outlined in Table 3.

Monitoring Ref	Indicator	Target
DS4a	Housing completions	13,374 dwelling completions.
DS4b	Development of Employment Land	103.6 hectares of land is developed for employment uses.
DS4d	Gypsy and Traveller accommodation	39 residential pitches provided 5 transit pitches provided

DS4c	Housing land supply	Continuous five year land supply of housing
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Table 3: Indicators and targets to be monitored for Policy DS4

## Policy DS5 – Residential Allocations

The following sites will be allocated for residential development and associated infrastructure uses as shown on the Proposals Map (strategic sites) and in Appendix A (non-strategic sites).

### Strategic sites

Site reference	Site name	Dwellings
HSG1	North of Nuneaton	3331
HSG2	Arbury	1525
HSG3	Gipsy Lane	575
HSG4	Woodlands	689
HSG5	Hospital Lane	398
HSG6	School Lane	388
HSG7	East of Bulkington	196
HSG8	West of Bulkington	495
HSG9	Land at Golf Drive	621
HSG10	Attleborough Fields	360
HSG11	Tuttle Hill	200
EMP2	Wilson's Lane	73

### Non-strategic sites

Site reference	Site name	Dwellings
NUN015	Land at Donnithorne Avenue, Nuneaton	28
NUN043	Stockingford Sports and Social Club and Bungalow, Nuneaton	67
NUN047/NUN051	King Edward Road, Nuneaton	71
NUN060	Pine Tree Road, Bedworth	22
NUN061	Rear of 25-39 Whitburn Road, Bedworth	14
NUN065	New Inn Public House, Bulkington	30
NUN075	Road of Park Road flats, Bedworth	17
NUN174	Charity Docks, Land rear of Furnance	66

	Road/Beechwood Road, Bedworth	
NUN181	Land of Stockley Road, Hawkesbury	80
NUN191	St Marys Road Depot, Nuneaton	143
NUN239	Armson Road, Bedworth	19
NUN242	Hawkesbury Pump House, Heritage Drive, Hawkesbury	13
NUN245	21 Church Road, Nuneaton	22
NUN258	14-16 The Square, Attleborough, Nuneaton	11
NUN263	Land rear of Aldi, Park Road, Bedworth	13
NUN286/NUN317	Land rear of Burbages Lane, Ash Green	127
NUN305	Land at Bucks Hill, Nuneaton	71
NUN318	Land rear of Marston House Farm, Nuneaton Road, Bulkington	43
NUN323	Acacia Crescent, Bedworth	13
NUN348	Vale view opposite number 84, Nuneaton	27
NUN350	Disused garage site, Raveloe Drive, Nuneaton	12
NUN352	Former play area, Cheveral Road, Bedworth	13
NUN356	The Elizabeth Centre, Bedworth	18

## Borough Plan Objectives

5.37 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 4

## Evidence Base

5.38 The evidence base related to this policy is as follows:

- Coventry and Warwickshire Joint Strategic Housing Market Assessment: Final Report (GL Hearn, 2013)
- 2012-based Sub-National Population Projections & Economic Forecasts: Implications for Housing Need in Coventry & Warwickshire (GL Hearn, 2014)
- Updated Assessment of Housing Need: Coventry and Warwickshire HMA: Report (GL Hearn, 2015)
- Coventry-Warwickshire Housing Market Area: 2014-based Subnational population and Household Projections (JG Consulting, 2016)
- Strategic Housing Land Availability Assessment (Nuneaton and Bedworth Borough Council, 2016)

## Delivery Mechanisms

5.39 The delivery mechanisms for this policy are as follows:

- Set up and monitor a phasing and delivery strategy to ensure a 5 year supply and delivery of the housing target for the Plan period.
- Work in partnership with landowners and agents.

## Monitoring

5.40 The indicators and targets that will be monitored for this policy are outlined in Table 4.

Monitoring Ref	Indicator	Target
DS5a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed

Table 4: Indicators and targets to be monitored for Policy DS5

## Policy DS6 – Employment Allocations

The following sites will be allocated for employment development and associated infrastructure as shown on the Proposals Map.

Site reference	Site name	Hectares
EMP1	Faultlands	26
EMP2	Phoenix Way/Wilsons Lane	18
EMP4	Coventry Road	9
EMP5	Land at Caldwell Road Industrial Estate	0.6
EMP6	Longford Road	2
EMP7	Bowling Green Lane	26

### Borough Plan Objectives

5.41 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 4

### Evidence Base

5.42 The evidence base related to this policy is as follows:

- Coventry and Warwickshire Joint Strategic Housing Market Assessment: Final Report (GL Hearn, 2013)
- 2012-based Sub-National Population Projections & Economic Forecasts: Implications for Housing Need in Coventry & Warwickshire (GL Hearn, 2014)
- Updated Assessment of Housing Need: Coventry and Warwickshire HMA: Report (GL Hearn, 2015)
- Coventry-Warwickshire Housing Market Area: 2014-based Subnational population and Household Projections (JG Consulting, 2016)
- Employment Land Study (GL Hearn, 2016)

### Delivery Mechanisms

5.43 The delivery mechanisms for this policy are as follows:

- The Economic Development Strategy will include a work programme to assist in the delivery of strategic employment sites and town centre projects and proactively attract investment.
- Work in partnership with landowners and agents.

## Monitoring

5.44 The indicators and targets that will be monitored for this policy are outlined in Table 5.

Monitoring Ref	Indicator	Target
DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	103.6 hectares of land is developed for employment uses.

Table 5: Indicators and targets to be monitored for Policy DS6

## Policy DS7 - Green Belt

### Land Removed from the Green Belt

The following strategic sites include land which is removed from the Green Belt:

- HSG2 Arbury
- HSG3 Gipsy Lane
- HSG5 Hospital Lane
- HSG6/ EMP6 School Lane
- HSG7 East of Bulkington
- HSG8 West of Bulkington
- HSG9 Land at Golf Drive
- EMP1 Fautlands (including identified amendments to surrounding land)
- EMP2 Pheonix Way/ Wilsons Lane
- EMP4 Coventry Road (including identified amendments to surrounding land)
- EMP7 Bowling Green Lane
- NUN181 Stockley Road
- NUN286/NUN317 Burbages Lane

### Development in the Remaining Green Belt

To ensure the remaining Green Belt across the Borough continues to serve its fundamental aim and purpose and maintains its essential characteristics, it will be protected by restricting development to only that which is considered by national planning policy as not inappropriate Green Belt development, except where very special circumstances can be demonstrated.

Proposals on previously developed sites in the Green Belt will be restricted to the limited infilling and redevelopment of previously developed land and will be assessed in accordance with national planning policy.

Any development proposals considered not inappropriate for locating within the Green Belt should demonstrate how their plans will retain the five key purposes of the Green Belt.

Opportunities to enhance the beneficial use of the Green Belt will be approved, including opportunities to provide access, provide outdoor sport and recreation,

retain and enhance landscapes, provide visual amenity and biodiversity, or to improve damaged or derelict land.

- 5.45 Nuneaton and Bedworth Borough sits within the wider West Midlands Green Belt which was established in 1975 and covers almost 1500 square kilometres, surrounding the Black Country, Coventry, Birmingham and Solihull. The Borough contains large amounts of Green Belt land, most of which is located to the south of Nuneaton and also surrounds the main areas of Bedworth, Bulkington and Ash Green.
- 5.46 Nationally, the government attaches great importance to the Green Belt which serves the main goal of preventing urban sprawl and keeping land permanently open.
- 5.47 The five key purposes of Green Belts are:
- to check the unrestricted sprawl of large built-up areas
  - to prevent neighbouring towns merging into one another
  - to assist in safeguarding the countryside from encroachment
  - to preserve the setting and special character of historic towns
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

### **Alterations to the Green Belt Boundary**

- 5.48 National policy requires Local Authorities to plan for enough sustainable development to meet the needs of the area. The 2016 Strategic Housing Land Availability Assessment (SHLAA) has shown that the Borough is unable to meet the development needs identified by the 2015 SHMA without releasing suitable parcels of land from the Green Belt Boundary<sup>42</sup>.
- 5.49 Alterations to the Green Belt boundary are only approved in exceptional circumstances, and must be done during the local plan making process.
- 5.50 In reviewing land to be released from the Green Belt for development, the exceptional circumstances should be weighed up against any potential adverse effects on the overall integrity of the Green Belt, according to an assessment of the whole of the Green Belt based around the five purposes.
- 5.51 The Joint Green Belt Study (2015) was undertaken to assess parcels of land on the edge of the Green belt Boundary and the contribution they currently make to the Green Belt and the five purposes<sup>43</sup>.

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<sup>42</sup> Strategic Housing Land Availability Assessment (SHLAA, 2016)

<sup>43</sup> Joint Green Belt Study (TUC, 2015)



- 5.52 The findings of this study helped the Council to identify parcels of land which may be suitable for release from the Green Belt and fully assess the impact of doing so, in order to identify the most sustainable pattern of development.
- 5.53 The relatively poor performance of a parcel of land against Green Belt purposes is not in itself an exceptional circumstance to justify release of land from the Green Belt. The score of each parcel against the Green Belt purposes has not been considered in isolation, and various other factors have been considered in selecting the most sustainable pattern of development, such as biodiversity value, landscape character and infrastructure constraints.
- 5.54 Policy DS7 lists the strategic sites which include land removed from the Green Belt. The pattern of development resulting from the removal of these parcels from the green belt is effectively smoothing out of the current urban edge and would be well contained by existing significant features as well as landscape features which all contribute to a defensible boundary. The development is not considered to be urban sprawl.
- 5.55 Where relevant, site specific policies have been developed to minimise harm to the remaining and surrounding green belt land.
- 5.56 Additional sites may be required to be removed from the Green Belt to provide pitches for Gypsy and Travellers to meet the identified pitch requirement. This will be addressed in the subsequent Gypsy & Traveller DPD.

### **Development in the Remaining Green Belt**

- 5.57 Inappropriate development is harmful to the Green Belt and should not be approached except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 5.58 Types of development that may be deemed not inappropriate within the Green Belt include those which are considered essential to:
- Agriculture and forestry
  - Cemeteries
  - Outdoor recreation and outdoor sport
  - Extensions or alterations to buildings that would not result in disproportionate additions to the original building
  - The replacement of a building, provided that the new building is for the same use, is not materially larger than the one that it replaces, and will have no greater impact on the openness of the Green Belt

## Borough Plan Objectives

5.59 This policy delivers the following Borough Plan objectives:

- Objective 7
- Objective 8

## Evidence Base

5.60 The evidence base related to this policy is as follows:

- Strategic Housing Land Availability Assessment (Nuneaton and Bedworth Borough Council, 2016)
- Joint Green Belt Study (LUC, 2015)

## Delivery Mechanisms

5.61 The delivery mechanisms for this policy are as follows:

- The Green Belt policy will provide a framework against which planning applications will be determined
- Where relevant, site specific policies have been developed for the strategic sites which include land being released from the Green Belt to minimise harm to remaining green belt land

## Monitoring

5.62 The indicators and targets that will be monitored for this policy are outlined in Table 6.

Monitoring Ref	Indicator	Target
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	Zero

Table 6 Indicators and targets to be monitored for Policy DS7

## 6. Strategic Allocations

- 6.1 Policies have been developed for each of the strategic site allocations to outline the specific requirements at each site. A core policy also outlines the requirements which apply to all strategic site allocations.
- 6.2 The site specific policies establish a strategic context for planning applications and set a 'baseline' position in terms of assessing future schemes which will contain more detailed proposals.
- 6.3 They also ensure that development is brought forward in a strategic and comprehensive manner. Alternative solutions and land use arrangements may come forward as part of the planning application process but these should explain the reasons for any significant differences in approach.
- 6.4 The site specific policies establish the following matters for each site:
- Land uses
  - Development principles
  - Infrastructure delivery
  - Form of development
- 6.5 The work undertaken to prepare the strategic policies has identified the key infrastructure and amenity requirements for each of the sites and the outcomes of this have been summarised within the policies. The infrastructure provision has been informed by discussions with key stakeholders and service providers such as Warwickshire County Council Education and Highway Departments, Nuneaton Borough Council and the North Warwickshire NHS Clinical Commissioning Group. The Infrastructure Delivery Plan sets out details on these on-site items.
- 6.6 Detailed site concept plans for each of the strategic site allocations will be created and adopted within an SPD to sit alongside the Borough Plan.

### Policy SA1 – Development Principles on Strategic Sites

Proposals on all strategic sites will meet the following requirements:

1. Landscape features should be incorporated into the scheme design and areas of open space, rather than separate areas of isolated green space.
2. Retain and enhance existing internal hedgerow trees, hedgerows and specimen trees if species rich or where they form a key link in a significant habitat corridor or run along a key Green Infrastructure pedestrian/ cycle route.
3. Appropriate siting of built form to create variation and use of varied materials to further break-up the mass of development in views.
4. Existing high quality biodiversity features must be retained and enhanced including financial contributions for long term management.
5. Designated potential local wildlife sites within the site boundary of an allocation will be surveyed for their ecological importance.

6. Areas of high distinctiveness (value 6) should be retained and enhanced<sup>44</sup> along with other habitat retention, creation and enhancement required to achieve a net biodiversity gain.
7. Existing Public Right of Ways (PRoW) must be incorporated into green/open space networks wherever possible.
8. Doors and windows to housing should overlook all streets and public spaces in order to provide natural surveillance.
9. On sites where ridge and furrow is present, green spaces should be positioned as to retain these areas wherever possible.
10. Where applicable, further investigation into archaeological remains may need to be undertaken at application stage and the mitigations required to avoid harm should be set out.
11. Community, sport, physical activity, play and open space facilities should relate well to each other and to existing areas, and the new facilities and spaces should be safe, convenient, accessible, well designed, easy to maintain, and function well.

Where any of the requirements of this policy or those in the site specific policies are deemed unviable, an independent viability assessment must be submitted with the planning application.

### **Landscape and open space**

- 6.7 The development of each of the strategic allocations will seek to incorporate existing landscape features into areas of open space where possible. Retention of existing boundary woodland, trees and hedgerows will form a base to enhance site landscape buffers, where proposed.
- 6.8 Existing features, green spaces for landscaping and informal open space will be incorporated into each of the proposed housing allocations. The usable green space will be located to provide areas of either 'community parks' or 'local parks' linked by a network of footpath and cycle-routes.

### **Edge Treatments**

- 6.9 Existing boundary hedgerows will be retained and strengthened. These trees and hedgerows will form an integrated part of scheme design rather than the separate areas of isolated green space. The boundary of each site will be designed to form a defensible boundary.

### **Biodiversity**

- 6.10 Existing high quality biodiversity features will be retained and enhanced as part of the overall development of each of the strategic sites including financial contributions for long term management. Development proposals being brought

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<sup>44</sup> As set out in Nuneaton and Bedworth Borough Council Ecology and Geodiversity Assessment (2016)

forward on each of the strategic allocations will be accompanied by an Ecological Assessment that will confirm how each site will deliver net biodiversity gains.

- 6.11 The development of each of the strategic allocations will seek to create areas of greenspace to enhance existing habitats on the site. Sustainable Urban Drainage System (SuDS) features, where required to mitigate higher risk of surface water flooding, should also be utilised as potential wildlife habitat.

### **Footpaths and Cycle Ways**

- 6.12 Opportunities should be pursued to enhance and develop new footpath and cycleway links as part of new housing and mixed use development to improve connectivity between the site and the local area. An internal network of paths will be required linking key destinations and entrance points and contributions will be required to the cycle network linking to the site (in accordance with Warwickshire County Council's Cycle Network Development Plan for the Borough).

### **Movement and Highway access, including wider road improvements**

- 6.13 The Strategic Transport Assessment (STA) prepared by Warwickshire County Council is a high level strategic document which considers the potential impacts of all proposed strategic housing and employment allocations within the Borough until 2031. This assessment sets out a number of strategic road improvements for each of the strategic allocations and/or the local area.
- 6.14 The submission of a Transport Assessment (TA) will be required as part of any planning application to develop each of the strategic allocations. The TA will also 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.
- 6.15 Any transport improvements/ upgrades required by the STA or TA will be secured by planning condition attached to the grant of any planning permission and subsequent Planning Obligation. The development of each of the strategic allocation may also be expected to contribute financially towards wider 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.

### **Surface water drainage and flooding**

- 6.16 Environment Agency mapping has indicated that parts of the strategic allocations, usually following existing field drainage ditches, have a higher potential risk from surface water flooding. In order to ensure that the development of these sites remains at low risk of flooding and does not increase the risk of flooding elsewhere the development of each of the strategic

allocations will include a comprehensive Sustainable urban Drainage System (SuDS) scheme.

### **Community Facilities**

6.17 The provision of new facilities or the enhancement of existing facilities will be brought forward as part of each of the strategic allocations.

6.18 These facilities will include, but are not limited to, local centres, community halls, sports facilities, play provision and open space provision within the Council's Open Space Strategy.

6.19 If it is unviable to provide facilities on site then financial contributions to enhance or expand existing local facilities will be sought.

### **Community, Sports and Physical Activity Facilities**

6.20 The provision of new facilities or the enhancement of existing facilities will be brought forward as part of each of the strategic allocations.

6.21 These facilities will include, but are not limited to, local centres, community halls, sports and physical activity facilities, play provision and open space provision within the Council's Open Space Strategy.

6.22 Sport, physical activity, play and open space facilities should relate well to each other and to existing areas, and the new facilities and spaces should be safe, convenient, accessible, well designed, easy to maintain, and function well.

6.23 The sports and physical activity facilities identified in the housing site specific policies as requiring contributions have all been justified through relevant strategies, have been costed, and contributions from each housing site have been calculated. Details of the justification for the sports facilities, their costs and CIL regulation compliancy is provided in the IDP.

6.24 If it is unviable to provide facilities on site, then financial contributions to enhance or expand existing local facilities will be sought.

### **Education requirements**

6.25 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 with the strategic housing allocations.

6.26 New school provision will be met either by the expansion of existing school facilities or the development of new facilities on the strategic sites. The developers of each of the strategic allocations are encouraged to engage in dialogue early with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.

## **Safety and security**

6.27 Design has a crucial role in delivering a safe and secure environment in residential areas. Natural surveillance should be provided in the form of doors and windows to housing overlooking streets and public spaces, with the creation of an environment which is legible to residents and visitors alike. Existing and proposed footpaths shall be clear and legible to promote their active use.

## **Noise and air quality**

6.28 The development of each of the strategic allocations will need to take account of potential noise from neighbouring uses and road traffic noise. The precise nature of noise mitigation measures on each site will be established through undertaking of a Noise Impact Assessment.

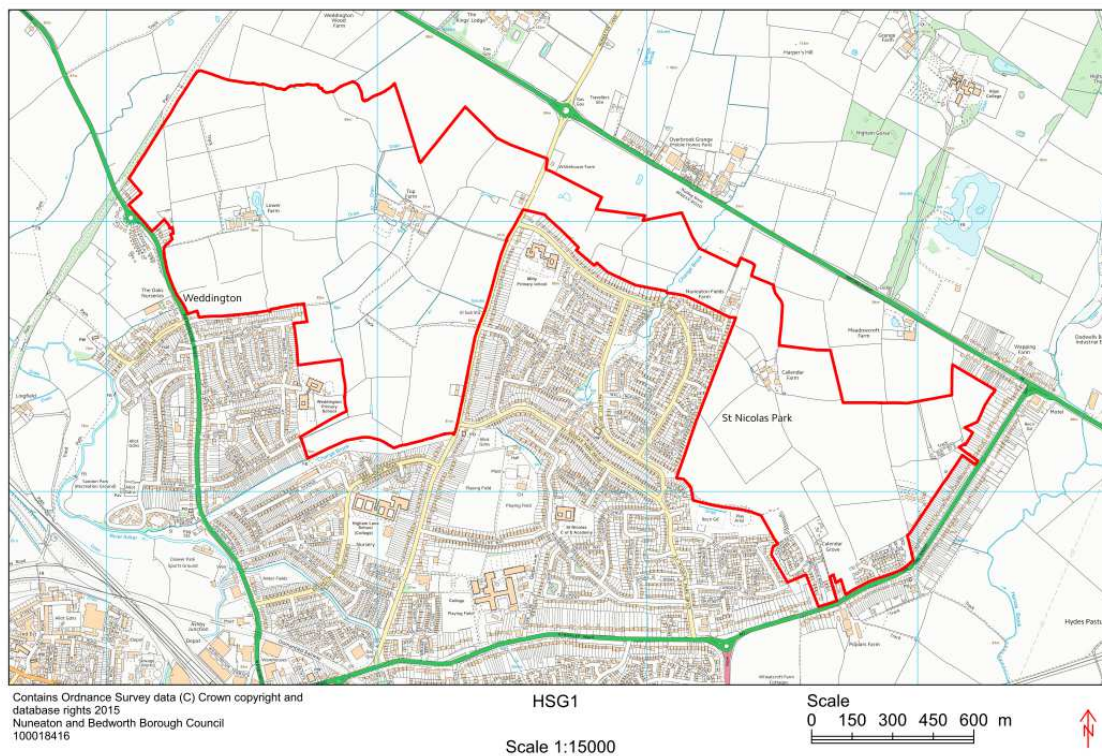
6.29 If required, suitable noise mitigation could be incorporated into any proposed informal open space or landscape buffer.

## **Housing Densities**

6.30 The dwellings numbers for each site is based on an overall net density of 28 dwellings per hectare of the developable land on each site. Some of the site specific policies have noted where alternative densities would be suitable

## Housing Sites

### Policy HSG1 – North of Nuneaton



Strategic housing site HSG1 will be developed for a mix of residential, schools, local centres and community uses.

#### Key Development Principles:

1. Provision of circa 3331 dwellings in a mix of dwelling types and sizes
2. Potential on-site GP surgery or financial contribution to new GP or expanded surgery in north Nuneaton area
3. Provision of a district centre and a local centre including community facilities
4. Provision of 2 form entry primary school (circa 210 pupils) and funding including provision for early years
5. Financial contribution towards and provision of a new secondary school located off Higham Lane with community use sports provision to include 6 grassed football pitches for youth/ junior provision with changing facilities, full-sized floodlit artificial grassed pitch, indoor 6 court sports hall, changing facilities and indoor health and fitness facility with minimum of 100 station gym and dance studio.
6. Accessible cycling routes to the school site from housing development with secure cycle storage facilities for community use.
7. Provision of land and contribution to a new 'community park' in the western part of the site
8. Provision of land and contribution to a new 'community park' in the eastern part of the site created by the expansion of the existing POS area off Buttermere Avenue



9. Provision of land and contribution to a new 'community park' in the southern part of the site incorporating the Change Brook Open Space
10. Provision of land and contribution to new allotments in the eastern and western part of the site
11. Financial contribution towards appropriate management and maintenance of POS
12. Financial contribution towards the upgrading of play facilities at the Change brook Open Space
13. Financial contributions towards sport and physical activity
14. Provision of a strategic access road/spine road through the site with integrated footway and cycleway provision
15. Provision of on-site bus infrastructure and contribution to secure diversion of local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
16. Transport improvements/upgrades required along Higham Lane, The Long Shoot and Weddington Road as a result of the development
17. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area
18. Contribution to local sewage network improvements to improve biological treatment capacity to accommodate the development

#### **Form of Development**

19. Retain higher ground (above 90m AOD) for appropriate open space treatment
20. Incorporate the Change Brook and existing PRow (N29) within the green/open space network
21. Local informal public open space along the Northern edge of the development along with appropriate landscape treatment. Dwellings should address the open space from the south
22. Development restricted along the western edge of the strategic site to retain undeveloped land which falls within the setting of the listed church
23. Use lower densities and 1-2 storey dwellings toward the northern edge of development with a maximum height of 3 storeys located toward the existing urban edge
24. Average density of 35 dwellings per hectare with lower densities concentrated toward the new urban edge
25. Retain visual presence of historic farmsteads (particularly from urban edge) and where possible retain a buffer of fields to preserve the isolated character
26. A historic building appraisal will need to be undertaken where development will affect a historic farmstead
27. Green spaces should reflect the irregular field patterns and boundaries
28. Enhance the National Cycle Route 52/ Weddington Country Walk LWS with regards to access, ecological function and historic setting.
29. There is strong east-west connective along various hedgerows within the proposed area and these should be retained and enhanced to form one-two green infrastructure corridors throughout the site
30. Protected species surveys will be required and their habitat requirements retained and connectivity enhanced within any development layout.

### **Landscape Buffer**

31. Development must not extend beyond the northern boundary of the site in order to preserve a farmland buffer between the A5 and edge of residential development. The northern boundary should also be enhanced to soften the development edge through new tree and hedgerow planting along with small copses of trees in field corners.

- 6.31 Strategic housing allocation HSG1 is a sustainable and deliverable urban extension to Nuneaton. The site covers approximately 200ha adjoining the northern edge of the Weddington and St Nicolas Park residential areas of Nuneaton.
- 6.32 The site will deliver 3331 new dwellings in a mix of sizes and tenures. The site is in multiple ownership and a number of planning approvals for new houses have been granted for plots accessed off Weddington Road in the west and The Long Shoot in the east. The policy seeks to ensure that the development of future parcels of land, the subject of individual applications, will be brought forward in an integrated manner to deliver wider community and infrastructure benefits for existing and future residents in the North Nuneaton area.
- 6.33 The allocation will be delivered on a phased basis across the plan period.

### **Transport and Access**

- 6.34 A new distributor link road through the allocation will be provided to include primary access points on Weddington Road, The Long Shoot and Higham Lane. The first two points have already been provided as part of the extant planning permissions in these areas. New bus infrastructure will also be required.
- 6.35 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG1 to mitigate potential cumulative impacts of all proposed Strategic Housing and Employment allocations within the Borough Plan. The development of HSG1 is expected to contribute financially towards the Nuneaton area road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **School Provision**

- 6.36 A key aspect of the allocation will be the delivery of new amenity facilities including school provision to meet the educational needs of future residents and existing residents in the North Nuneaton area. This will include a new secondary school located off Higham Lane on land owned by Warwickshire County Council.

### **District Centres**

- 6.37 The nearest District Centres to HSG 1 are at Abbey Green and Horeston Grange located approximately 1.5km and 800m respectively at their closest

points. The proposed allocation will bring forward a District Centre in the east of the site and a Local Centre in the west of the site. The centres will provide important local services/facilities (inc. GP provision) for residents and, in turn, reduce the need to travel.

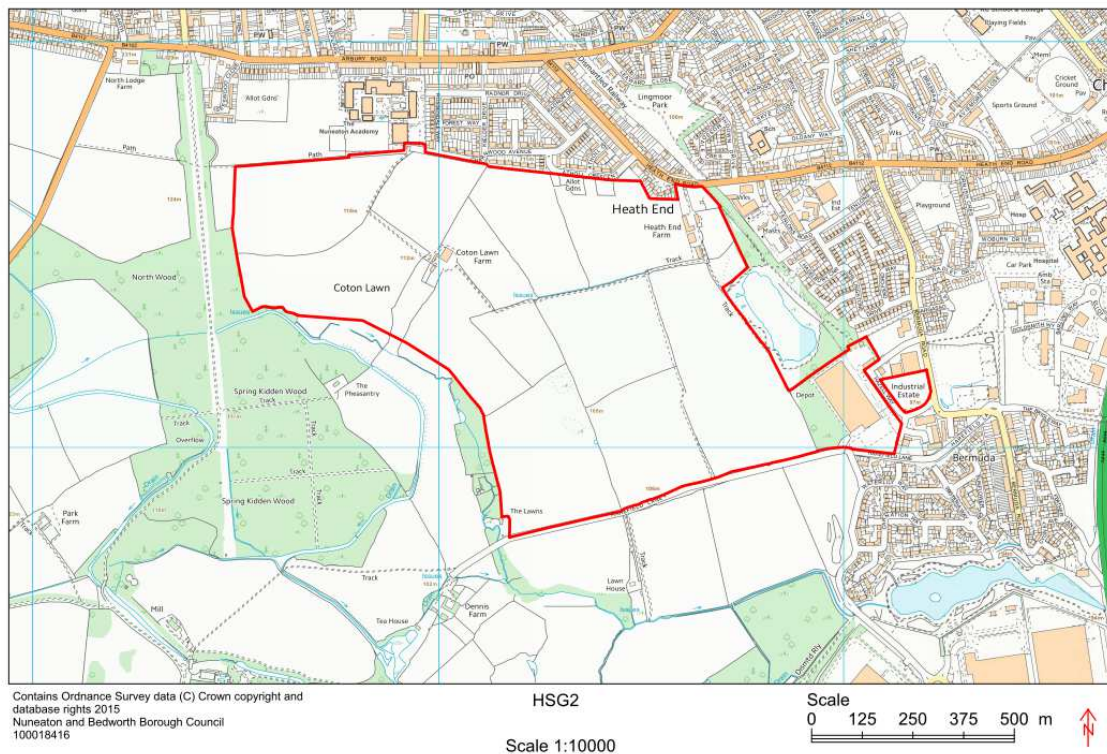
### **Open Space and Green Infrastructure**

6.38 The residential development proposed on HSG 1 will be integrated with informal open space that either forms an extension to existing areas or consists of new community parks. 'Green' linkages and paths between the areas of open space and the public right of way network will be incorporated within, and through, the residential areas.

### **Landscape Buffer**

6.39 The northern boundary of the allocation has been defined to preserve a linear 'farmland buffer' between the A5 and the edge of the proposed residential development. The buffer is required to retain the landscape character along this stretch of the A5 which is considered to be visually prominent and thus new development would be detrimental. Further 'softening' of the northern boundary will be introduced by new tree and hedgerow planting and small copses of trees in field corners to filter views of the new edge of the urban area.

## Policy HSG2 – Arbury



Strategic housing site HSG2 will be developed for a mix of residential, schools and community uses.

### Key Development Principles:

1. Provision of circa 1525 dwellings in a mix of dwelling types and sizes
2. Financial contribution to local NHS Clinical Commissioning Group
3. Provision of a local centre including community facilities
4. Community Park (including the proposed Strategic Play Area) to be provided forming an open space and habitat corridor linking Ensors Pool and the Local Wildlife Sites to the south, and appropriate management and maintenance arrangements
5. Provision of a strategic access road through the site with integrated footway /cycleway provision
6. Provision of land and contribution to new allotments in the north-eastern part of the site
7. Provision of a 1-form entry primary school and funding including provision for early years
8. Provision of footway/cycleway linkages to the existing footway/cycleway network including enhancement of Harefield Lane to reach the Bermuda village area to the east and contributions towards links to the north and east mapped in the Cycle Network Development Plan.
9. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic

- housing site based on dialogue with Warwickshire County Council and bus operators
10. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor
  11. Contribution to local sewage network improvements to improve biological treatment capacity to accommodate the development
  12. Provision of allotment site extension and facilities
  13. Financial contributions towards sport and physical activity

### **Form of Development**

14. Provision of a landscape buffer on the southern and western edge of the site
15. Improvements to the urban edge through removal or re-grading of the mound and use of a woodland planting belt to screen the urban edge. New woodland should be buffered on its eastern side by open space, which the existing houses should face
16. Utilise woodland planting elsewhere within the new development, with particular consideration given to views from Centenary Way and the existing residential urban edge
17. Broadleaved woodland should have a minimum buffer of 30 metres of appropriate habitat to safeguard their integrity from imposed health and safe management (tree fall), garden floral escapes and garden refuse tipping
18. Incorporate Centenary Way and watercourses within the open space framework
19. An average density of 35 dwellings per hectare is considered appropriate within this parcel. Higher density housing should be concentrated toward the current urban edge
20. Use a maximum building height of two storeys with the aim of screening views of the urban edge entirely behind woodland
21. Development should be of a height and density which can be screened by the existing planting within and around the Registered Park and Garden
22. Any lighting should not exceed the height of the development and should be designed with regards to minimising light pollution
23. Ensors Pool should have a minimum buffer zone of 100 metres as well as any appropriate mitigation measures to ensure that the hydrological pathways to the pool are not compromised
24. Create a significant area of grassland habitat between Ensor's Pool, Bermuda Clay Pits to strengthen a south-north natural flow around the west Nuneaton
25. All ponds within the development should be subject to an LWS survey in co-ordination with great crested newts, white clawed crayfish and water vole surveys. Additionally, protected species

- surveys for bats, hedgehog, lizards and grass snake plus surveys for birds and important invertebrates and plants
- 26. Areas of high distinctiveness (values 4 to 6) should be retained
- 27. Enhancements to the footpath along Harefield Lane towards Seeswood Pool
- 28. Creation of a footpath link to Ensor's from Harefield Lane
- 29. Access to any development within the strategic site should avoid approaching the site from the north. No access should be taken from the North Drive and designs should avoid introducing new approaches parallel to North Drive which would detract from its prominence

- 6.40 Strategic housing site HSG2 (Arbury) is located on the south-western boundary of Nuneaton and forms part of the Arbury Estate. The strategic site covers approximately 85.82 ha and is bordered by residential buildings to the north and east with undeveloped areas of the Arbury Estate and park to the west and south.
- 6.41 The site will deliver circa 1525 new dwellings in a mix of sizes and tenures. The site is in a single ownership and is expected to be delivered through an over-arching outline permission.
- 6.42 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

### **Landscape and Open Space**

- 6.43 Any development will be of a height and density which can be screened by the existing planting within and around the Registered Park and Garden. The existing trees and hedgerows will be retained to screen views to and from the strategic site and where necessary enhanced. The use of green corridors and low rise residential development may help to minimise the visual impact of any change within the strategic site.
- 6.44 Development will be restricted to the northern and eastern boundaries to minimise light and noise pollution and to maintain an undeveloped landscape buffer of land between the RPG and residential edge.
- 6.45 New development will be designed to provide an enhanced informal amenity/open space adjacent to the Ensors Pool SAC (Appendix I). New footway/cycleway linkage will be provided through the site to the existing footway/cycleway network including to Bermuda village area to the east, via Harefield Lane.

### **Historic Environment**

- 6.46 The development will also take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken

and commitments to the repair and maintenance of Park Farmhouse and the Tea House.

- 6.47 Arbury Hall Registered Park and Garden (RPG) is located to the west of the strategic site, with the western boundary of the strategic site located between approximately 60 m at its closest point and 600 m at its furthest point from the eastern boundary of the registered landscape. This park and garden forms the focus of the Arbury Hall Estate which includes numerous Listed Buildings. Ensors Pool Special Area of Conservation (SAC) adjoins the eastern boundary.

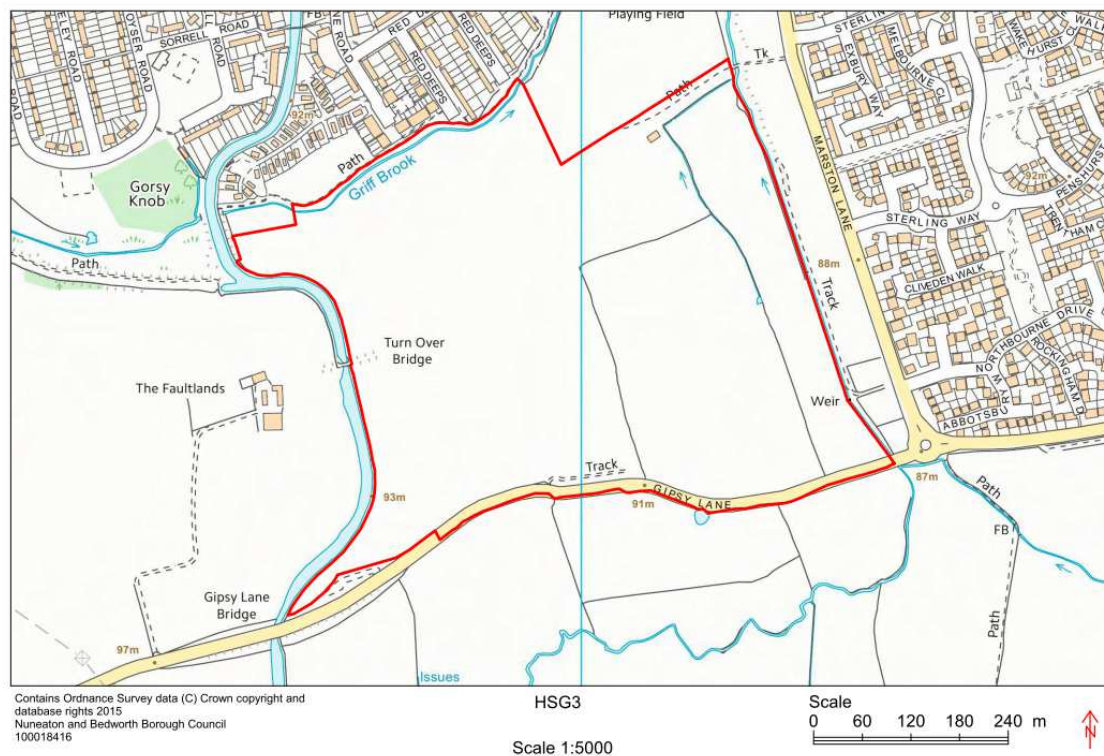
### **Transport & Access**

- 6.48 A new distributor link road through the allocation will be provided to include primary access points on Heath End Road, Hazell Way and Walsingham Drive. New bus infrastructure will also be required. No access will be taken from the North Drive and detailed site layouts will avoid introducing new approaches parallel to North Drive which would detract from its prominence.
- 6.49 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG2 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG2 is expected to contribute financially towards the A444 Corridor road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Flooding**

- 6.50 Developers should consider reservoir flooding during the planning stage, using the EA's reservoir inundation mapping. Where possible, developers should consider using areas at possible risk as public open space.

## Policy HSG3 – Gipsy Lane



Strategic housing site HSG3 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 575 dwellings in a mix of dwelling types and sizes
2. Financial contribution to local NHS Clinical Commissioning Group
3. Provision of a local centre including a community hall, or financial contribution
4. POS (including the proposed Strategic Play Area) and younger children's play area to be provided, and appropriate management and maintenance arrangements
5. Financial contribution to WCC towards the provision by WCC of a 1FE primary school either on-site or the equivalent additional school places off-site
6. Any transport improvements/upgrades required along Gipsy Lane as a result of the development and to the Gipsy Lane/Coventry Road junction
7. Financial contribution towards provision of a cyclepath linking to the Bermuda Park Station
8. Provision of a footway/cycleway linkages to the existing footways/cycleways alongside the north bank of Griff Brook
9. Provision of cyclepaths running north-south and east-west across the development as well as parallel to Gipsy Lane



10. Enhancements to canal towpath and Turnover Bridge to facilitate cycle usage
11. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
12. Financial contribution towards the provision of footway/cycleway linkages from the eastern site boundary to the Wem Brook Trail (including crossings of Wem Brook)
13. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor.
14. Financial contribution towards delivery of an area wide Green Infrastructure SPD (or equivalent) that promotes species movement along identified green corridors

**Form of Development:**

15. Density of between 35-40 dwellings per hectare with lower densities concentrated along the new urban edges
16. Maximum building height of two storeys with two and a half to three storeys used in selected locations away from the urban edge
17. Enhance and maintain open space corridors through new landscape buffers located along Griff Brook, Wem Brook and Coventry Canal to create an attractive setting for new housing
18. A small landscape buffer to be provided along the southern edge of the site to include informal and structure planting to screen the proposed development from Gipsy Lane and protect local views from the surrounding area
19. Woodland tree planting to reflect the pattern of irregular shaped woodland copses in the landscape to further soften the impact of new urban edges
20. Exclude a parcel of 3.6 ha from development immediately adjacent to Red Deeps and Wem Meadows Wildspace
21. Creation of footpath/ cycleway inside the roadside and hedgerow network to provide a traffic free route and increase habitat connectivity
22. Enhance accessibility and the structural condition of heritage assets along Coventry canal. New housing should address the canal. A detailed construction management plan should be implemented to reduce the effects of the development on the Coventry Canal and its associated habitats within the Griff and Wem Brooks. Steps could also be taken in partnership with the Canal and River Trust to create a heritage walk along the canal
23. Further evaluation will be required to establish the heritage significance of and potential archaeological remains across the remainder of the strategic site prior to the determination of any planning application. The scope of the works should be agreed with the Warwickshire County Council Planning Archaeologist.

6.51 Strategic housing site HSG3 covers 27.24 ha to the north of Gipsy Lane, located in the southern edge of Nuneaton approximately 1km to the north of Bedworth. The site consists of a large arable field, with hedgerow boundaries and some existing tree planting on site. The Griff Brook and Wem Brook are

located on the northern and eastern boundaries respectively. The Coventry Canal is located on the western boundary. The northern and eastern part of the site are located within Flood Zones 2 and 3.

- 6.52 The site will deliver circa 575 new dwellings in a mix of sizes and tenures as part of a sustainable and deliverable extension to the Attleborough area of Nuneaton. The site is in a single ownership and is expected to be delivered through an over-arching outline permission.
- 6.53 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

### **Provision of District Centre**

- 6.54 Attleborough District Centre is located 1.9km to the north east of the site which provides day to day shopping and services to meet local needs of residents. A new local centre, including a community hall will be provided as part of the proposed development to reduce the need to travel.

### **Transport**

- 6.55 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG3 to mitigate potential cumulative impacts of all proposed Strategic Housing and Employment allocations within the Borough Plan. The development of HSG3 is expected to contribute financially towards the A444 Corridor road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Flooding**

- 6.56 Broad scale modelling shows this site to be at risk from the Coventry Canal should a breach occur. Developers should be aware that any site that is at or below canal bank level may be subject to canal flooding and this should be taken into account when building resilience into low level properties. Due to the potentially numerous locations for failure scenarios, the canal mapping is considered indicative only and will need to be reviewed and updated as part of any detailed site specific FRA.

## Policy HSG4 – Woodlands



Strategic housing site HSG4 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 689 dwellings in a mix of dwelling types and sizes
2. Provision of a local centre including community facilities
3. Potential on-site GP surgery or financial contribution to new GP or expanded surgery in western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands)
4. POS to be provided in central position linking together existing Local Wildlife Sites with appropriate management and maintenance arrangements
5. Provision of on-site park and play facilities
6. Financial contribution towards the upgrading of play facilities at the park on Heath Road/Newtown Road and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy
7. New 1 form entry primary school
8. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry

9. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
10. Transport improvements/upgrades required along Woodlands Lane, Woodlands Road, Bedworth Lane, Newtown Road, Heath Lane and surrounding streets as a result of the development
11. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area
12. Provision of a footway/ cycleway on the site linking through to the cyclepath adjacent to the former mineral railway line to Newdigate Colliery
13. Financial contribution towards provision of footway/cycleway leading to Bedworth town centre running parallel to the former mineral railway line to Newdigate Colliery and then utilising the further connection via Rectory Drive
14. Potential local sewage network improvements to improve biological treatment capacity to accommodate the development
15. Financial contributions towards sport and physical activity

**Form of Development:**

16. Retain the character of Bedworth Lane and Woodlands Lane through the retention of adjacent hedgerows and hedgerow trees
17. Maintain a corridor of open space for the PRoW with appropriate tree and hedgerow planting
18. Retain the Nook Local Wildlife Sites (LWS) and additional wooded area between the LWS and Woodlands Farm
19. Retain areas of high quality ridge and furrow through careful siting of green space
20. Enhance the existing ditch system with riparian vegetation and wetland species and incorporate other wetland features as part of any landscape framework
21. Re-establish network of green infrastructure, including pockets of woodland, that resembles field patterns to the west
22. Carefully design any highways access from Woodlands Road to minimise the effects on the overall rural wooded character of the road
23. The development should incorporate screening along its northern edge so as to preserve the rural prospect from both South Farm and Arbury Mill
24. Low rise residential development should be located in highly visible areas of the site
25. Protection of nationally scarce grassland habitats and also possible offsetting/ mitigation contributions to restore degraded grasslands at Charity Spinney Meadows LWS

- 6.57 Strategic housing allocation HSG4 is a sustainable and deliverable urban extension to Bedworth. The site is located on the north western edge of Bedworth, north of the Bedworth Heath area of the town.
- 6.58 The site will deliver circa 689 new dwellings in a mix of sizes and tenures. The site is in three separate ownerships but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met.
- 6.59 A High Pressure Gas Pipeline and overhead power line both run through HSG4. Housing layouts need to take into consideration potential stand-offs and easements associated with the High Pressure Gas Pipeline running South West to North East through the site. Early discussions with National Grid are essential in informing any detailed housing layout.
- 6.60 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

### **School Provision**

- 6.61 The educational requirements for HSG4 is for a new primary school in the east of the site. At secondary level financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 Form Entry. The contribution would be part of a pool including HSG4, HSG5, HSG6 and HSG8 where pupils are expended to attend local secondary schools in the Bedworth/ Ash Green area.

### **Open Space**

- 6.62 On-site open space will be limited but a financial contribution will be sought towards the upgrading of play facilities at the park on Heath Road/Newtown Road and financial contribution towards facilities at Miners Welfare Park in Bedworth. The Miners Welfare Park is a 'destination park' within the Council's Open Space Strategy and the focus for open space provision in the local area.

### **Provision of Local Centre**

- 6.63 Bedworth Town Centre is 1km to east of HSG4 and provides a number of local retail facilities. A new local centre will be developed in the western half of the site to serve existing and future residents and reduce the need to travel.

### **Transport and Access**

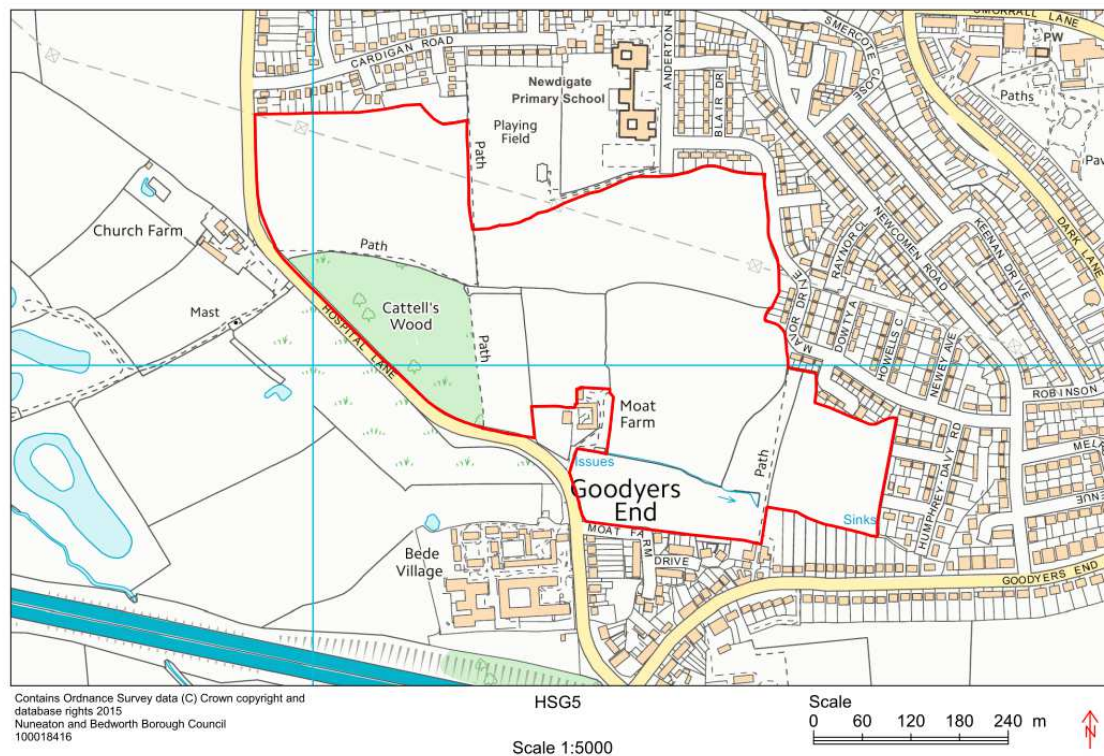
- 6.64 Primary access for vehicles will be provided via a new four arm all movement roundabout on the A444 Bedworth Bypass to the north eastern edge of the site. Other vehicular access points are available from Woodlands Road, Judd Close, Buttercup Way and Woodlands Lane/ Bedworth Lane.

- 6.65 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG4 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG4 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Historic Environment**

- 6.66 Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II\* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the building. This would help to offset impacts to the RPG derived from the perception of the possible reduction in the quantity of surrounding rural landscape around the parkland and the reduced degree of separation between the parkland and development and the potential cumulative effect of development in other areas (for instance HSG2 and or EMP8) encroaching upon the rural setting of the park.

## Policy HSG5 – Hospital Lane



Strategic housing site HSG5 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 398 dwellings in a mix of dwelling types and sizes
2. Potential on site GP surgery or financial contribution to new GP or expanded surgery in western Bedworth area (Goodyers End, Newdigate, Bedworth Woodlands)
3. Provision of outdoor green gym and older and younger equipped children's play facilities
4. POS to be provided with appropriate management and maintenance arrangements
5. Financial contribution towards the up-grading of the existing sports pitches at Anderton Road and facilities at Newdigate Recreation Ground
6. Allocation of land on site for expansion of Newdigate Primary School to increase capacity to a 2 form entry school
7. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry
8. Provision of onsite bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators

9. Any transport improvements/ upgrades required along Hospital Lane, Smorrall Lane, Goodyers End Lane and surrounding streets as a result of the development
10. Financial contributions towards Boroughwide strategic highway infrastructure works identified within the Bedworth area
11. Provision of a footway/cycleway network through the site linking Hospital Lane and Goodyers End Lane with Mavor Drive, Anderton Road and the existing/ expanded recreation ground
12. Financial contribution towards the expansion of safer neighbourhood police team in line with requirements within the Council's Infrastructure Delivery Schedule
13. Provision of new district centre
14. Local sewage network improvements to improve capacity to accommodate the development
15. Provision of wayleave for electricity pylons which should consist of a corridor of open space between existing and new housing
16. Financial contributions towards sport and physical activity

**Form of Development:**

17. Density of 40 dwellings per hectare as appropriate for this site, given its generally low visual prominence and existing urban context
18. Maximum building height of 2 storeys given the nature of existing built form
19. Ensure new high quality houses face onto the northern side of Hospital Lane to form an attractive urban edge to southwest Bedworth
20. A buffer of fields should be preserved so as to retain the isolated character of Moat Farm, Hospital Lane
21. The layout of the development should be designed to reflect the irregular field patterns and boundaries
22. Provision of landscaping to the northern side of Hospital Lane to soften and limit views of the new urban edge
23. Hospital Field Local Wildlife Site (rejected) should be considered as a biodiversity offset site for restoration as a community woodland or Local Nature Reserve
24. Incorporate a wildlife area for Newdigate Primary School at the southern end of the playing field which runs alongside public footpath

6.67 Strategic housing allocation HSG5 is a sustainable and deliverable extension to Goodyers End, on the western edge of Bedworth. The site covers 22.4ha and is defined, to the west, by Hospital Lane and residential properties to the south, east and north. Newdigate Primary School and Anderton Road Playing Fields are also located to the north of the site.

6.68 The site will deliver circa 398 new dwellings in a mix of sizes and tenures. The site is in a single ownership and is expected to be delivered through an over-arching outline permission.



- 6.69 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.
- 6.70 An overhead power line runs through the northern part of the site. It is proposed that informal open space and the District Centre are located in this area. Early discussions with National Grid are essential in informing any detailed layout to ensure that the appropriate wayleave is retained.

### **District Centre**

- 6.71 The nearest local centres in Goodyers End is on Smorrall Lane approximately 950m, at the closest point, to the site. A new District Centre will be developed in the north eastern corner of the site to serve existing and future residents of Goodyers End and reduce the need to travel.

### **School Provision**

- 6.72 Land adjacent to the existing Newdigate Primary School boundary will be retained to accommodate expansion of the primary school premises.
- 6.73 At secondary level financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 Form Entry. The contribution would be part of a pool including HSG4, HSG5, HSG6 and HSG8 where pupils are expended to attend local secondary schools in the Bedworth/ Ash Green area.

### **Footpaths and Cycle Routes**

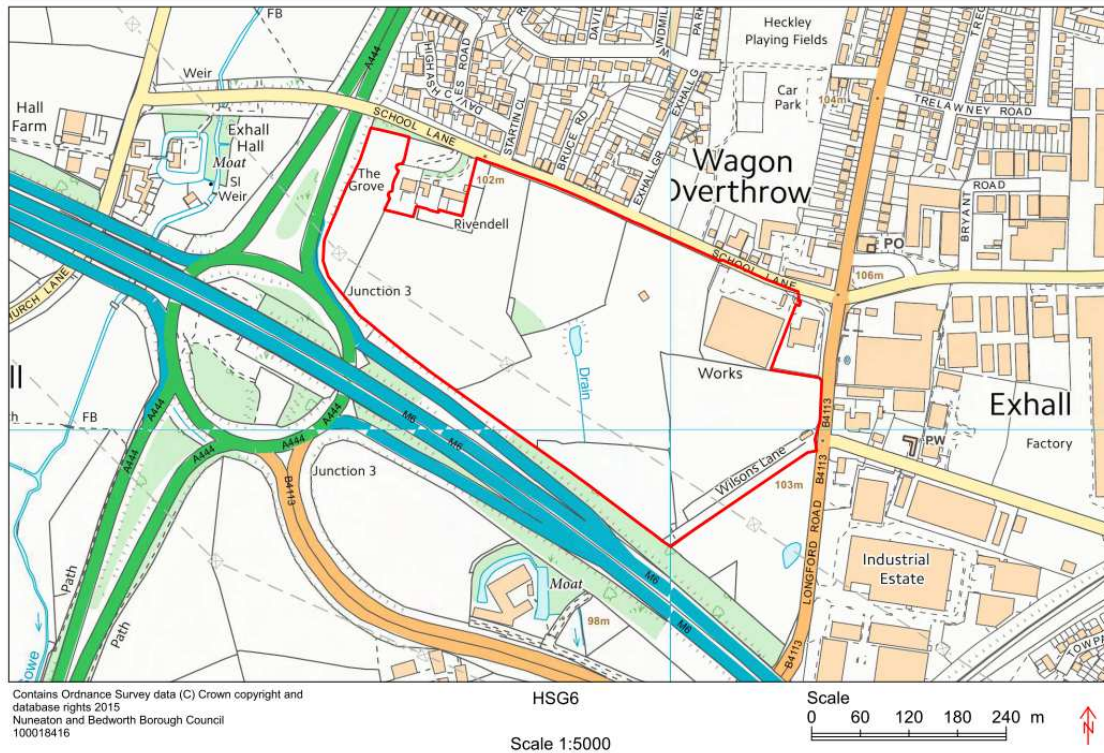
- 6.74 Two north-south and an east-west footpaths run across the site linking in with nearby residential streets. The existing footpaths will be retained and integrated into the site via the provision of a footway/cycleway network through the site linking Hospital Lane and Goodyers End Lane with Mavor Drive, Anderton Road and the existing/ expanded recreation ground. There will also need to be a contribution towards a cyclepath link towards Bedworth town centre and to schools in the vicinity.

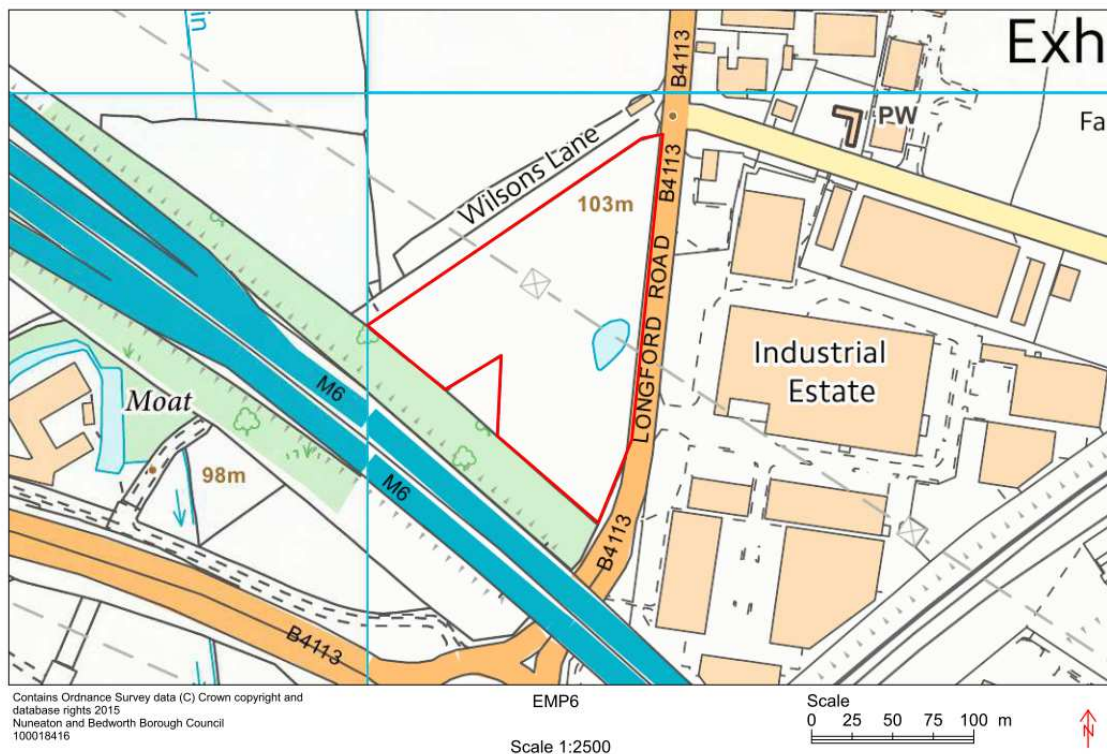
### **Transport and Access**

- 6.75 Primary access for vehicles will be provided from Hospital Lane, with additional secondary vehicular access possible from Mavor Drive, Maynard Avenue and Jeffrey Close. Contributions towards associated improvements to Hospital Lane, Smorrall Lane, Goodyers End Lane and bus infrastructure will be sought.
- 6.76 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG5 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG5 is expected to contribute financially towards road improvement schemes

in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### Policy HSG6 and EMP6 – School Lane





Strategic site HSG6/EMP6 will be developed for a mix of residential and employment uses.

**Key Development Principles:**

1. Provision of circa 388 dwellings in a mix of dwelling types and sizes
2. Provision of circa 2ha of the employment land

**EMP6**

The strategic employment site shall deliver the following infrastructure and facilities:

3. Transport improvements/new junction onto Longford Road and associated upgrades
4. Financial contributions towards Borough wide strategic highway infrastructure works within the Bedworth area
5. Financial contribution towards Sustrans cycle route along Longford Road/Coventry Road
6. Appropriate financial contribution towards proposed informal open space for management and maintenance arrangements
7. Suitable sewage connection to the existing foul drainage network

**HSG6**

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

8. Transport improvements and upgrades required along School Lane and Longford Lane
9. Financial contribution to local NHS Clinical Commissioning Group
10. Provision of formal and informal open space linking Heckley Recreation ground, the central ponds and habitat and the provision of the associated landscape buffer along southern edge of site together with the enhancements to existing hedgerows on the site.
11. Financial contribution and provision of new cyclepath link to the existing Heckley Fields Recreation Ground, provision of a younger children's play facility in the centre of the site and financial contributions to Heckley Recreation Ground as the Community Park and Miners Welfare Park as the Destination park serving the new residents.
12. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
13. Financial contribution towards primary education at local schools to meet anticipated demand for school places
14. Financial contribution towards secondary level education in order to expand existing secondary provision in the area
15. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area
16. Financial contribution towards Sustrans cycle route along Longford Road/Coventry Road
17. Financial contribution towards the management and enhancement of the retained biodiversity areas
18. Suitable sewage connection to the existing foul drainage network
19. Financial contributions towards sport and physical activity

#### **Form of Development**

20. Retention and enhancement of the existing ponds on site
21. The site will require protected species surveys including for great crested newts and reptiles
22. The potential LWS at Wilsons Lane should be surveyed for its ecological importance
23. An average density of 40 dwellings per hectare is considered appropriate given the predominantly urban character of the surrounding area
24. Residential buildings heights of two to three storeys is considered appropriate at this site
25. The existing PRoW should be extended into the wider landscape framework and open space
26. Where used, green spaces should be positioned so as to retain areas of ridge and furrow

## **Wayleave**

27. The wayleave for the electricity pylons should be used to create a high quality green corridor contributing to landscape character, views and biodiversity. Alternatively, parking and storage areas associated with employment use could be accommodated within the wayleave

- 6.77 The strategic site comprises two parts HSG 6 to the west and EMP 6 to the east. HSG6 comprises 16.5ha of pasture farmland and EMP 6 comprises 2ha of un-managed poor semi-improved grassland including a small pond used for small-scale coarse fishing. The site is located in the south of the Nuneaton and Bedworth Borough area and bounded by the M6 to the south and School Lane to the north.
- 6.78 The site will deliver circa 388 new dwellings in a mix of sizes and tenures and 2ha of employment land. The site is in four separate ownership but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met.
- 6.79 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.
- 6.80 Residential development will be focussed in the north and central part of the site with landscaping/informal open space in the south. A 400kv overhead power line runs across the southern part of the site, including three pylons parallel with the M6. Scheme layouts need to take into consideration potential stand-offs and easements associated with the overhead power line and early discussions with National Grid are essential in informing any detailed layout but it is proposed that informal open space is provided in a linear area adjacent to the M6 and either side of the power line.

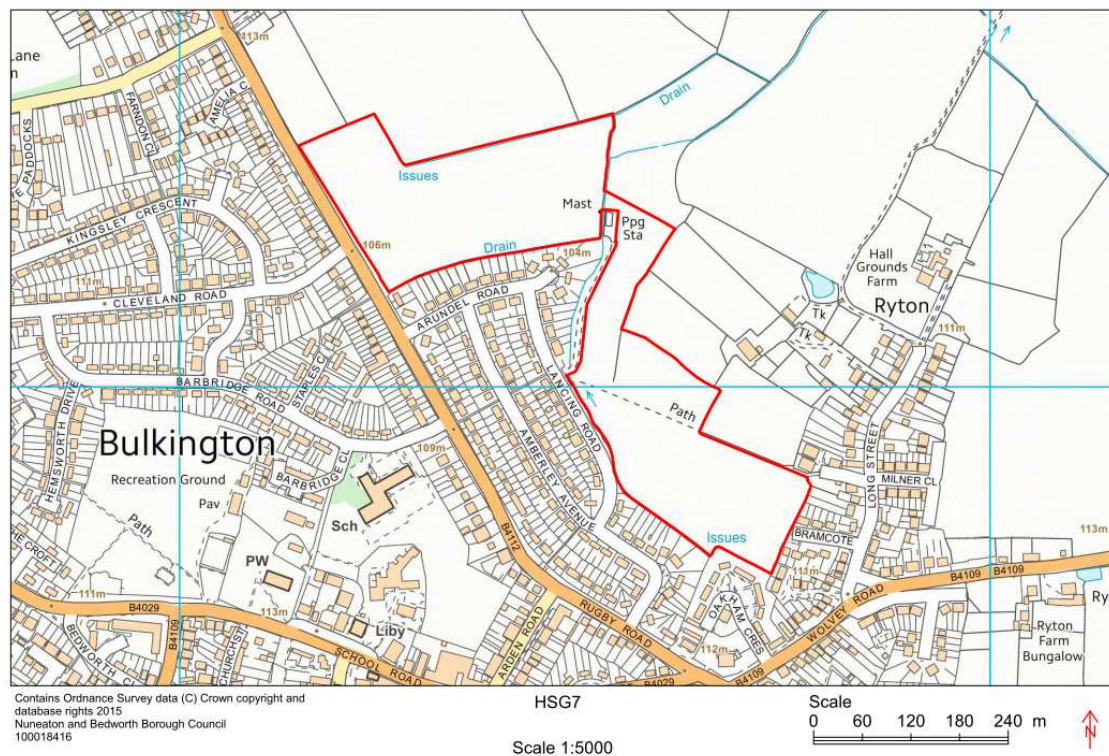
## **Footpaths and Cycle Routes**

- 6.81 The existing pedestrian access to public footpath B26 will be retained and enhanced by a new pedestrian access to Heckley Fields. Contributions towards associated improvements to School Lane, Longford Road and bus infrastructure will be sought.
- 6.82 The existing public rights of way on the site which will be maintained and extended to link the residential areas with the new open space area in the south. The retention of the existing footpath will retain the connectivity of routes surrounding the site. Sustrans has a long term ambition to provide an enhanced cycle route along Coventry/ Longford Road. The proposed development will contribute to the delivery of this cycle route. The development will also contribute to improvements to the existing formal play area facilities at Heckley Fields to the north of School Lane. Pedestrian access between Heckley Fields and the site will also be required.

## **Transport and Access**

- 6.83 Access to the residential areas will be via two new access points on School Lane. It has been agreed with the Highway Authority that separate access points will be created for the proposed employment and residential uses on the site. All HGV parking and serving areas associated with the employment uses on the site will be accessed via either a new entrance or the existing Wilson Lane access on the B4113 Longford Road. The final junction solution will be agreed following the completion of a Transport Assessment.
- 6.84 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG6 and EMP6 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG6 and EMP6 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

## Policy HSG7 – East of Bulkington



Strategic housing site HSG7 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 196 dwellings in a mix of dwelling types and sizes
2. POS to be provided with appropriate management and maintenance arrangements
3. Financial contribution towards the up-grading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth
4. Financial contribution towards primary education at Arden Forest Infant and St James Academy Junior schools to meet anticipated demand for school places
5. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry
6. Bus infrastructure improvements adjacent to HSG7 with a potential contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators

7. Any transport improvements/upgrades required along Nuneaton Road, Lancing Road, Bramcote Close and surrounding streets affected as a result of the development
8. Financial contributions towards Boroughwide strategic highway infrastructure works
9. Provision of a footpaths/ cycleways through the open space on the site including linking the existing public footpath on the southern parcel of the site with the northern parcel and through the development area to Nuneaton Road
10. Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington village centre and Bedworth and towards links to Bulkington village centre and Nuneaton.
11. Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water
12. Financial contributions towards sport and physical activity

**Form of Development:**

13. Maintain and enhance vegetated boundaries that interface with the wider rural area (to be maintained as Green Belt defensible boundaries)
14. Provide an open space corridor incorporating the PRoW with specimen trees and small groups of trees interspersed amongst grassed areas and wildflower meadows
15. Provide street trees to the internal road network
16. Enhancement of brook which follows the south-western boundary

6.85 Strategic housing allocation HSG7 is a sustainable and deliverable extension on the eastern edge of Bulkington. The strategic land allocation covers 10.29ha. The site will deliver circa 196 new dwellings in a mix of sizes and tenures. The site is in a single ownership and is expected to be delivered through an over-arching outline permission.

6.86 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

6.87 Residential development will be focussed in the northern and southern part of the site with formal and informal open space in the centre. A landscape belt will run along the northern edges of HSG7.

**Footpaths and Cycle Routes**

6.88 Footpath/ cycleway access is proposed through the informal open space to create a green route linking the northern and southern parcels. This route will run from the existing public footpath through the informal open space and into the northern parcel of HSG7. The route will continue to Nuneaton Road as part of the housing development to improve connectivity through the site.



6.89 HSG7 is expected to contribute financially towards the development of a dedicated cycle path along with B4029 Bedworth Road between Bulkington and Bedworth and towards Bulkington centre and Nuneaton. This will encourage new residents of HSG7 to access Bulkington District Centre, Bedworth Town Centre and Nicholas Chamberlaine School via alternative car-free modes of transportation.

### **School Provision**

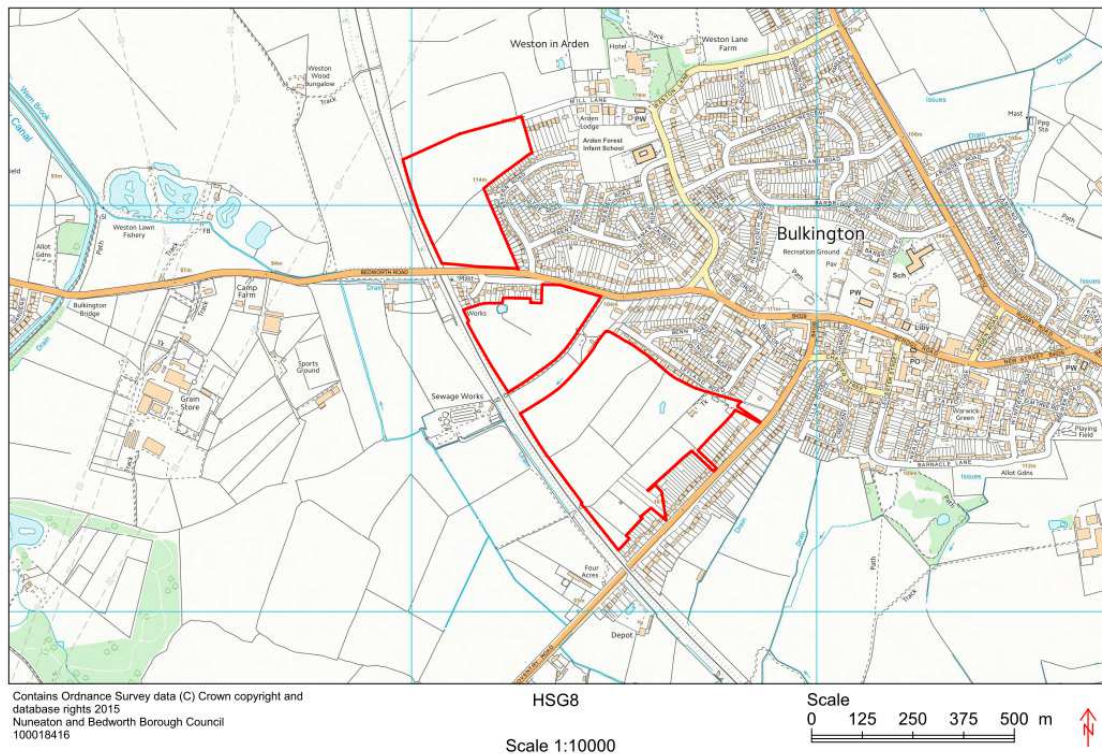
6.90 Educational contributions will be sought to ensure that the expansion and reorganisation of both Arden Forest Infant and St James Academy Junior schools are appropriate to meet demand in tandem with the proposed strategic housing site to the west of Bulkington (HSG8). At secondary level financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 Form Entry. The contribution would be part of a pool including HSG4, HSG5, HSG6 and HSG8 where pupils are expected to attend local secondary schools in the Bedworth/ Ash Green area.

### **Transport and Access**

6.91 Primary access for vehicles will be provided from Nuneaton Road for the northern parcel of the site. The southern parcel of HSG7 has two potential access points from Lancing Road and Bramcote Road. Contributions towards highway improvements and bus infrastructure will be sought.

6.92 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG7 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG7 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

## Policy HSG8 – West of Bulkington



Strategic housing site HSG8 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 495 dwellings in a mix of dwelling types and sizes
2. Provision of under 12's children's play facilities on central parcel of site
3. POS to be provided with appropriate management and maintenance arrangements
4. Financial contribution towards the up-grading of sports facilities and teenage play provision at Bulkington Recreation Ground and financial contribution towards facilities at Miners Welfare Park in Bedworth, a 'destination park' within the Council's Open Space Strategy
5. Provision of community allotments on northern parcel of HSG8
6. Financial contribution and/or on site land swap with Arden Forest Infant and St James Academy Junior schools to meet anticipated demand for school places
7. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 Form Entry
8. Bus infrastructure improvements within or adjacent to HSG8 with a potential contribution to secure diversion of frequent local bus services to

- access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
9. Any transport improvements/upgrades required along Bedworth Road, Coventry Road and surrounding streets as a result of the development
  10. Financial contributions towards Borough wide strategic highway infrastructure works
  11. Provision of a footway/cycleway network through the open space on the site linking Coventry Road with Bedworth Road and up to Severn Road and Mill Lane
  12. A toucan crossing on Bedworth Road between the northern and central parcels of HSG8
  13. Financial contributions towards the development of a dedicated cycle path along the B4029 between Bulkington and Bedworth
  14. Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water
  15. Financial contributions towards sport and physical activity

**Form of Development:**

16. Landscape buffer along Bedworth Road to enhance the character and approach into the village from the west
17. Development along Bedworth Road should mirror the existing landscape treatment and scale of development and should be designed so as to frame views towards the church and refrain from dense planting which may limit views towards the church
18. Creation of substantial hedgerow with hedgerow trees along northern, western and southern boundary (to be maintained as a Green Belt defensible boundary)
19. Enhancement of linear woodland along the railway line
20. Conserve and enhance the pattern of small and medium sized fields bounded by intact hedgerows where possible
21. Retain and enhance field ponds through incorporating into a network of inter-connected open spaces and undertake related protected species surveys including for great crested newts.
22. Creation of a green corridor along PRoW N41 as part of an interconnected network of open spaces
23. All site boundaries should be enhanced through new planting of woodland copses and trees whilst maintaining adequate distances from housing and all veteran hedgerows should be retained and surveyed prior to development. Species rich hedgerows should be incorporated within areas of open space

6.93 Strategic housing allocation HSG8 is a sustainable and deliverable extension on the western edge of Bulkington. The site covers 22.9ha and is effectively split into three parcels.

6.94 The site will deliver circa 495 new dwellings in a mix of sizes and tenures. The site is in multiple ownership but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met.

6.95 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

### **Open Spaces**

6.96 Formal and informal public open space will be concentrated along the western edge of HSG8 and along the northern edges of the central and northern parcels of the site. These spaces would contain new combined pedestrian and cycle routes to create green routes for pedestrians, cyclists and wildlife. Under 12's play space is proposed at the northern end of the central parcel. New allotment space is proposed adjacent to Mill Lane on the northern parcel of the site.

### **Footpaths and Cycle Routes**

6.97 Linkages between the central and southern parcels should be explored to ensure a comprehensive and integrated redevelopment of the strategic housing site and to provide permeability through the development, however, this involves third party land not included in the allocation.

6.98 In order to improve connectivity a 3m wide combined footpath and cycle ways will be provided from within the areas of open space to create new car free green routes through the site. The routes will link Coventry Road with Bedworth Road and will run up towards Mill Lane and Severn Road. A new Toucan Crossing on Bedworth Road will allow pedestrians and cyclists to cross Bedworth Road between the northern and central parcels of HSG8.

6.99 HSG8 is expected to contribute financially towards the development of a dedicated cycle path along with B4029 Bedworth Road between Bulkington and Bedworth. This will encourage new residents of HSG8 to access Bulkington District Centre, Bedworth Town Centre and Nicholas Chamberlaine School via alternative car-free modes of transportation.

6.100 Off-site works include; upgrading the existing sports facilities and teenage play provision at Bulkington Recreation Ground; and improvement of facilities at Miners Welfare Park in Bedworth.

### **School Provision**

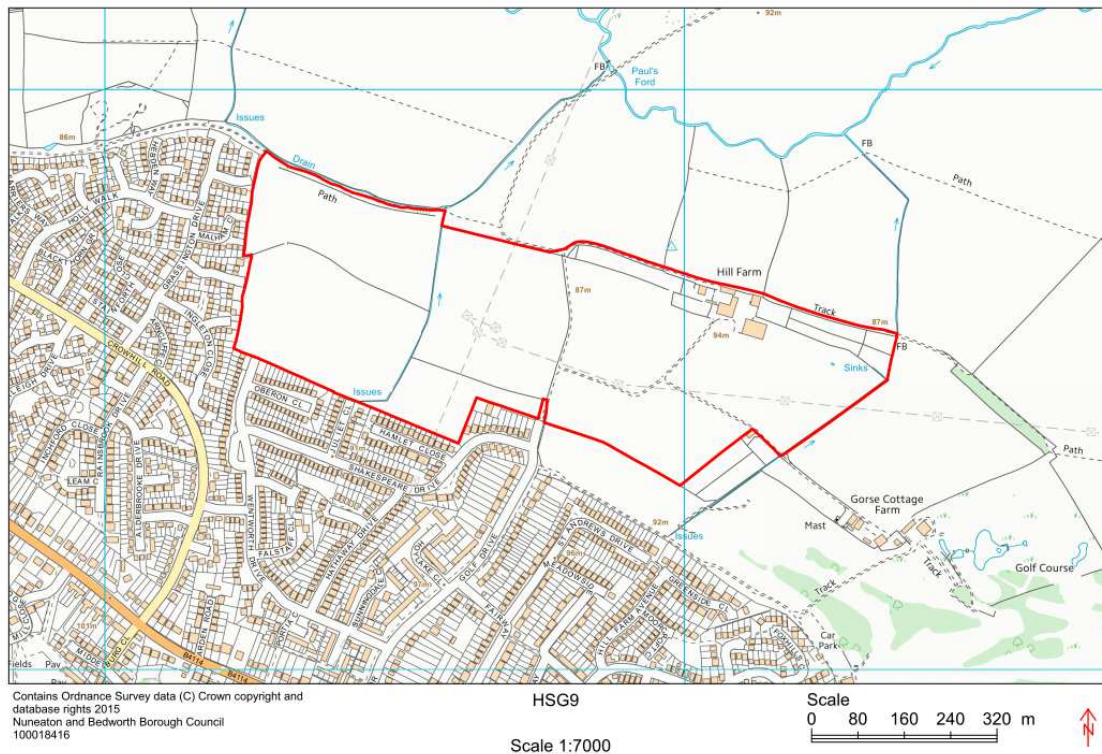
6.101 Educational contributions will be sought to ensure that the expansion and reorganisation of both Arden Forest Infant and St James Academy Junior schools are appropriate to meet demand in tandem with the proposed strategic housing site to the west of Bulkington (HSG8). At secondary level

financial contributions are anticipated in order to expand existing secondary provision up to an additional 3.5 Form Entry. The contribution would be part of a pool including HSG4, HSG5, HSG6 and HSG8 where pupils are expended to attend local secondary schools in the Bedworth/ Ash Green area.

### **Transport and Access**

- 6.102 Primary access for vehicles will be provided from Bedworth Road for the northern and central parcels of the site. The southern parcel of HSG8 has two potential access points from Coventry Road. Additional secondary vehicular accesses are possible from Leyland Road (southern parcel), Severn Road and Mill Lane (both northern parcels). Contributions towards highway improvements and bus infrastructure will be sought.
- 6.103 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG8 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG8 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision

## Policy HSG9 – Golf Drive



Strategic housing site HSG9 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 621 dwellings in a mix of dwelling types and sizes
2. Provision of new on site GP surgery and/or financial contribution to local NHS Clinical Commissioning Group
3. Financial contribution towards diverting existing frequent local bus services into the development and provision of bus infrastructure within the development site
4. Provision of new local centre including a new community hall, or financial contributions
5. POS (including the proposed Strategic Play Area and Community Park) to be provided, and appropriate management and maintenance arrangements along with a contribution to Riversley Park Destination Park
6. Financial contribution to Warwickshire County Council towards the provision by Warwickshire County Council for the expansion of primary and secondary school places
7. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators

8. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A4254 Corridor
9. Financial contribution towards the provision of footway/cycle way linkage from the Community Park through the site and linking to the cycle path leading to Crowhill.
10. Provision of wayleave for electricity pylons
11. Financial contributions towards sport and physical activity

**Form of Development:**

12. Provision of landscape buffer to north and east boundaries including specimen trees and woodland copses to field corners
13. Provision of intermittent specimen tree planting within the street scene and private gardens
14. Landscaping and screening to soften the views to and from the Hill Farmhouse Listed Building
15. Maintain the connections across the site by retaining and enhancing the existing footpath network and their associated hedgerows

6.104 Strategic housing allocation HSG9 is a sustainable and deliverable eastern extension to the Attleborough area of Nuneaton. The site extends to 32.75ha and is located off Golf Drive. The allocation comprises nine irregular shaped arable fields and extends to include Grade II Listed Hill Farmhouse in the north east corner of the site.

6.105 The site will deliver circa 621 new dwellings in a mix of sizes and tenures. The site is in two ownerships but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met.

6.106 The allocation will be delivered on a phased basis across the plan period and will commence within the first 5 years after adoption.

**Wayleave**

6.107 Four electricity pylons are located within the central area of the site with overhead powerlines crossing the site in a north–south direction from Golf Drive leading to the northern boundary of the site. Additional overhead powerlines cross the site from the eastern boundary to the centre of the site. Site layouts need to take into consideration potential stand-offs and easements. Early discussions with National Grid are essential to confirm the uses that may be appropriate within the way leave area.

**Historic Assessment**

6.108 At the planning application stage, a full detailed Heritage Assessment should be undertaken to identify the extent of the setting and impact on the significance of the Grade II Listed Hill Farmhouse heritage asset. This will

inform detailed design for the north eastern corner of the site. The retention of hedgerows both within and surrounding the site will contribute towards preserving the limited rural context of the Hill Farmhouse Listed Building.

## **Landscape and Open Space**

6.109 The western and southern boundary of the site is bordered by existing residential development with arable farm land is located to the north and east of the site. The proposed residential development will abut existing residential areas with new landscape areas focussed on the eastern and northern boundaries to create a defined 'green edge' to the urban areas. These will also contribute towards the defensible boundary of the site.

6.110 Informal Public Open Space will be focussed in the north of the site at the junction of existing public rights of way. The existing Public Right of Way leading from Golf Drive will be retained to increase connectivity through the site to the adjacent agricultural areas. The creation of a new footpath/cycle route will be incorporated as part of the landscape buffer along the northern boundary of the site to increase connectivity between the Community Park to the northwest and area of new informal open space.

## **School Provision**

6.111 Educational contributions will be required to ensure the expansion and reorganisation of both primary and secondary school provision. Developers are encouraged to engage in dialogue early with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.

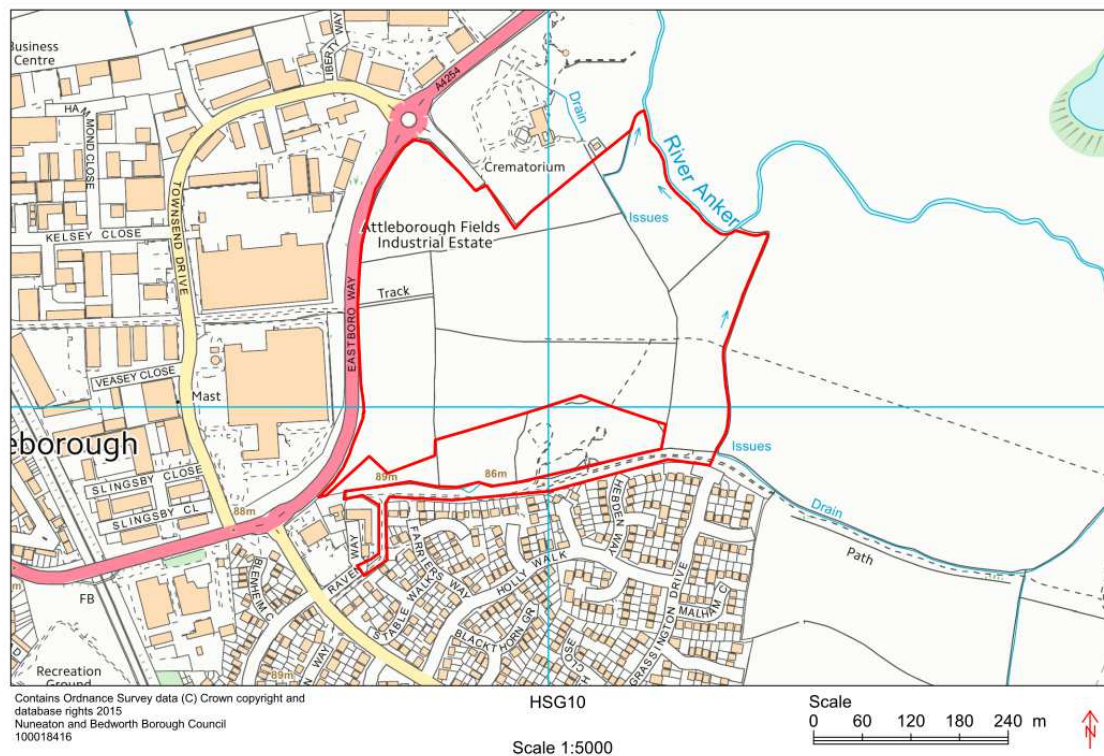
## **Transport**

6.112 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG9 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG9 is expected to contribute financially towards road improvement schemes in the A4254 Corridor set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

6.113 The primary access to the site will be from Golf Drive and Wentworth Drive along the southern boundary, with secondary access being provided from Juliet Close on the southern boundary, and Leyburn Close and Aysgarth Close on the sites western boundary. No access point is to be provided from the site's northern and eastern boundary, or along the southern boundary to the east of Golf Drive. Further opportunities for pedestrian and cycle connections will be introduced from secondary access points. Contributions towards highway improvements and bus infrastructure will be sought.



## Policy HSG10 – Attleborough Fields



Strategic housing site HSG10 will be developed for a mix of residential and community uses.

### Key Development Principles:

1. Provision of circa 360 dwellings in a mix of dwelling types and sizes
2. Financial contribution to local NHS Clinical Commissioning Group
3. Financial contribution to WCC towards the provision for the expansion of primary and secondary school places
4. Financial contribution towards the enhancement and provision of footway/cycle way linkages to the existing public open space adjacent to the southern boundary and along the Crowhill Bridlepath Corridor along Eastboro Way.
5. Provision of on-site bus infrastructure and contribution to secure diversion of frequent local bus services to access the strategic housing site based on dialogue with Warwickshire County Council and bus operators
6. Provision of new access in south west corner of site for emergency vehicle access only
7. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A4254 Corridor
8. Financial contributions towards sport and physical activity

**Form of Development:**

9. Landscaping and biodiversity habitat 'corridor' to be provided on the eastern edge of the site adjacent to the River Anker including financial contributions towards appropriate management and maintenance arrangements
10. PRowS in the site should be incorporated within green space corridors
11. New street tree planting across the site
12. Planting of new woodlands copses and hedgerow trees next to existing field boundaries
13. Public open space in the eastern part of the site to include both formal amenity areas and informal habitat areas

6.114 Strategic housing allocation HSG10 is a sustainable and deliverable extension to the Attleborough area of Nuneaton. The site comprises 32.75ha of open land in agricultural use. The north eastern part of the site is located in the floodplain of the River Anker where new built development is restricted.

6.115 The site will deliver circa 360 new dwellings in a mix of sizes and tenures. The site is in a single ownership and is expected to be delivered through an overarching outline permission.

6.116 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.

**School Provision**

6.117 Educational contributions will be required to ensure the expansion and reorganisation of both primary and secondary school provision. The developers of HSG10 are encouraged to engage in dialogue early with the Local Education Authority to determine what level of financial contributions are required towards school expansions to address the demand for school places.

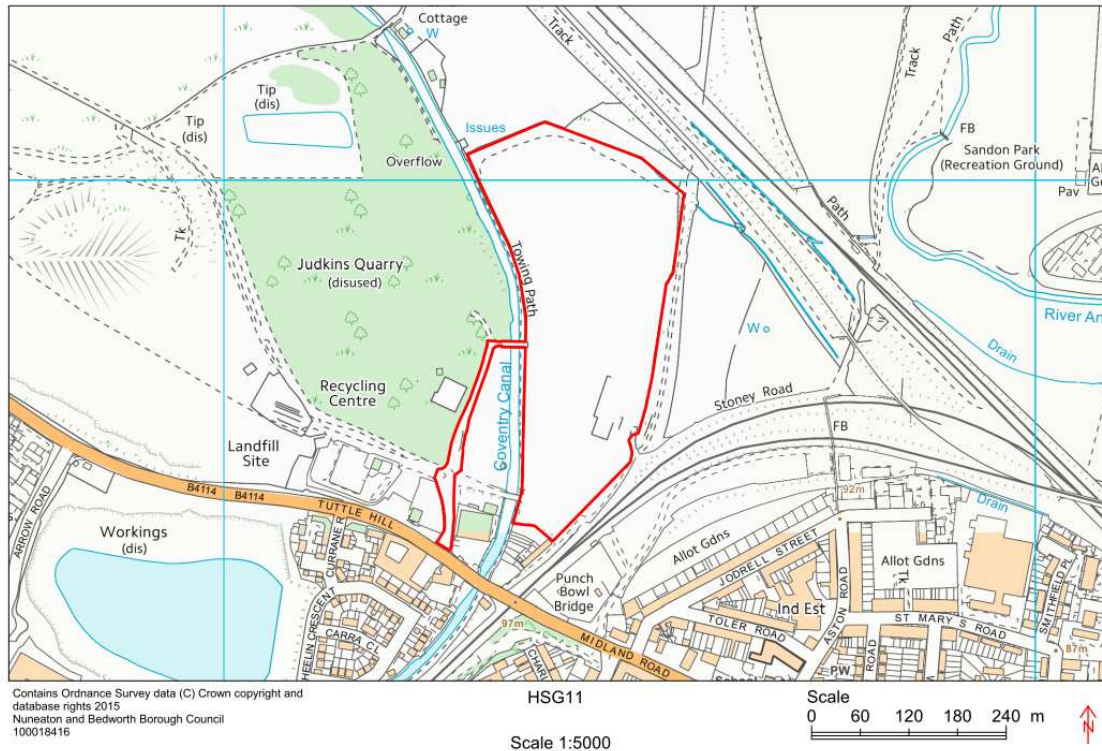
**Transport and Access**

6.118 The primary access to the site will be from the existing entrance road to the north of the site. The entrance road, which also serves the adjacent Heart of England Crematorium, forms a roundabout junction with the Eastboro Way (A4254) approximately 130m to the north of the site. A secondary access, for emergency vehicles only, will be provided in the south west corner of the site. Contributions towards highway improvements and bus infrastructure will be sought.

6.119 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG10 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of HSG9 is expected to contribute financially towards road

improvement schemes in the A4254 Corridor set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

## Policy HSG11 – Tuttle Hill



Strategic housing site HSG11 will be developed for a mix of residential uses.

### Key Development Principles:

1. Provision of circa 200 dwellings in a mix of dwelling types and sizes
2. Financial contribution to local NHS Clinical Commissioning Group
3. Financial contribution towards existing local bus services and bus infrastructure
4. Financial contribution to off-site POS at Sandon Park/ Stanley Road and to Whittleford Park and appropriate management and maintenance arrangements and provision of on-site play area for under 12's.
5. Financial contribution to WCC towards primary and secondary school places
6. New bridge across the canal together with direct access between the site and the canal towpath
7. Provision of a new access onto Tuttle Hill and improvements to the existing access to provide segregated between proposed and existing uses

8. Financial contributions towards a new bridge across the railway line to provide enhanced access to the Weddington Green Trail and local cycle routes
9. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Nuneaton area
10. Financial contribution towards local bus services including new bus infrastructure if required based on dialogue with Warwickshire County Council and bus operators
11. Financial contributions towards sport and physical activity

**Form of Development:**

12. 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
13. Retain views towards the man made colliery mound (Mount Judd) as a feature and landmark within the landscape
14. 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
15. Retention and enhancement of green infrastructure along the canal and disused railway corridors
16. Protected special surveys will be required at the site
17. Provision of a bridge (or equivalent) over the main railway line to promote access to the Weddington Green Track.
18. Retain and enhance biodiversity on the remaining quarry site as a publically accessible area (where safe to do so)

6.120 Strategic Housing allocation HSG11 is a sustainable and deliverable housing allocation in the Camp Hill area of Nuneaton. The site comprises previously disturbed former mining land associated with the adjacent Judkins Quarry. The developable area of the site is to the east of the Coventry Canal which is screened by woodland along both sides. The land to the west of the canal includes part of the designated Judkins Quarry Local Wildlife Site which supports a number of valuable habitats and species including Great Crested Newts. This area will not be developed. The land to the east of the canal is of less ecological value and has the greater potential for development.

6.121 HSG11 is approximately 350m away from Abbey Green District Centre. The district centre has facilities to meet day- to-day local needs including; retail shops; public house; health facilities; cafes; hairdressers; and, hot food takeaways. Nuneaton Town Centre is approximately 800m to the south east of the Site which offers a wider range of retail, commercial and recreational uses.

- 6.122 The site will deliver circa 200 new dwellings in a mix of sizes and tenures. The site is in two ownerships but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met.
- 6.123 The allocation will be delivered on a phased basis across the plan period and commence within the first 5 years after adoption.
- 6.124 The development of the land to the east of the canal for residential uses should be undertaken in a comprehensive and co-ordinated basis that will also contribute to the retention and enhancement of the established biodiversity area to the west of the canal.

### **Transport and Access**

- 6.125 The principle access to the site will be via the existing quarry entrance onto Tuttle Hill located to the west of the Canal. Following discussions with the Highway Authority a secondary access onto Tuttle Hill will also be required to provide segregation between proposed and existing uses. Access to the land to the east of the canal will be via the existing quarry land only and will require the construction of a new link bridge over the canal. The opportunity for this bridge to form a 'green link' across the site and linking to existing PROW should be considered.
- 6.126 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to HSG11 to mitigate potential cumulative impacts of all proposed Strategic Housing and Employment allocations within the Borough Plan. The development of HSG11 is expected to contribute financially towards the Nuneaton area road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Canal Improvements**

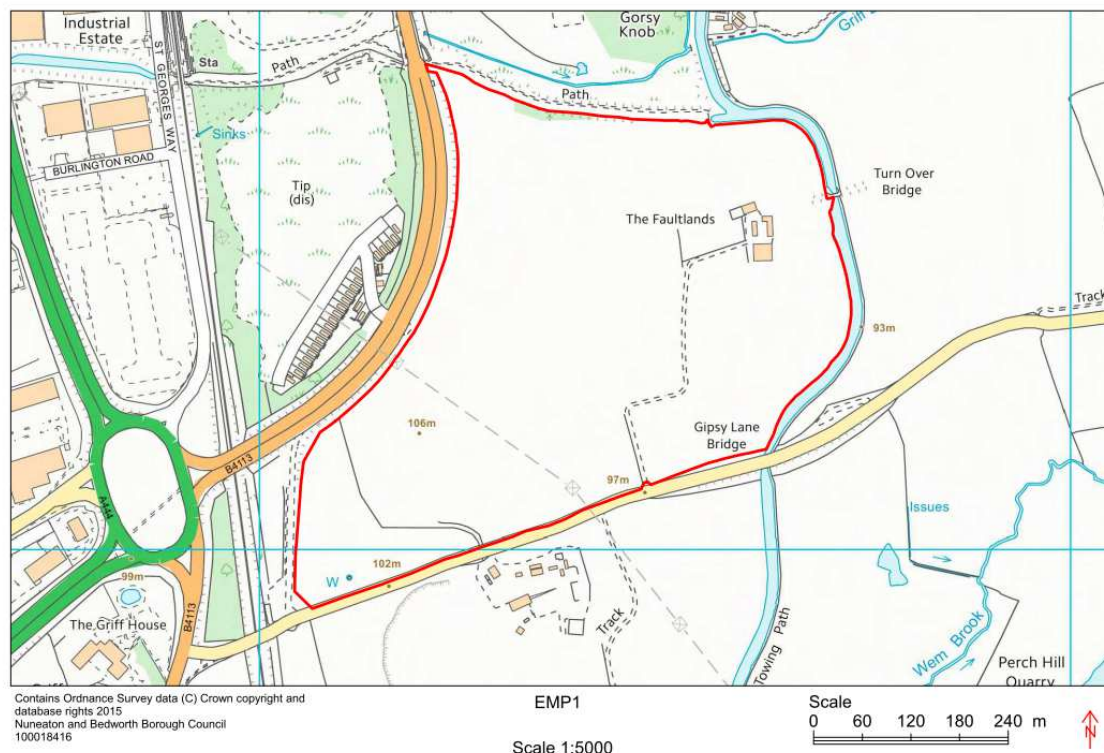
- 6.127 The development of the site will take the opportunity of improving the setting of the canal, including better public access and interpretation. The canal offers the opportunity to become part of green infrastructure for the strategic site and a sustainable transport route with an existing tow- path which should be upgraded to encourage access.

### **Flooding**

- 6.128 Developers should be aware that any site that is at or below canal bank level may be subject to canal flooding and this should be taken into account when building resilience into low level properties. Due to the potentially numerous locations for failure scenarios, a detailed site specific investigation will be needed to determine possible flood risk implications to the site.

## Employment Sites

### Policy EMP1 – Faultlands



Strategic employment site EMP1 will be developed for employment uses comprising Use Classes B1, B2, B8.

#### Key Development Principles:

1. Provision of circa 26ha of employment land
2. Any transport improvements/upgrades required along Gipsy Lane as a result of the development and to the Gipsy Lane/Coventry Road junction
3. Financial contribution towards the creation of a cyclepath leading to the Bermuda Park Station including a toucan crossing on Coventry Road and creation within the site of a cyclepath linking from the canal 'Turnover Bridge' to Coventry Road.
4. Contribution toward enhancement of canal 'Turnover Bridge' to allow use as cyclepath. Also creation of cyclepath within development leading towards Bedworth employment sites.
5. Provision of a footway/cycle way links to the existing footway/cycle way alongside the north bank of Griff Brook
6. Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents

7. Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement point 6.
8. Developer contribution towards Gipsy Lane Canal Bridge Strengthening/ Widening Works to enhance local bus service accessibility to the employment site from Griff Roundabout, Coventry Road etc
9. Financial contribution towards the road improvement schemes in the A444 Corridor as set out in the Transport Modelling Report
10. New access should be provided from B4113 (Coventry Road)
11. Financial contribution towards delivery of an area wide Green Infrastructure SPD (or equivalent) that promotes species movement along identified green corridors

#### **Form of Development**

12. Provision of a wayleave for the electricity pylon
13. Provision of landscape buffer and ecological mitigation and enhancement in the south western corner of the site and provision of wildlife corridors alongside the Coventry Canal potential local wildlife site and Griff Hollows Local wildlife site
14. Development should be set back from the northern boundary of the site
15. Development should be set back from the Coventry Canal corridor to the East of the site along with tree and shrub planting to limit effects on the canalside views along Centenary Way
16. Development should be set back appropriately from the Gipsy Lane boundary with existing hedgerows and hedgerow trees retained and enhanced
17. Scale and massing of any development should make reference to the size of the farmstead buildings.
18. Any employment units fronting onto the Coventry Canal Corridor should be limited to those of a smaller scale (height) and should be orientated so the shorter side or 'gable end' of the building fronts onto Coventry Canal Corridor
19. Use of colour graduation on elevations from dark at the base to light colours near rooflines to better integrate development into the landscape
20. Opportunities to improve walking access to the Griff Arm of the Coventry Canal should be considered

6.129 Strategic Employment Site EMP1 will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan. The site is located to the north of Gipsy Lane, situated on the southern edge of Nuneaton approximately 1km to the north of Bedworth. The site consists of arable land with associated agricultural buildings and farm house. An overhead power line cross the central part of the site.

6.130 The site comprises 26ha and will deliver employment uses including parking and servicing areas. The final net figure will be determined by the design and layout of the site.

6.131 The allocation will be delivered within the first 5 years after adoption.

### **Landscape Character**

6.132 The landscape character of the site is open countryside. The site is also at an elevated position and has limited opportunities for dense tree planting. On this basis, the scale and mass associated with B8 uses would be unsuitable for the landscape character of the area and therefore proposals for B8 uses will be resisted on this site.

### **Site of Special Scientific Interest (SSSI)**

6.133 The south western part of the site is defined as part of the Griff Hill Quarry Site of Special Scientific Interest (SSSI). Natural England has confirmed that the ecological interest in this part of the SSSI has been removed and thus have no objection to the employment site coming forward. Some of the ecological mitigation will be located in this part of the site to retain the biodiversity link with the remainder of the SSSI to the south of Gipsy Lane.

### **Historic Environment**

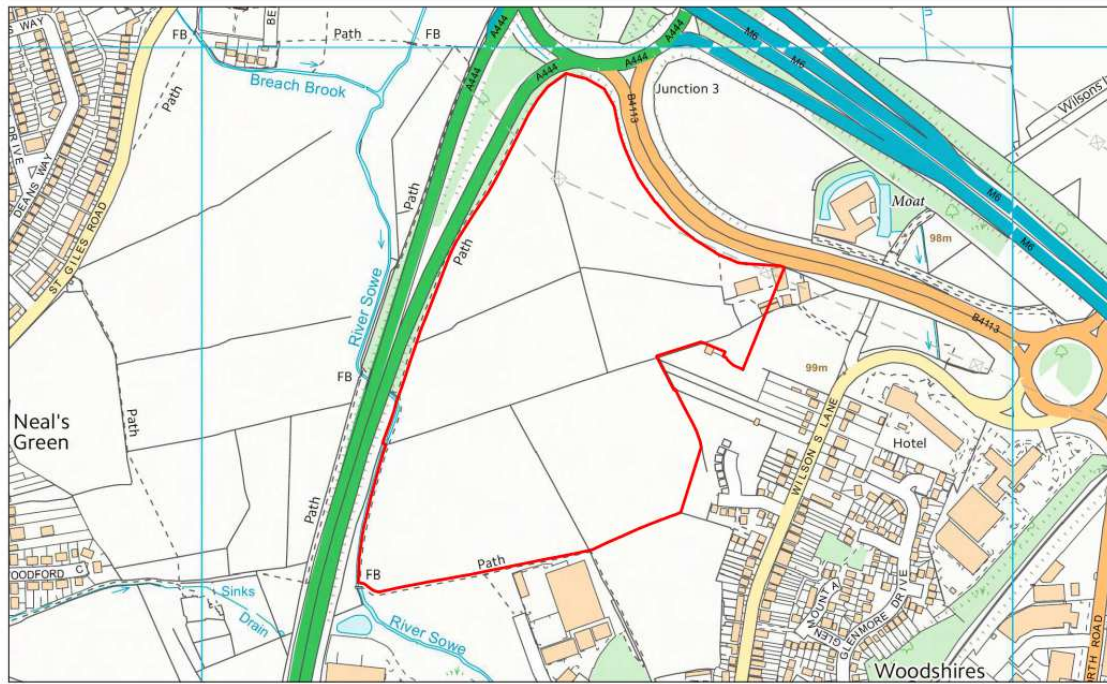
6.134 Further investigation may be required to establish the heritage significance of Faultlands Farm and its associated field barn through a historic building assessment. In pursuing opportunities to improve access to Coventry Canal, steps could also be taken in partnership with the Canal and River Trust to create a heritage walk along the canal to link to the areas association with the writer George Elliot.

### **Transport & Access**

6.135 The Transport Modelling Report commissioned by Warwickshire County Council sets out a number of strategic road improvements in close proximity to EMP1 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP1 is expected to contribute financially towards the road improvement schemes in the A444 Corridor set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

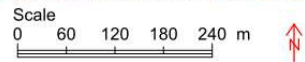


## Policy EMP2 – Phoenix Way/Wilson Lane

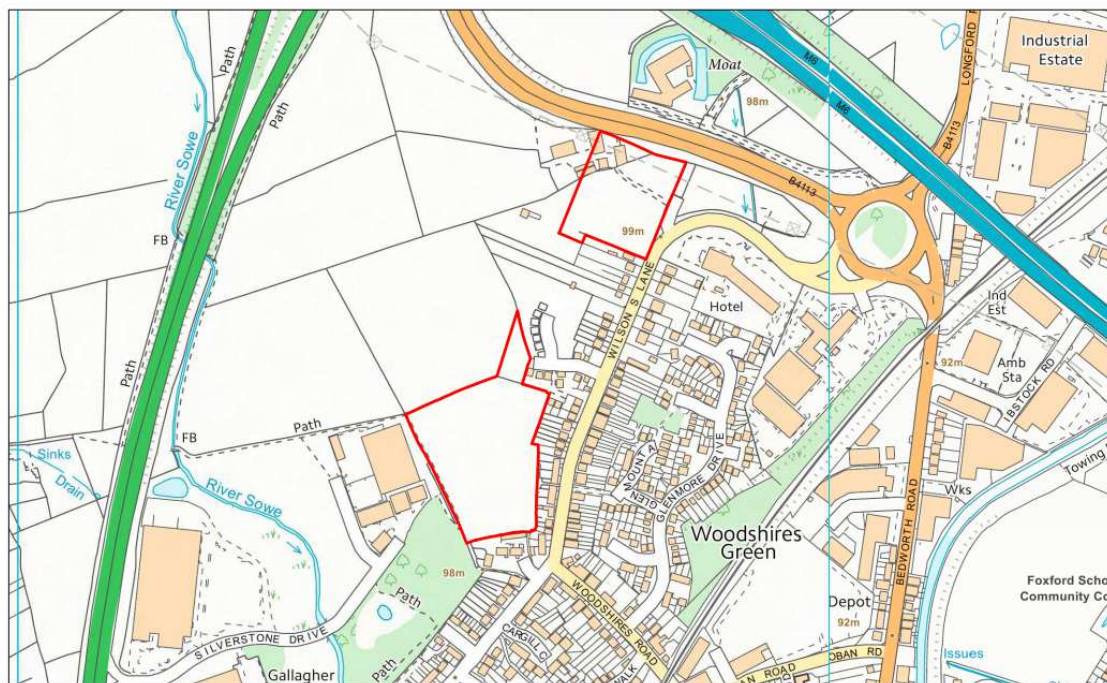


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EMP2

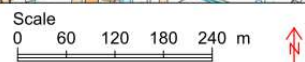


Scale 1:5000



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EMP2 - Housing



Scale 1:5000

Strategic employment site EMP2 will be developed for employment, comprising Use Classes B1, B2 and B8 and residential uses.

**Key Development Principles:**

1. Provision of circa 18ha of employment land
2. Provision of circa 73 dwellings in a mix of dwelling types and sizes

**Employment:**

The strategic employment site will deliver the following infrastructure and facilities:

3. Any transport improvements/new junctions and upgrades required along Phoenix Way
4. Financial contribution towards the management and enhancement of the wildlife areas to the south of the site
5. Developer contribution towards diverting existing frequent local bus service(s) into the employment site in order to enhance accessibility for local residents
6. Developer contribution to secure provision of bus infrastructure at prominent locations within the employment site to complement the point above

**Housing:**

The strategic housing site will deliver the following infrastructure and facilities:

7. Transport improvements and upgrades required along Wilson Lane including the junction with Phoenix Way
8. POS to be provided with appropriate management and maintenance arrangement or a financial contribution towards the upgrading of local play/sports facilities
9. Financial contribution towards primary education at local schools to meet anticipated demand for school places
10. Financial contribution towards secondary level education in order to expand existing secondary provision in the area to an additional 3.5 form entry
11. Financial contributions towards Borough wide strategic highway infrastructure works
12. Potential local sewage network improvements to improve capacity to accommodate the development subject to discussions with Severn Trent Water
13. Contribution towards the delivery of Sustrans proposal to provide an enhanced cycle route along Coventry/Longford Road

**Form of Development:**

14. Locate larger B2 and B8 use to west of the landscape corridor on the lower ground and smaller scale development on the more visible higher ground next to the housing site EMP2 and existing residential development on Wilson's Lane
15. Retain areas of ridge and furrow within open spaces

16. For the housing sites, provide appropriate tree planting in the street scene and rear gardens to help the development integrate into the landscape
17. Maintain an appropriate landscape buffer to western and northern boundaries
18. 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
19. Retain the section of PRoW routed through the middle of the site within a landscape corridor (with appropriate tree & shrub planting and open ground) and maintain views from the PRoW towards the western side of the River Sowe valley
20. Provide ecological enhancements and maintenance to the River Sowe and its floodplain in the southwest corner of the site and vehicular access route to Sowe Meadows local wildlife site to allow maintenance of sites wildflower meadows.
21. Retain and strengthen the central hedgerow to maintain an east to west network of green infrastructure
22. Provide a wayleave for the electricity pylons through the site

- 6.136 Strategic site EMP2 will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan and the delivery of new homes in a mixed use allocation. The strategic allocation is located in the south of the Nuneaton and Bedworth Borough area to the south east of the M6 and A444 junction. An overhead power line runs in a west to east direction across the northern part of the site.
- 6.137 The site is bounded by residential development to east and industrial uses to the south east. The land to the south is known as Sowe Meadows is owned by Nuneaton and Bedworth Borough Council and managed as a designated Local Wildlife Site.
- 6.138 The site is 23ha and will deliver a local growth point including circa. 73 dwellings and 18Ha of employment uses over the Plan Period with integrated landscaping, open space and drainage mitigation. The final net figure will be determined by the design and layout of the site.
- 6.139 Residential development will be focussed in the north east and south east part of the site adjacent to the existing residential areas. The remainder of the site will be brought forward for employment uses.
- 6.140 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. Scheme layouts need to take into consideration potential stand-offs and easements associated with the overhead power line and early discussions with National Grid are essential in informing any detailed layout but it is considered that parking and storage areas will be provided in the vicinity of the power line.

## Transport & Access

- 6.141 It has been agreed with the Highway Authority that separate access points will be created for the proposed employment and residential uses on the site. All HGV parking and serving areas associated with the employment uses on the site will be accessed via a new entrance onto the B4113 (Phoenix Way). The final junction solution will be agreed following the completion of a Transport Assessment.
- 6.142 Access to the residential areas will be via two new access points onto Wilson Lane. The existing pedestrian access to public footpaths B23 and B25 will be retained. Contributions towards associated improvements to Wilson Lane, the B4113 and bus infrastructure will be sought.
- 6.143 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP2 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP 2 is expected to contribute financially towards road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision

## Policy EMP4 – Coventry Road



Strategic employment site EMP4 will be developed for employment uses comprising Use Classes B1,B2, B8.

**Key Development Principles:**

1. Provision of circa 9ha of employment land
2. Upgrade of existing access onto Coventry Road B4113
3. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 corridor
4. Financial contribution towards the delivery of biodiversity enhancement on land to the South of Centenary Way (Griff Hollows Local Wildlife Site)
5. Financial contribution towards the reopening of the culverted Griff Brook
6. Financial contribution towards delivery of an area wide Green Infrastructure SPD (or equivalent) that promotes species movement along identified green corridors
7. Suitable sewage connection to the existing foul drainage network
8. Creation of cyclepath link between Bermuda Station and Coventry Road and contribution to crossing of Coventry Road.

**Form of Development:**

9. Provision of landscape screening along the northern, eastern, western and southern boundaries
10. Broadleaved woodland should be retained and restored where possible
11. Smaller scale (and height) development (similar scale to the adjacent Bermuda Industrial Estate) will be located nearer to the residential edge to the north and east and adjacent to the Griff Gypsy and Traveller Site
12. Shorter side or 'gable end' of building form to front onto the Centenary Way to reduce perceived effects of scale and massing of any proposed development on any retained public open space
13. Use of colour gradation on elevations from darker colours to base and lighter colours nearer to rooflines to better integrate development into the landscape
14. Maintain an open corridor through the site accommodating the Centenary Way with appropriate tree and shrub planting to limit effects on views along this PRoW
15. Opportunities to improve the heritage features of the area and their link to the work of George Elliot should be pursued where possible

6.144 Strategic Employment Site EMP4 will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan. The site is located on the south east edge of the Hill Top area of Nuneaton and comprises derelict land formally in use as the Griff Granite Quarry.

- 6.145 Land directly to the south of EMP4 was part of the Griff Granite Quarry and was extensively quarried throughout the late nineteenth and early twentieth centuries. The site is now restored and designated as the Griff Hollows Local Wildlife Site (LWS). The Centenary Way long distance footpath crosses the centre of the site. Griff Brook runs, in culvert, parallel with Centenary Way. An overhead power line cross the southern part of the site.
- 6.146 The site will deliver circa 9ha for employment uses including parking and servicing areas. The site is in two ownerships but all landowners see the value in working together to bring the site forward in a comprehensive and integrated manner. It is essential that landowners come to a voluntary agreement based on an equitable equalisation mechanism to ensure that the contributions to off-site and on-site infrastructure requirements are met. The final net figure will be determined by the design and layout of the site.
- 6.147 The allocation will be delivered within the first 5 years after adoption.

### **Local Wildlife Site & Biodiversity**

- 6.148 Land to the south of the developable area of EMP4 forms part of the Griff Hollows LWS. The site is being brought forward for development in combination with on and off-site ecological mitigation and wider biodiversity enhancement. This will result in the enhancement of the habitat connectivity of the Griff Hollows LWS and will create wider linkages to Bermuda Balancing Lakes LWS and Coventry Canal. A key element of this will be the re-opening of the culvert to enable mammals to connect along ecological corridors. The Griff Hollows LWS should be re-surveyed and this should include the water vole survey project being undertaken by Warwickshire Wildlife Trust.

### **Transport**

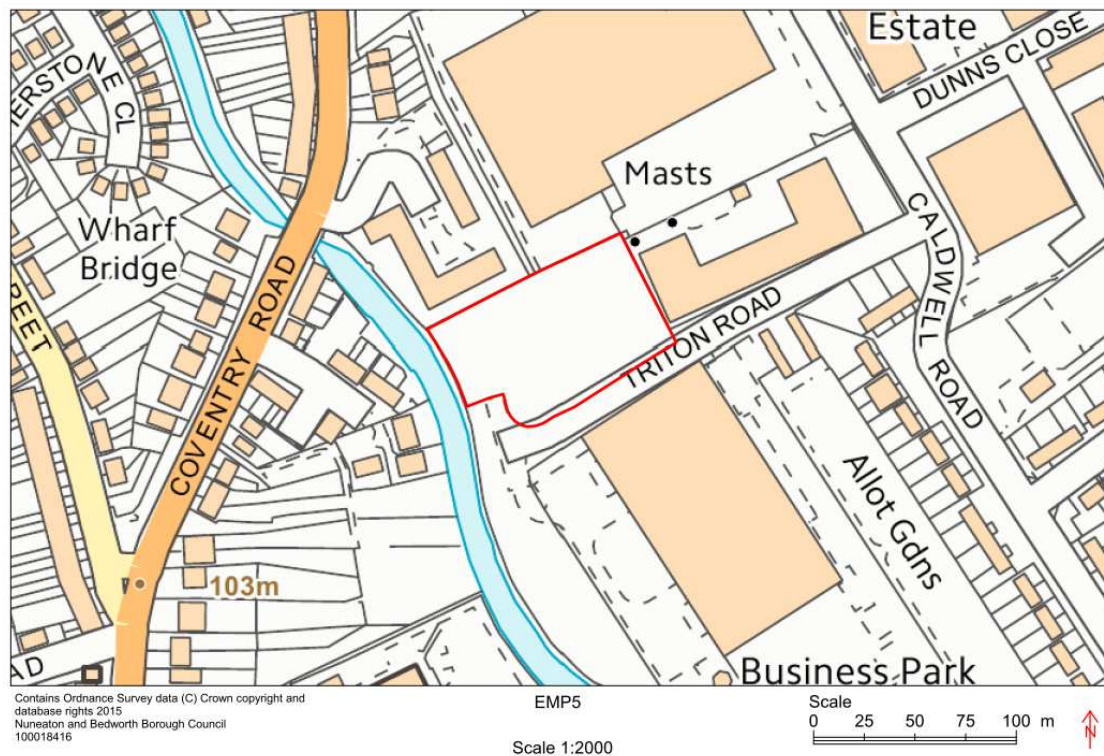
- 6.149 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP4 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP4 is expected to contribute financially towards the A444 corridor road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Historic Environment**

- 6.150 EMP4 and its surrounding area is associated with the works of the writer George Elliot. Development of EMP4 provides an opportunity to improve this association and establish connections of the Griff Hollow area to the former section of the canal branch. This could be achieved by:
- re-establishing the canal branch through the site and linking to the remaining portion to the east
  - selection of appropriate planting as demonstrated in historic photos and George Elliot's description of 'Red Deep' in the Mill on the Floss

- connecting the site to the wider landscape through the use of a heritage/literary trail
- establishing a walking route between the proposed George Elliot Visitor Centre at Griff Hotel and Griff Hollow

## Policy EMP5 – Land at Caldwell Road Industrial Estate



Strategic employment site EMP5 will be developed for employment uses comprising Use Classes B1, B2 and B8.

### Key Development Principles:

1. Provision of circa 0.6 ha of employment land
2. Financial contributions towards Borough wide strategic highway infrastructure works identified within the A444 Corridor

### Form of Development:

3. Provision of landscape buffer along north west and western edge of the site adjacent to Coventry Canal
4. Development should seek to enhance the setting of nearby listed buildings by complementing the form, mass, density, design and materials of the historic buildings to the north of the site
5. Development should not dominate views towards the historic buildings and churchyard to the north of the site

6.151 Strategic employment site EMP5 comprises a small scale extension to an existing industrial estate that will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan. The site is located in the Hill Top area of Nuneaton and comprises open land within an existing built up area. The land has been the subject of previous planning applications for residential uses which have been refused by the Planning Authority and upheld at appeal on grounds of residential amenity.

6.152 The site will deliver 0.6ha for employment uses including parking and servicing areas via the existing access onto Caldwell Road. The site is in a single ownership and is expected to be delivered through an over-arching outline permission. The final net figure will be determined by the design and layout of the site.

6.153 The allocation will be delivered within the first 5 years after adoption.

### **Transport**

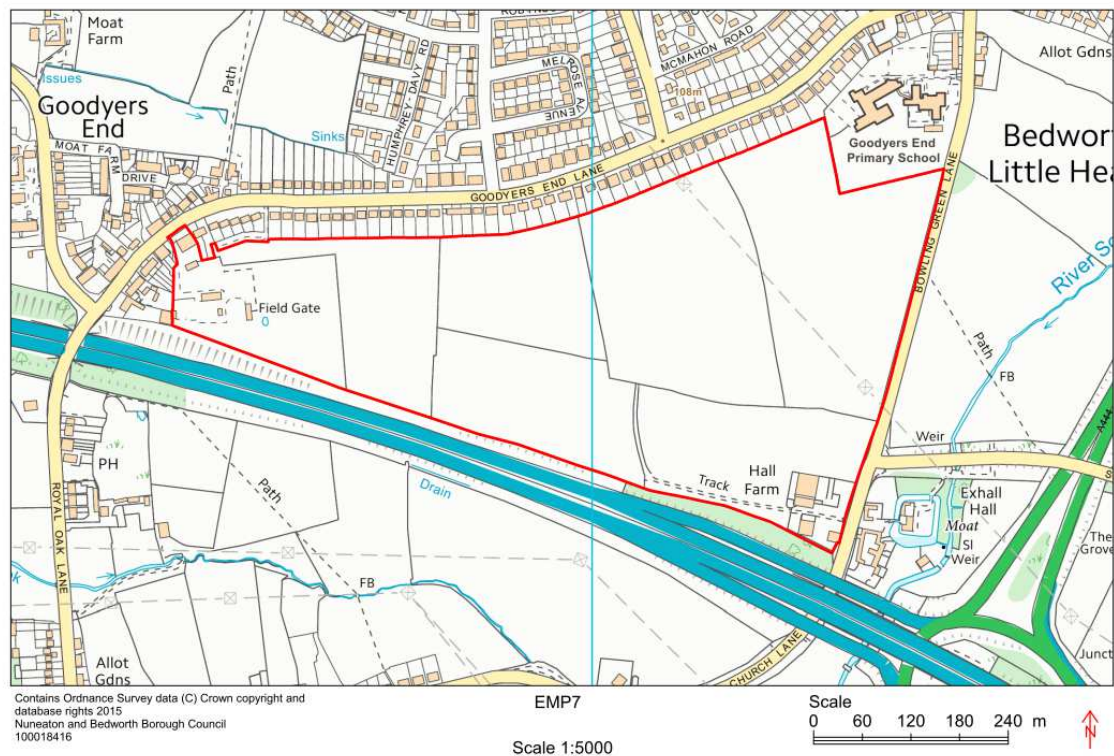
6.154 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP5 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP5 is expected to contribute financially towards the A444 corridor road improvement schemes set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

### **Landscape Buffer**

6.155 The enhancements and landscape buffer required adjacent to Coventry Canal will maintain and enhance ecological connectivity in the area as well as providing landscape and historic benefits. The landscape buffer should retain and enhance the existing boundary and should also provide an extension of broad-leaved plantation.



## Policy EMP7 – Bowling Green Lane



Strategic employment site EMP7 will be developed for employment uses comprising Use Classes B1, B2 and B8.

### Key Development Principles:

1. Provision of circa 26ha of employment land
2. Provision of new junction onto Bowling Green Lane at the School Lane junction with associated traffic lights and any transport improvements/new junctions and upgrades required along Bowling Green Lane and School Lane (in conjunction with HSG6)
3. Financial contributions towards Borough wide strategic highway infrastructure works identified within the Bedworth area
4. Developer contribution towards local bus service(s) to serve the employment site in order to enhance accessibility for local residents
5. Developer contribution to secure provision of bus infrastructure to complement the point above
6. Suitable sewage connection to the existing foul drainage network

### Form of Development:

7. Provision of landscape buffer along northern boundary (minimum width of 15 metres) and western boundary
8. Ecological enhancements to existing boundary on southern and eastern edges of the site

9. Provision of enhanced buffer in the south eastern corner to protect the setting of the Exhall Hall Scheduled Ancient Monument and Listed Buildings
10. Retention of the PRow within a landscape enhancement area either side of the route to form a strategic landscaping area through the centre of the site
11. Protected species assessment of areas of tall ruderal around field gate
12. Provisions of landscape screening consisting of small groups of specimen trees interspersed amongst grassed areas and wildflower meadows
13. Scale and massing of building form around northern edge of site should be reduced due to proximity to residential properties
14. Orientate buildings in north to south direction so shorter elevation faces north and south to limit visual effects

6.156 Strategic Employment Allocation EMP7 will contribute to meeting the strategic employment needs of the Borough and job creation objectives of the Borough Plan. The site is located on the south western edge of Goodyers End. The allocation is triangular in shape and defined by Bowling Green Lane to the east, Goodyers End Land to the north and the M6 to the South. The land slopes gradually from north to south. A PRow links Bowling Green Lane with Goodyers End Lane following the site's southern boundary before crossing the site in a north-west direction. A 400kV overhead line crosses the north eastern part of the site in a north west to south east direction.

6.157 The site comprises 26ha of open land and will deliver a minimum of 24ha for net employment uses including parking and servicing areas. The site is in a single ownership and is expected to be delivered through an over-arching outline permission. The final net figure will be determined by the design and layout of the site.

6.158 The allocation will be delivered within the first 5 years after adoption.

### **Transport and Access**

6.159 Primary access for vehicles to the site will be provided from a new signalised junction on Bowling Green Lane together with any upgrades required along Bowling Green Lane and School Lane (in conjunction with HSG6). Should a secondary access be required, this should be served from Goodyers End Lane and should be limited to provide access for emergency vehicles; car parking; cycle and pedestrian linkages. All HGV parking and serving areas are to be served from the primary access point leading from Bowling Green Lane.

6.160 The Transport Modelling Report commissioned by Warwickshire County Council set out a number of strategic road improvements in close proximity to EMP7 to mitigate potential cumulative impacts of all proposed strategic housing and employment allocations within the Borough Plan. The development of EMP7 is expected to contribute financially towards the

corridor road improvement schemes in the Bedworth area set out in the Transport Modelling Report either via Planning Obligation or CIL provision.

## 7. Housing

- 7.1 The following policies set out the requirements for housing provision including meeting the needs for Gypsies and Travellers.

### Policy H1 – Range and Mix of Housing

#### **General market housing**

Development is required to provide a mix of housing types, sizes and tenures, based on the need and demand identified in the most up to date Strategic Housing Market Assessment as well as the characteristics of the surrounding area.

#### **Homes for older people**

Development of extra care housing, residential care homes and other housing options which allow older people to stay in their own homes will be approved where a local need can be demonstrated.

#### **Other specialised housing**

Development proposals for specialised housing will be approved where a local need can be demonstrated.

- 7.2 The NPPF indicates that the Council should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It should identify the size, type, tenure and range required by the local population over the plan period.
- 7.3 This policy gives guidance on the size and type of dwellings for general market housing, the housing needs of the older population and the population with specific needs.

### **General market housing**

- 7.4 A range of types and sizes of housing are needed to redress imbalances of specific types and sizes, to meet the needs of changing household structure, and to meet the aspirations for the Borough.
- 7.5 The SHMA makes recommendations about the size of dwellings for market and affordable housing, taking account of a range of factors that influence demand including demographic changes and market factors. The SHMA is regularly updated to respond to these changes and as such no specific targets have been set within this policy.
- 7.6 Policy H2 Affordable Housing sets out the approach for the type and size of affordable housing. In terms of market housing, the focus is to provide two and three bedroom properties but it is acknowledged that in the market sector, households are able to buy or rent property of any size subject to what they can afford. Development proposals should have regard to the housing mix recommendations in the most up to date version of the SHMA.

- 7.7 The business community have raised concerns about the lack of 'executive' or 'aspirational' homes in the Borough and the impact that this has on attracting potential business investors to the area. This is reflected in the low number of properties in higher Council Tax bands in the Borough. Such housing will be considered favourably, provided that the mix of housing is within the ranges indicated in the SHMA.
- 7.8 Developers will also need to consider the character of the local area surrounding the site in terms of the types and sizes of new housing.

### **Older people**

- 7.9 The number of older people both in absolute numbers and as a proportion of the population is increasing significantly, and is expected to continue to do so. The 2015 SHMA shows that between 2011 and 2031, the population aged 60-74 is expected to increase by 23.7%, with the population aged 75 and over expected to increase by 87.7%. There is also expected to be significant increases of people with dementia (98%) and mobility problems (78%) by 2031<sup>45</sup>.
- 7.10 It is important to provide appropriate local housing options for an increasingly older population who may have poor health. Maintaining independence and giving people the choice to remain in their own homes is a national and local aim. Many will want to remain in their existing homes but others may want to downsize to general market housing, or to supported specialist housing such as sheltered housing, extra care housing or residential care.
- 7.11 There has been a move away from sheltered housing and residential care towards extra-care housing, and as such the provision of specialist housing going forward should reflect this<sup>46</sup>. Extra care housing is safe, secure, well designed and attractive self-contained accommodation for older people aged 55+ who require varying levels of care and support, designed to enable them to live independently in a home environment.
- 7.12 The 2013 SHMA gives an indicative assessment of specialist housing needs for 2011 to 2031. It shows that the Borough will need to make provision for a total of 2,231 extra care housing units, of which 550 will need to be affordable. This equates to 112 per annum, made up of 84 market extra care housing units and 28 affordable housing units per year<sup>47</sup>. Policy H2 Affordable Housing sets out the requirement for affordable housing provision and will apply to extra care housing.
- 7.13 As set out in policy TC3, homes for older people should be located in close proximity to town centres and key services such as hospitals and should have access to the public transport network.

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<sup>45</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA (GL Hearn, 2015), p50 para. 3.69

<sup>46</sup> Coventry and Warwickshire Joint Strategic Housing Market Assessment (GL Hearn, 2013), p169 para. 10.29

<sup>47</sup> Coventry and Warwickshire Joint Strategic Housing Market Assessment (GL Hearn, 2013), p170-171 para. 10.35

## **People with a disability**

7.14 Data from the 2011 Census indicates that the Borough has the highest proportion (26.8%) of households across Coventry and Warwickshire with one or more persons with a long term health problem or disability<sup>48</sup>. It is recognised that the level of people with health or disability problems is closely linked to the level of the older population. Policy BE3 Sustainable Design addresses the need for housing which is wheelchair accessible.

## **Black and Minority Ethnic, Lone Parent and Young Persons Households**

7.15 The 2013 SHMA suggests that there are some groups within the population who are disadvantaged to some degree in accessing housing. These include Black and Minority Ethnic (BME) households, which are more likely to be overcrowded and living in rented accommodation (in part related to younger age structures in BME communities), low income lone-parent households and young people<sup>49</sup>. These issues will be addressed through the provision of new suitably sized housing and through the Housing Strategy.

## **Students**

7.16 There are limited numbers of all student households in the Borough. No specific provision is therefore made for student housing.

## **Self and custom built housing**

7.17 In line with the Self-Build and Custom Housebuilding Act 2015, the Council will maintain a register of sites suitable for self and custom built housing which will be published on the Council's website. This will include the details of small sites ideal for 1-4 plots, however the suitability of these sites for development will not have been assessed.

## **Borough Plan Objectives**

7.18 This policy delivers the following Borough Plan objectives:

- Objective 4

## **Evidence Base**

7.19 The evidence base related to this policy is as follows:

- Coventry and Warwickshire Joint Strategic Market Assessment: Final Report (GL Hearn, 2013).
- Updated Assessment of Housing Need: Coventry-Warwickshire HMA: Report (GL Hearn, 2015)

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<sup>48</sup> Coventry and Warwickshire Joint Strategic Housing Market Assessment (GL Hearn, 2013), p172 Table 90

<sup>49</sup> Coventry and Warwickshire Joint Strategic Housing Market Assessment (GL Hearn, 2013),p177 para 10.53

## Delivery Mechanisms

7.20 The delivery mechanisms for this policy are as follows:

- Work with the Council's Housing team to identify a suitable mix of dwelling types and sizes for individual sites.
- Work with the Council's Housing team to update the Housing Strategy.
- Work with the Council's Housing team, Warwickshire County Council and other service providers to identify specific needs for the older population and vulnerable adults and young people with disabilities.
- Maintain a register of suitable sites for those interested in self and custom built homes.

## Monitoring

7.21 The indicators and targets that will be monitored for this policy are outlined in Table 7: Indicators and targets to be monitored for Policy H1.

Monitoring Ref	Indicator	Target
H1a	Size of new dwelling completions	Completions in line with percentages set out in the most recent SHMA
H1b	Extra care housing completions	112 extra care housing completions per year

Table 7: Indicators and targets to be monitored for Policy H1

## Policy H2 – Affordable Housing

The Council will seek to negotiate 25% affordable housing where residential development proposals consist of 15 dwellings or more, and 20% where residential development proposals consist of between 11 – 14 dwellings, irrespective of any demolitions.

The tenure split and affordable housing mix sought will be based upon evidence provided by the Council's Housing Register and the Strategic Housing Market Assessment (SHMA), which will be regularly updated.

All development proposals are required to provide affordable housing on site which is well integrated within the proposed development, unless offsite provision can be robustly justified.

Where developers consider applying the affordable housing policy is unviable, or where it is considered that a different mix would better suit local needs and site specific circumstances, a viability statement must be included with the planning application stating the reasons.

Proposals on Starter Homes exception sites will be exempt from meeting the affordable housing requirements.

- 7.22 The Strategic Housing Market Assessment (SHMA) assesses the Coventry and Warwickshire Housing Market Area (HMA) and outlines the affordable housing requirements for the Borough.
- 7.23 The 2015 SHMA shows that whilst private market housing and rents across the HMA are generally lowest in Nuneaton and Bedworth (and Coventry) there is still a significant affordable housing need in the Borough<sup>50</sup>.
- 7.24 In addition, six of the eight Super Output Areas in Warwickshire ranked within the top 10% most deprived nationally are located in Nuneaton and Bedworth<sup>51</sup>. Such high levels of disadvantage are reflected by the level of demand for Council owned housing in the borough, which in April 2016 had a Register of 2,929 applicants.

### **Proportion of Affordable Housing**

- 7.25 The 2015 SHMA identifies a range of affordable need percentages according to different projection scenarios<sup>52</sup>. The 2016 Affordable Housing Background Paper by GL Hearn states that 25% affordable housing provision would be appropriate subject to viability<sup>53</sup>. Work undertaken by Dixon Searle Partnerships has identified that an affordable housing target of 25% is viable on developments of 15 dwellings or more. DSP also identified that a target of 20% affordable housing could be applied on developments of 10-14 dwellings<sup>54</sup>. Given local circumstances, this lower development threshold target will also be applied.
- 7.26 In accordance with the Written Ministerial Statement released in November 2014, and subsequent Court of Appeal decision in May 2016, affordable housing contributions are not sought from developments of 10 dwellings or less.

### **Tenure Split**

- 7.27 To keep this policy up to date and flexible, the current targets for tenure split, as well as affordable housing mix, have been outlined in the supporting text rather than the policy itself. These targets may change over time to reflect new evidence and any changes in government policy regarding alternative affordable housing options.

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<sup>50</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA (GL Hearn, 2015), p94, para. 6.19

<sup>51</sup> Warwickshire Observatory, Indices of Multiple Deprivation 2015, Briefing Note (2015) p4

<sup>52</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA (GL Hearn, 2015), p123, Table 50

<sup>53</sup> Affordable Housing Background Paper Final Report 2016 (GL Hearn, 2016, p14

<sup>54</sup> Nuneaton & Bedworth Borough Council Local Plan Viability Assessment - Update (DSP, 2016), p47 v, para 3.3.9



7.28 There are three types of affordable housing tenures: intermediate, social rent and affordable rent. The 2015 SHMA groups together social and affordable rent for the purposes of drawing conclusions as both tenure types are likely to be provided by Registered Providers (or the Council) with some degree of subsidy and will be targeted at the same groups of households<sup>55</sup>. The SHMA has determined the appropriate levels of each type to satisfy demand in the Borough and proposes the following tenure breakdown<sup>56</sup>:

- Intermediate: 48%
- Social/affordable rent: 52%

### **Affordable Housing Mix**

7.29 With regards to affordable housing sizes for Nuneaton and Bedworth, the 2013 SHMA identified the highest long term need is for 1 bed properties, followed by 2 bed properties then 3 bed properties and, with least demand, 4 or more bed properties<sup>57</sup>. The 2013 SHMA recommends the following mix: 1 bedroom 40-45%, 2 bedroom 25-30%, 3 bedroom 20-25%, 4+ bedroom 5-10%<sup>58</sup>. However, the consultants are cautious about these figures and state that the figures should be considered alongside information from the Council's Housing Register and the stock turnover of existing properties.

### **On-Site Provision**

7.30 The National Planning Policy Framework (NPPF) promotes the creation of mixed and balanced communities and to enable this considers the provision of affordable housing is best met on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

7.31 The Council's Sustainable Community Plan identifies affordable housing as a high priority<sup>59</sup> and to achieve this improvements as well as alternatives to the delivery of affordable housing will be required. Whilst the provision of affordable housing on-site is the Council's preferred delivery mechanism, alternative delivery mechanisms may therefore be acceptable where it can be robustly justified and providing such alternatives can reasonably be expected to contribute to the creation of successful mixed communities.

7.32 In such cases the Council and the developer may jointly agree either one or a combination of the following:

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<sup>55</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA Report (GL Hearn, 2015) p115, para 6.82

<sup>56</sup> Updated Assessment of Housing Need: Coventry-Warwickshire HMA Report (GL Hearn, 2015) p115, figure 56

<sup>57</sup> Coventry & Warwickshire Joint Strategic Housing Market Assessment, Final Report (GL Hearn, 2013), p159, Table 80

<sup>58</sup> Coventry & Warwickshire Joint Strategic Housing Market Assessment, Final Report (GL Hearn, 2013), p159, para. 9.65

<sup>59</sup> Sustainable Community Plan 2007 – 2021 (NBBC, 2007), p9

- An alternative site to be provided by the developer for the provision of affordable housing.
- A financial contribution from the developer to the Council to be used in connection with the development of affordable housing. The financial contribution will broadly be the equivalent value of providing the affordable homes on-site.

### **Starter Homes**

- 7.33 In February 2015 the Government launched its Starter Homes programme to help meet the housing needs of young first time buyers. Starter homes exception sites include industrial or commercial land which is currently under-used or unviable and has not currently been identified for residential development.
- 7.34 Proposals on exception sites will be exempt from providing affordable housing and section 106 affordable housing contributions. In return they are required to provide starter homes, which will be sold to first time buyers under the age of 40, at a discount of at least 20% of the market price.
- 7.35 The Government has set up a new design advisory panel to develop exemplar designs for starter homes. Proposals for starter homes should have regard to this advice.
- 7.36 A national consultation is currently underway on whether the Starter Homes programme may be rolled out for all developments over 10 dwellings or 0.5 or more hectares, and to provide a blanket target of 20% of dwellings as Starter Homes.

### **Government Consultation on Changes to NPPF**

- 7.37 In December 2015 the Government launched a consultation of proposed changes to the NPPF, which includes changes to the definition of affordable housing. The proposed changes would mean that the definition of affordable housing would include a wider range of products to support people in achieving home ownership.
- 7.38 The Council has sought to ensure this policy will remain flexible if the proposed changes are brought into effect however the policy may be revised in the future if substantial changes are required.

### **Affordable Housing Supplementary Planning Document**

- 7.39 Detailed issues to help interpret the affordable housing policy will be set out in an updated Supplementary Planning Document (SPD). This will include guidance on:
- The design and location of affordable housing on site;
  - The provision of affordable housing that is not on site;

- The use of Section 106 agreements and/ or the Community Infrastructure Levy.
- The provision of Starter Homes and any further changes made to the NPPF regarding affordable housing

### **Borough Plan Objectives**

7.40 This policy delivers the following Borough Plan objectives:

- Objective 4

### **Evidence Base**

7.41 The evidence base related to this policy is as follows:

- Coventry & Warwickshire Joint Strategic Housing Market Assessment: Final Report (GL Hearn, 2013)
- 2012-based Sub-National Population Projections & Economic Forecasts: Implications for Housing Need in Coventry & Warwickshire (GL Hearn, 2014)
- Updated Assessment of Housing Need: Coventry-Warwickshire HMA: Report (2015)
- Sustainable Community Plan 2007 – 2021 (Nuneaton and Bedworth Borough Council, 2007)
- Warwickshire Observatory, Indices of Multiple Deprivation 2015, Briefing Note (2015)
- Affordable Housing Background Paper Final Report (GL Hearn, 2016)

### **Delivery Mechanisms**

7.42 The delivery mechanisms for this policy are as follows:

- Prepare an SPD on affordable housing
- Work with the Council's Housing team to seek to negotiate with developers for suitable tenure, types and sizes of affordable housing that are viable and meet current local need.

### **Monitoring**

7.43 The indicators and targets that will be monitored for this policy are outlined in Table 8: Indicators and targets to be monitored for Policy H2

<b>Monitoring Ref</b>	<b>Indicator</b>	<b>Target</b>
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%

H2b	Intermediate affordable housing completions	Percentage of intermediate dwellings per annum as outlined in SHMA
H2c	Social or affordable rented housing completions	Percentage of social or affordable rented dwellings per annum as outlined in SHMA

Table 8: Indicators and targets to be monitored for Policy H2

### Policy H3 – Gypsies and Travellers

The following criteria will be used to identify suitable strategic sites for 39 residential and 5 transit pitches to be taken forward in a Gypsy and Travellers Site Allocations Plan, for the period 2016/2017 to 2031/2032:

- a) The number of pitches or plots is relative to the size and scale of the site.
- b) The number of pitches or plots is relative to the size and density of the surrounding settled community.
- c) The site is not located in areas of high flood risk.
- d) The site avoids adverse impact on historic and important open spaces, landscape or local nature conservation designations, ecology and biodiversity assets.
- e) The site is located where the privacy, visual and residential amenity for both site residents and neighbouring land uses are protected.
- f) The site has suitable access to the highway network.
- g) The site is located where air or noise pollution will not affect the health and well-being of site residents and neighbouring uses will not be affected by air or noise pollution as a result of the gypsy and traveller development.
- h) The site is accessible to town and district centres, local services and facilities such as schools and health facilities, fresh food and employment, by walking, cycling and public transport, in line with Policy TC3 Hierarchy of Centres, or it can be demonstrated that the site is sustainable in other ways.
- i) The site has suitable connection to the foul sewage system, or can demonstrate that connection is unviable and alternative arrangements can be made, in consultation with Severn Trent.

The above criteria will also be used in determining any future planning applications for Gypsy and Traveller sites.

- 7.44 The Council has a duty under the Housing Act 2004 to assess the accommodation needs of Gypsies and Travellers and to demonstrate how that need will be met.
- 7.45 The Government's Planning Policy for Traveller Sites (2012) aims to ensure fair and equal treatment for Gypsies and Travellers in a way that enables their traditional and nomadic way of life while respecting the interests of the settled community.

- 7.46 The 2016 Gypsy, Traveller and Travelling Show People Accommodation Assessment shows a need for 39 permanent pitches for the period up to 2031/32 and 5 transit pitches over the next 5 years to 2020/2021<sup>60</sup>.
- 7.47 This policy recognises the need to plan for additional sites for Gypsies and Travellers. It sets out the criteria that will be used to identify potential locations for residential and permanent pitches through the Gypsy and Traveller Site Allocations Plan. The criteria are based on those used to select the strategic housing allocations. The criteria will also be used for determining planning applications in the interim period before the Gypsy and Traveller Site Allocations Plan is adopted. The Gypsy and Traveller Site Allocations Plan will follow on from the Borough Plan in a separate document and will identify specific sites to meet the pitch requirements identified above.

### Borough Plan Objectives

- 7.48 This policy delivers the following Borough Plan objectives:
- Objective 4

### Evidence Base

- 7.49 The evidence base related to this policy is as follows:
- Nuneaton and Bedworth Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2016 (Arc4, 2016)

### Delivery Mechanisms

- 7.50 The delivery mechanisms for this policy are as follows:
- Prepare a Gypsy and Traveller Site Allocations Plan to identify sites for permanent residential and transit pitches.

### Monitoring

- 7.51 The indicators and targets that will be monitored for this policy are outlined in Table 9: Indicators and targets to be monitored for Policy H3.

Monitoring Ref	Indicator	Target
H3a	Gypsy and traveler accommodation	39 residential pitches provided 5 transit pitches provided
H3b	Unauthorised pitches	None
H3c	Unauthorised encampments	None

Table 9: Indicators and targets to be monitored for Policy H3

<sup>60</sup> Gypsy, Traveller and Travelling Show People Accommodation Assessment 2016: Nuneaton and Bedworth (Arc4 2016), p65

## 8. Employment

8.1 The following policies outline the requirements for employment growth and proposals.

### Policy E1 – Nature of Employment Growth

Applications on the strategic employment sites and the portfolio of existing employment sites for economic uses, focusing particularly on use classes B1(b), B2 and B8 uses will be approved subject to meeting the following criteria:

- a). Inward investment development, providing high quality and high density employment opportunities (this will be supported by a Supplementary Planning Document).
- b). Sectors in line with those prioritised in the Economic Development Strategy, which include:
  - Advanced Manufacturing
  - Professional Services
  - Research and Development
- c). Applications generating permanent jobs that will help diversify the local economy.

B1(a) office proposals in the first instance should be directed to Nuneaton and Bedworth town centres. Ancillary B1(a) office proposals outside of these town centres, but within an employment site will be approved.

Where applications for non B use class proposals are put forward the following should be addressed:

- Level of economic development being generated (economic development uses cover a wide spectrum of areas, but excludes housing). It should be noted that in the first instance main town centre uses should be directed to the town centres in line with Policy TC3 – Hierarchy of Centres.
- Impact on neighbouring uses.

Applications which include proposals for education establishments that provide training opportunities to assist in up-skilling will be approved.

8.2 The type of growth that will deliver employment development is also significant for the Borough Plan. The Borough currently has high levels of out commuting<sup>61</sup>, an over dependency on manufacturing and distribution and a low skills base<sup>62</sup>. One of the Council's objectives is to diversify the Borough's economy to enable the business base to become more competitive and less exposed to economic shocks that may affect specific sectors. The Council will therefore seek growth in sectors where the Borough currently has strengths

<sup>61</sup> Employment Land Study (GL Hearn, 2016) p30, paragraphs 3.28-3.30

<sup>62</sup> Employment Land Study (GL Hearn, 2016) p22, paragraph 3.10

and in sectors where there is expected to be growth during the Plan period, based on evidence. The Council will also seek to attract wider investment through the Economic Development Strategy.

- 8.3 An on-going issue for the Borough is its skills base<sup>63</sup>, although there has been a level of improvement. The policy therefore seeks to support the development of education establishments to assist with the continual improvement by ensuring facilities are in place during the Plan period.

### **Borough Plan Objectives**

8.4 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 7

### **Evidence Base**

8.5 The evidence base related to this policy is as follows:

- Employment Land Study (GL Hearn, 2016)
- Employment Land Review (Nuneaton and Bedworth Borough Council, 2014)
- Nuneaton & Bedworth Borough Employment Land Review – Final Report (2010, GVA)
- Town Centre Office Requirements (DTZ, 2013)

### **Delivery Mechanisms**

8.6 The delivery mechanisms for this policy are as follows:

- Supplementary Planning Document dealing with inward investment and density standards.
- Economic Development Strategy, inclusive of:
  - Reviewing the promotion of suitable employment and associated actions, e.g. the marketing of the sites
  - Actively working with partner organisations that can assist in attracting new businesses

### **Monitoring**

8.7 The indicators and targets that will be monitored for this policy are outlined in Table 10.

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<sup>63</sup> Employment Land Study (GL Hearn, 2016) p36 paragraph 3.38

Monitoring Ref	Indicator	Target
E1a	Development of Supplementary Planning Document	SPD to be produced post Borough Plan adoption
E1b	The number of applications granted in line with the Economic Development Strategy	Zero applications being in conflict with the Economic Development Strategy
E1c	The number of applications granted for non-economic development uses/ strategic employment sites	Zero
E1d	<p>Jobs growth within the Borough by:</p> <p>Use of national statistics to track the numbers employed. However, it should be noted that the data is out of date by around 2 years, and can be inconsistent as Government has recently changed the data source and is only published once a year.</p> <p>Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies.</p> <p>Commissioning work to get more regular and up to date data, benchmarked against other areas.</p>	Jobs growth over the plan period to be in line with Policy DS4 Overall Development needs.

Table 10: Indicators and targets to be monitored for Policy E1

### Policy E2 – Existing Employment Estates

The redevelopment, and/ or expansion of existing employment sites listed in Table 11 for B use class employment purposes will be approved. This table will be subject to review annually to take account of monitoring, which will be reported in the AMR.



Where existing sites become vacant or are unlikely to serve a role for employment, the Council will work in partnership to secure an appropriate alternative reuse. The partnership working will be driven by the Council's Economic Development Strategy.

The sites listed in Table 12 will not be protected from non-economic development type proposals. These sites are considered acceptable for alternative uses during the plan period. The Council's Economic Development Strategy will assist in the determination of alternative uses.

- 8.8 To support existing businesses located in the Borough it is important to protect and enhance existing employment estates. The Employment Land Review (2014) updated the assessment of the suitability and sustainability of the existing employment estates. This review updated the Employment Land Review (GVA, 2010) and helped to identify that some estates were of high quality, some were in need of investment and some would be better used for alternative purposes.
- 8.9 As part of the 2016 Employment Land Study, GL Hearn visited the existing sites of over 10 hectares to consider their performance and commercial attractiveness<sup>64</sup>. Those assessed as high quality estates or in need of investment are identified as Existing Employment Estates on the Proposals Map and are listed in Table 11. These sites will be given protection against non-economic type development. Estates identified as not being suitable for future employment purposes, listed in Table 12, will not be protected<sup>65</sup>.

Site Reference ELR 2010	Site Name	Size of Site (ha)
E1-E2	Pool Road	8.12
E7	Weddington Terrace	3.03
E8	Oaston Road	0.9
E9	Whitacre Road	9.39
E10	Attleborough Fields	31.66
E11	Hemdale Business Park	5.06
E13-E14	Trident Business Park	2.34
E15-E18	Caldwell & Shepperton	10.71
E19	Marston Jabbett	2.56
E20 & E21	Bayton Road Industrial Estate	72.33
E22	Grovelands	7.22
E24	School Lane	1.08
E25	The Moorings	3.64
E28	Gallagher Business Park	9.88

<sup>64</sup> Employment Land Study (GL Hearn, 2016) P67 table 13

<sup>65</sup> Employment Land Study (GL Hearn, 2016) P70 table 14

Site Reference ELR 2010	Site Name	Size of Site (ha)
E29	Prologis Park	16.16
E30 & E32	Bermuda Business Park	88.22
E31	Eliot Business Park	6.18
E34	Tenlons Road	4.14
E35	Haunchwood Park	6
E37	Justice Centre	0.97
E40	Hope Aldridge Business Centre	0.23
E42	Ashbrook Court	1.96
<b>Total</b>		<b>291.78</b>

Table 11: Portfolio of Existing Employment Estates

Site Reference ELR 2010	Site Name	Area (ha)
E3	Midland Road Network Rail	2.22
E4	Aston Industrial Estate	0.58
E5	Bath Road	0.57
E6	St Mary's Road	1.76
E12	Seymour Road	1.11
E23	Blackhorse Road	2.24
E26	Blackhorse Road	0.23
E27	Hawkesbury Lock	0.28
E33	Hazell Way	8.6
E36	King Edward Road	0.73
E38	Anker Street	0.41
E39	Newtown Road, Bedworth	0.39
E41	Weddington Road	0.68
E43	Tuttle Hill	0.54
<b>Total</b>		<b>20.34</b>

Table 12: Employment Estates Suitable for Alternative Uses

8.10 A detailed assessment of each estate listed in Table 11 and Table 12 will be conducted through the Economic Development Strategy and there will be annual monitoring of their status. During the life of the Borough Plan it is expected that approximately 20 hectares<sup>66</sup> of employment land could be lost as a consequence of this policy. This has, therefore, been added to the allocation of new employment land target.

<sup>66</sup> Employment Land Study (GL Hearn, 2016) P70 table 14

- 8.11 The NPPF defines economic development as ‘development, including those within the B Use Classes, public and community uses and main Town Centre uses (but excluding housing development)<sup>67</sup>. The NPPF also states that policies should be flexible to accommodate new sectors that emerge during a Plan period<sup>68</sup>. Consequently, the policy allows for alternative uses that generate economic development. However, to assist in the determination of this, a number of criteria have been added which will assist in ensuring the estates maintain their employment integrity.

### **Borough Plan Objectives**

- 8.12 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2

### **Evidence Base**

- 8.13 The evidence base related to this policy is as follows:

- Employment Land Study (GL Hearn, 2016)
- Employment Land Review (Nuneaton and Bedworth Borough Council, 2014)
- Nuneaton and Bedworth Borough Employment Land Review – Final Report (GVA, 2010)
- Nuneaton and Bedworth Borough Council Employment Land Accessibility Review (Warwickshire County Council, 2013)
- Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014)

### **Delivery Mechanisms**

- 8.14 The delivery mechanisms for this policy are as follows:

- Component of the Council’s Economic Development Strategy to cover:
  - Facilitation of improvement of existing employment estates ‘in need of investment’
  - Assessment of sites in Table 12 for suitable alternative uses, and development of action plan to facilitate their re-use.
- Five yearly review of the Council’s Employment Land review, inclusive of business survey on issues affecting existing estates

### **Monitoring**

- 8.15 The indicators and targets that will be monitored for this policy are outlined in Table 13.

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<sup>67</sup> NPPF (2012) p51

<sup>68</sup> NPPF (2012) p7, paragraph 21

Monitoring Ref	Indicator	Target
E2a	<p>Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing:</p> <ul style="list-style-type: none"> <li>• Amount of appropriate economic development on estates (this would be in conformity with policy)</li> <li>• Development approved which results in non-conformity with policy.</li> </ul>	<p>Qualitative monitoring will be undertaken through the AMR. Consequently the analysis of this monitoring within the AMR will determine the impact and effectiveness of the policy.</p>
E2b	<p>Monitoring of any new Employment Estates which should be protected from alternative uses – this will be reported through the AMR.</p>	<p>There is no specific threshold determining what a new estate should be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.</p>
E2c	<p>Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.</p>	<p>All sites should be developed in line with Economic Development Strategy recommendations</p>
E2d	<p>Monitor the supply and delivery of employment uses and report annually through the AMR</p>	<p>103.6 ha of employment land over plan period</p>

Table 13: Indicators and targets to be monitored for Policy E2

## 9. Town Centres

9.1 These policies outline the requirements in and around Nuneaton and Bedworth town centres.

### Policy TC1 – Town Centre Requirements

New office, retail and leisure floor space requirements will be provided as set out below:

- 15,000 sq m of offices;
- 13,470 sq m - 16,460 sq m of comparison;
- 1,750 sq m - 3,580 sq m of convenience; and
- 2,666 sq m - 3,065 sq m of cafés, restaurants and bars.

These requirements will be split between Nuneaton and Bedworth town centres as follows:

#### Nuneaton Town Centre

Requirement	Floor space range (sq m)
Offices	13,000 - 14,000
Comparison	11,420 – 13,950
Convenience	910 – 2,500
Cafés, restaurants and bars	2,324 – 2,672

#### Bedworth Town Centre

Requirement	Floor space range (sq m)
Offices	1,000 - 2,000
Comparison	1,570 – 1,925
Convenience	460 - 540
Cafés, restaurants and bars	324 – 393

### Town Centre Requirements

9.2 The NPPF states that planning policies should be positive and promote competitive town centre environments, as well as setting out policies for the management and growth of centre over the plan period<sup>69</sup>. As the previous town centre growth figures proposed in the Borough Plan were RSS based, it was necessary to assess whether these figures were still appropriate for the Borough. The Council commissioned an update to the previous town centre and retail studies in order to gain an up-to-date view of the Borough's requirements. The retail and leisure update was undertaken by Strategic Perspectives and the office update by DTZ.

<sup>69</sup> NPPF (2012) p7, paragraph 23

- 9.3 The retail and leisure study provided a strategic assessment of the quantitative and qualitative need for new retail (comparisons<sup>70</sup> and convenience<sup>71</sup> goods) floor space and commercial leisure uses in the Borough and its two main centres, Nuneaton and Bedworth. The update helps to provide, “adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area” over the plan period<sup>72</sup>. The assessment of the economic capacity for new retail floor space within the Borough takes account of the different population projections by Experian and Oxford Economics, as well as the overall trading performance of existing retail floor space and stores at the base year of 2013.
- 9.4 The study provides Borough wide figures, as well as forecast capacity for Nuneaton and Bedworth town centres. As two different population projections were used along with considerations as to whether stores in the Borough were overtrading or not, a range of figures have been set out for convenience and comparison floor space. The figures provided for the café, restaurant and bars capacity are indicative figures<sup>73</sup> rather than a target level that needs to be achieved.
- 9.5 The forecast need should be directed to Nuneaton and Bedworth town centres first to help increase competition and choice and stimulate their daytime and evening economy<sup>74</sup>. However, meeting the forecasted need is dependent on the level of market demand and confidence in the centres. For other leisure activities in the Borough, it is likely that existing facilities will absorb the demand from a growing population and that any forecast capacity will be dependent on the level of market interest and demand. If demand does exist leisure uses should be directed to the town centres in order to strengthen the daytime and evening economy by increasing footfall, linked trips and spend. This would also stimulate market interest from other operators seeking space in the town centre.
- 9.6 The town centre office requirements study provides an updated estimate of the likely future office space requirements in the Borough’s main town centres, taking account of market demand and supply dynamics. The report concluded that the previous target of 30,000sq m<sup>75</sup> is unlikely to be required within the plan period. It also suggests that little new office floor space will be realised in the early part of the plan period. The report recommends a figure of 15,000sq m<sup>76</sup> of office floor space in order that the target for the Borough Plan remains

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<sup>70</sup> Retail and Leisure Study (Strategic Perspectives, 2014) p57 table 7.15 and page 60 table 7.20

<sup>71</sup> Retail and Leisure Study (Strategic Perspectives, 2014) p56 table 7.13 and p59 table 7.17

<sup>72</sup> NPPF (2012) p38, paragraph 158

<sup>73</sup> Retail and Leisure Study (Strategic Perspectives, 2014) p73 table 8.12

<sup>74</sup> Retail and Leisure Study (Strategic Perspectives, 2014) p74, paragraph 8.41

<sup>75</sup> Town Centre Office Requirements (DTZ, 2013) p17 paragraph 5.6

<sup>76</sup> Town Centre Office Requirements (DTZ, 2013) p17 paragraph 5.7

aspirational, but more realistic, by taking account of the current economic climate and current impediments to delivery.

### **Borough Plan Objectives**

9.7 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 3
- Objective 5
- Objective 6
- Objective 8

### **Evidence Base**

9.8 The evidence base related to this policy is as follows:

- Retail and Leisure Study Update 2014 (Strategic Perspectives, 2014)
- Town Centre Office Requirements (DTZ, 2013)
- Town Centres Study (Roger Tym and Partners, 2011)
- Convenience Goods Retail Study (Strategic Perspectives, 2011)

### **Delivery Mechanisms**

9.9 The delivery mechanisms for this policy are as follows:

- Prepare a Town Centres Area Action Plan to identify sites for development and specific requirements such as the design and infrastructure requirements and the evening and night time economy.
- Partnership working with developers and landowners to ensure delivery of the proposals in line with the Area Action Plan
- Monitoring of the health of the town centres
- Delivery of aspirations through the Economic Development Strategy.

### **Monitoring**

9.10 The indicators and targets that will be monitored for this policy are outlined in Table 14.

<b>Monitoring Ref</b>	<b>Indicator</b>	<b>Target</b>
TC1a	Additional floor space for town centre uses	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres
Tc1b	Additional floor space for town	15,000sq m of office floor space <ul style="list-style-type: none"> <li>• Nuneaton 13,000 sq m -14,000 sq m</li> <li>• Bedworth 1,000 sq m - 2,000 sq m</li> </ul>

	centre offices	
TC1c	Additional floor space for comparison retail	13,470 sq m - 16,460 sq m of comparison floor space <ul style="list-style-type: none"> <li>• Nuneaton 11,420 sq m - 13,950 sq m</li> <li>• Bedworth 1,570 sq m - 1,925 sq m</li> </ul>
TC1d	Additional floor space for convenience retail	1,750sq m - 3,580 sq m of convenience floor space <ul style="list-style-type: none"> <li>• Nuneaton 910 sq m – 2500 sq m</li> <li>• Bedworth 460 sq m – 540 sq m</li> </ul>
TC1e	Additional floor space café, restaurant and bars	2,666 sq m - 3,065 sq m of café, restaurant and bar floor space <ul style="list-style-type: none"> <li>• Nuneaton 2,324 sq m - 2,672 sq m</li> <li>• Bedworth 324 sq m – 393 sq m</li> </ul>

Table 14: Indicators and targets to be monitored for Policy TC1

## Policy TC2 – Nature of Town Centre Growth

### Development principles

Development within Nuneaton and Bedworth town centres will be expected to create a more accessible, well-connected and well-designed centre, with particular emphasis on linkages, by walking, cycling and public transport. Developments relating to the evening and night time leisure offer should demonstrate how they will create a safe and secure town centre environment.

Within the town centre, appropriate enhancements will be promoted and sought to build upon existing green infrastructure assets and tackle climate change impacts, including urban heat island concerns. These enhancements will complement existing natural and historic assets that help define the town centres sense of place and overall brand and identity.

### Primary and secondary frontages

The town centre boundaries and primary and secondary shopping frontages of the town centres are to be protected as defined in Appendix C and Appendix D. The aim in defining boundaries and frontages will be to retain the predominance of town centre uses within these centres.

Proposals for shops (Use Class A1) will be approved within the defined primary and secondary shopping frontages. Other retail uses (Use Classes A2-A5) will be permitted within the town centre where they do not undermine or adversely impact, either individually or cumulatively, the vitality, viability, character of the area and overall vision for the town centres. Proposals for the loss of retail uses (A1-A5) to non-retail uses on the ground level in the defined primary shopping frontage will not be permitted.

Within the defined secondary shopping frontage, proposals for other main town centre uses will be permitted where they do not undermine the vitality, viability and



character of the area and that they are not contrary to the vision of the town centres.

#### **Nuneaton town centre café quarter**

Proposals in Nuneaton town centre for restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4) should be directed to the Café Quarter as defined in Appendix E. When granting planning permission for A3 or A4 uses within the defined Cafe Quarter, permitted development rights for changes of use to A2 from A3 or A4 will be removed.

Proposals for new A3 or A4 uses outside the Café Quarter should only be considered if the following criteria can be demonstrated:

- There are no suitable sites available.
- The vitality and viability of the café quarter will not be undermined.
- There is sufficient demand to warrant extra provision.

- 9.11 Town centres are recognised by the NPPF as the heart of communities and the Framework seeks to support their viability and vitality<sup>77</sup>. Planning policies should be positive, promote competitive town centre environments and encourage economic activity. Policies should be set for the management and growth of centres over the plan period. The town centres boundaries and primary shopping areas should be defined along with the extent of primary and secondary frontages. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.
- 9.12 The NPPF states that applications for main town centre uses that are not in an existing centre should follow a sequential test<sup>78</sup>. This means that town centre uses should in the first instance be directed to locations within the town centre boundary, before locations at the edge of the centre and only if suitable sites are not available should out of centre sites be considered. In addition, for sites outside the town centre boundary, an impact assessment on proposals over 2500 sq.m is required<sup>79</sup>. The Borough Plan does not need to repeat these requirements. The policy identifies the town centre boundaries and in so doing assists in carrying out any sequential and impact assessments by identifying the locations of centres and appropriate uses in these centres.
- 9.13 The Retail and Leisure Update (Strategic Perspectives, 2014) and the Town Centre Office Requirements (DTZ, 2014) updates and supersedes the Town Centres Study (RTP, 2001) and the Convenience Good Retail Study (Strategic Perspectives, 2011). The studies provide a strategic assessment of the quantitative and qualitative need for new retail (comparison and convenience goods) floor space, commercial leisure use and office space in order to help maximise the potential of the Borough's main town centres. They give recommendations that reduce the figures provided from previous studies

<sup>77</sup> NPPF (2012), p7 paragraph 23

<sup>78</sup> NPPF (2012), p8 paragraph 24

<sup>79</sup> NPPF (2012), p8 paragraph 26

to more realistic, but still aspirational figures, in line with Paragraph 154 of the NPPF.

## Borough Plan Objectives

9.14 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 2
- Objective 3
- Objective 5
- Objective 6
- Objective 8

## Evidence Base

9.15 The evidence base related to this policy is as follows:

- Retail and Leisure Study Update 2014 (Strategic Perspectives, 2014)
- Town Centre Office Requirements (DTZ, 2013)
- Town Centres Study (Roger Tym and Partners, 2011)
- Convenience Goods Retail Study (Strategic Perspectives, 2011)

## Delivery Mechanisms

9.16 The delivery mechanisms for this policy are as follows:

- Prepare a Town Centres Area Action Plan to identify sites for development and specific requirements such as the design and infrastructure requirements and the evening and night time economy.
- Partnership working with developers and landowners to ensure delivery of the proposals in line with the Area Action Plan
- Monitoring of the health of the town centres
- Delivery of aspirations through the Economic Development Strategy.

## Monitoring

9.17 The indicators and targets that will be monitored for this policy are outlined in Table 15.

Monitoring Ref	Indicator	Target
TC2a	Relevant planning permissions inside and outside of identified centres	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres

TC2b	The net gain and losses of commercial floor space	Minimise the loss of retail units to non-retail uses within the defined district centre boundaries
TC2c	The diversity of uses (e.g. retail, leisure and services offer)	Maintain a good mixture of uses in the town centre
TC2d	Retailer representation and demand	Increase the amount of national retailers present in the town centres
TC2e	Commercial property indicators (such as Prime Zone A rents)	Increase the number of prime zone A rents.
TC2f	Changes in vacancy levels	Maintain a low rate of vacant retail premises in all centres
TC2g	Accessibility and parking provision	Maintain availability of parking provision and improve provision for sustainable transport
TC2h	The quality of the town centres environment	Maintain the current standards of the town centres and seek to improve where necessary.
TC2i	Town centre footfall	Increase town centre footfall in both centres.

Table 15: Indicators and targets to be monitored for Policy TC2

### Policy TC3 – Hierarchy of Centres

The hierarchy set out in Table 16 should be used to undertake any sequential assessments for town centre uses.

Any new residential development should be within:

- 1,200 m walking distance of a district or local centre (existing centres threshold can be outside the Borough's administrative boundaries); and
- 8 minutes motor vehicle drive time to a district centre. Applications must demonstrate this on the basis of:
  - Post development impact
  - During peak drive time

Where new residential development is proposed and the above thresholds are not met, the application should include the provision of a new district/local centre.

Development within district or local centres will be considered acceptable in principle, subject to the following:

- The function, vitality and viability is maintained or improved.
- Contributes positively to the range of services on offer.
- Does not harm the amenities of local residents.

- Does not result in the loss of ground floor retail/commercial floor space to residential use.

Type of Centre	Name of Centre	Function	Appropriate Uses
Principal town	Nuneaton	Principal focus for shopping, leisure and business activity in the Borough.	Retail A1 – A5 Office Leisure Entertainment Hotels Restaurants/ eating establishments Residential (in areas that conform with flood risk requirements)  See Policy TC1 and Policy TC2 for more detail.
Town centre	Bedworth	Contribute to the main shopping facilities of the Borough. Specifically the town centre should provide day-to-day shopping and commercial activity for Bedworth, as well as the immediate surroundings.	Retail A1 – A5 Office Leisure Entertainment Residential Restaurants/ eating establishments  See Policy TC1 and Policy TC2 for more detail.
District centre	<ul style="list-style-type: none"> <li>• Abbey Green</li> <li>• Attleborough</li> <li>• Bulkington</li> <li>• Camp Hill – Copper Beech Road</li> <li>• Horeston Grange</li> <li>• Queens Road</li> </ul>	Provide for the day-to-day shopping and service needs of local people.	Hairdressers Newsagents Small supermarkets Post offices Banks Buildings societies Laundrettes Libraries
Local centre	<ul style="list-style-type: none"> <li>• Arbury Road</li> <li>• Bulkington Road</li> <li>• Chapel End</li> <li>• Church Road North</li> <li>• Church Road South</li> <li>• Coventry Road/School Lane</li> <li>• Crow Hill</li> <li>• Kingswood Road</li> </ul>	Provide for the day-to-day top up shopping needs of local people on a smaller scale than a district centre.	Hairdressers Newsagents Small convenience store Sub-post offices

Type of Centre	Name of Centre	Function	Appropriate Uses
	<ul style="list-style-type: none"> <li>• Lutterworth Road</li> <li>• Newtown Road</li> <li>• Nuneaton Road</li> <li>• Pine Tree Road</li> <li>• Smorrall Lane</li> <li>• St Nicolas Park Drive</li> <li>• Tomkinson Road/Croft Road</li> <li>• Weddington Road (corner of Brook Lane)</li> <li>• Weddington Road (between Shanklin Drive &amp; Kingsbridge Road)</li> <li>• Weddington Terrace</li> </ul>		

Table 16: Hierarchy of Centres

- 9.18 The NPPF recognises centres as the heart of communities and seeks to support their viability and vitality. It says that there should be a defined network and hierarchy of centres that is resilient to possible future economic changes, provides customer choice and a diverse retail offer<sup>80</sup>.
- 9.19 The Town Centre Requirements update (Strategic Perspectives, 2014) assists in identifying Nuneaton as the primary shopping centre in the Borough. However, Bedworth is also a very important part of the retail hierarchy in the area. The study does identify differences in the number of facilities and units within each centre. Consequently the hierarchy differentiates the two centres based on the evidence.
- 9.20 The Nuneaton and Bedworth Local Shopping Study (March 2012) identifies an existing network of 6 district centres and 17 local centres within the Borough as well as numerous neighbourhood centres and standalone shops. The provision of easily accessible shops and services such as convenience stores, pharmacies and post offices play an important role in meeting the day to day shopping needs of residents.
- 9.21 In relation to the NPPF, applications for town centre uses are required to follow a sequential approach. This means that town centres uses are first directed to locations within the town centre boundary, before locations at the edge of the centre and then to other centres such as district centres. In addition, for sites outside the town centre boundary, an impact assessment on proposals over 2,500 sq m is required<sup>81</sup>. The Borough Plan does not need to repeat these requirements. The policy identifies the hierarchy and in so doing

<sup>80</sup> NPPF (2012), p7 paragraph 23

<sup>81</sup> NPPF (2012) p8 paragraph 26

assists in carrying out any sequential and impact assessments by identifying the locations of centres and appropriate uses within them.

9.22 Work has been carried out to assess where there are deficiencies in retail provision and identifying appropriate distances to district centres. This work has fed into the needs for each of the strategic sites and helped to shape the policy. The Local Transport Plan No.3 identifies a walking threshold of 1200 m<sup>82</sup> to something other than a town centre or school. This threshold has been applied to the policy in respect of accessing local centres. In relation to district centres, it is considered acceptable to drive to these, and an 8 minute drive time has been applied<sup>83</sup>.

9.23 Applications within district or local centres that include the following will be considered favourably:

- Provision of healthy eating establishments
- Environment improvement, such as street furniture, signage, street tree planting and sustainable transport management
- Improvements to sustainable transport links

9.24 The boundaries of the district and local centres are set out in Appendix F and Appendix G.

### **Borough Plan Objectives**

9.25 This policy delivers the following Borough Plan objectives:

- Objective 2
- Objective 3

### **Evidence Base**

9.26 The evidence base related to this policy is as follows:

- Retail and Leisure Study Update 2014
- Nuneaton and Bedworth District Centres Accessibility Assessments (Warwickshire County Council, 2011)
- Local and District Centres Study (Nuneaton and Bedworth Borough Council, 2012)
- Convenience Goods Retail Study (Strategic Perspectives, 2011)
- Local Shopping Study (Nuneaton and Bedworth Borough Council, 2011)
- Town Centres Study (Roger Tym and Partners, 2011)
- Warwickshire Local Transport Plan 2011-2026 (Warwickshire County Council, 2011)

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<sup>82</sup> Warwickshire Local Transport Plan 2011-2026 (Warwickshire County Council) p387 Table WS1

<sup>83</sup> Accessibility Statistics 2011 (Department for Transport) Chapter 2, p5.

## Delivery Mechanisms

9.27 The delivery mechanisms for this policy are as follows:

- Supplementary Planning Document 'Planning for a healthier area – Nuneaton and Bedworth'
- Identification of existing district and local centres on the Proposals Map

## Monitoring

9.28 The indicators and targets that will be monitored for this policy are outlined in Table 17.

Monitoring Ref	Indicator	Target
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: <ul style="list-style-type: none"><li>• Health check of centres (this includes district and local centres)</li><li>• Site assessment of any new district or local centres</li></ul>	District and local centres remain healthy in terms of their function, viability and vitality.
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.

Table 17: Indicators and targets to be monitored for Policy TC3

## 10. Healthy, safe and inclusive communities

- 10.1 The following policies set out the requirements that contribute to creating healthy, safe and inclusive communities.

### Policy HS1 – Ensuring the Delivery of Infrastructure

Development will be required to provide infrastructure appropriate to the scale and context of the site in order to mitigate any impacts of the development and address the needs associated with the development. Where this is considered unviable the applicant should provide clear evidence to demonstrate this.

Infrastructure delivery should be suitably phased with the associated development and where appropriate, arrangement should be made for subsequent maintenance. Applications which co-locate new facilities will be approved, subject to agreement with appropriate service delivery partners.

The delivery of infrastructure provision and/or improvement will be secured through the use of planning obligations/agreements (e.g. CIL, S106 and S278) and/ or conditions.

The Council's Infrastructure Delivery Plan (IDP) identifies the key infrastructure requirements associated with the Borough Plan and planning proposals should have regard to this.

- 10.2 Ensuring infrastructure provision keeps pace with new development is a key component of delivering the Borough Plan. It is important that growth meets the needs of existing and future communities. Where possible, the proposed growth seeks to take advantage of existing infrastructure provision. This is important because it will assist in ensuring the proposed strategic sites are viable and as sustainable as they can be.
- 10.3 New development will create pressures on existing infrastructure which will therefore need to be upgraded. The provision of new infrastructure will also be needed to bring development sites forward.
- 10.4 Infrastructure provision also helps to mitigate any negative impacts the development may have on the Borough's ability to improve the following:
- Educational attainment
  - Accessibility to services and jobs
  - Health and well-being of its communities
  - Community safety and emergency services
  - Heritage and the natural environment
  - Biodiversity
  - Flood risk mitigation
  - Telecommunication and broadband provision



- 10.5 The Council has an established Infrastructure Planning and Delivery Group. This group provides support and advice regarding appropriate infrastructure planning as part of the development of the Borough Plan. The group has provided feedback in relation to the development of the strategic sites, and this has helped to inform the evidence collected for the IDP. The IDP will be updated annually and the Council will continue to work with infrastructure service delivery partners. This will enable flexibility to meet any changes in needs over time.
- 10.6 This policy identifies generic infrastructure considerations. A number of other policies in the Plan refer to specific infrastructure requirements and the delivery mechanisms used to deliver them such as CIL and/or planning obligations. The infrastructure requirements for each of the strategic sites are outlined in the site specific policies.

### **Borough Plan Objectives**

- 10.7 This policy delivers the following Borough Plan objectives:
- Objective 5
  - Objective 6
  - Objective 8

### **Evidence Base**

- 10.8 The evidence base related to this policy is as follows:
- See references to evidence base in Infrastructure Delivery Plan (Nuneaton and Bedworth Borough Council, 2014)

### **Delivery Mechanisms**

- 10.9 The delivery mechanisms for this policy are as follows:
- Annual update of IDP
  - Development of CIL (subject to viability study)
  - Use of planning obligations/agreements to bring in funds for infrastructure
  - Continue co-ordinating Infrastructure Planning and Delivery Group
  - Continued engagement with infrastructure service delivery partners and other partnership working, e.g. membership of the A5 group
  - Identification of infrastructure requirements for strategic sites set out within the IDP
  - Maintenance of infrastructure provided on site or built/improved as part of the development will be achieved through adoption by a public body with appropriate maintenance payments or other secure arrangements.

## Monitoring

10.10 The indicators and targets that will be monitored for this policy are outlined in Table 18.

Monitoring Ref	Indicator	Target
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with appropriate service delivery partners.
HS1b	Applications granted in line with advice of infrastructure service delivery partners	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is considered positive.
HS1c	Monitoring of planning obligations/agreements that are: <ul style="list-style-type: none"> <li>• Agreed</li> <li>• Implemented</li> <li>• Amended</li> </ul>	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.

Table 18: Indicators and targets to be monitored for Policy HS1

## Policy HS2 – Strategic Accessibility and Sustainable Transport

Transport proposals in line with those identified in the Coventry and Warwickshire Local Enterprise Partnership Strategic Economic Plan and Warwickshire County Council Local Transport Plan (2011-2026) will be approved.

Where a development is likely to have transport implications, planning applications are required to clearly demonstrate how the following issues are addressed:

- a) How the development ensures adequate accessibility in relation to all principal modes of transport.
- b) Whether the development identifies suitable demand management measures.
- c) The impact on Air Quality Management Areas (AQMAs) and measures proposed to ensure impact is not exacerbated.
- d) The connectivity of the development to strategic facilities.
- e) How the development delivers sustainable transport options in a safe way that link to the wider transport network.
- f) Whether the proposal will meet acceptable levels of impact on existing highways networks and the mitigation measures required to meet this acceptable level.

All strategic sites are required to achieve a 15% modal shift to non-car based uses by including provisions which promote more sustainable transport options.

- 10.11 Nuneaton and Bedworth is subject to high levels of congestion, particularly during peak times. This includes the A5, which forms part of the Strategic Road Network (SRN) and is an important corridor of movement and growth to the north and east of the Borough. Accessibility to some industrial estates without a car (such as Bermuda) can also be difficult. Improvements to increase the use of sustainable transport modes are therefore important for economic growth as well as for social and environmental reasons. This is supported by aspirations at a national and sub-regional level.
- 10.12 Proposals outlined in the Warwickshire Local Transport Plan (2011-2026) and the Coventry and Warwickshire Local Enterprise Partnership Strategic Economic Plan (LEP SEP) have been incorporated into the IDP.
- 10.13 The Council is part of the A5 Transport Partnership Group regarding strategic objectives for the A5 corridor. This group comprises of officers representing councils along the route of the A5 between Gailey, Staffordshire and Weedon, Northamptonshire.
- 10.14 The Council also works with the Getting West Nuneaton Moving: Bermuda Connection scheme, which is focused on tackling congestion in and around West Nuneaton by creating a direct link between West Nuneaton and the Griff Roundabout<sup>84</sup>.
- 10.15 Warwickshire County Council is responsible for planning improvements to the strategic cycle network across Warwickshire. The Green Infrastructure Study and Open Space Strategy identifies further potential green links that should be pursued through the Borough Plan. This is considered in more detail in Policy NE1 Green Infrastructure.
- 10.16 In developing the evidence for the Borough Plan, strategic level transport assessments have been undertaken. The assessments highlight the transport implications of bringing forward the strategic allocations. The 2016 Strategic Transport Modelling Report identifies that the strategic site allocations should adopt a 15% modal shift target<sup>85</sup>. Without a 15% modal shift the transport network is unlikely to operate to a satisfactory level<sup>86</sup>.

## Planning Applications

- 10.17 Paragraphs 32, 35 and 36 of the NPPF set out requirements at the planning application stage for all proposals that will generate significant amounts of movement. This includes the requirement for a Transport Statement / Transport Assessment, as well as a Travel Plan document.

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<sup>84</sup> Bermuda Connection (Warwickshire County Council) Available at: <http://www.warwickshire.gov.uk/bermudaconnection>

<sup>85</sup> Nuneaton and Bedworth Borough Council Strategic Transport Modelling Report (Warwickshire County Council, 2016) p5, para 1.19

<sup>86</sup> Nuneaton and Bedworth Borough Council Strategic Transport Modelling Report (Warwickshire County Council, 2016) p20, para 3.33

- 10.18 Planning applications will also be required to demonstrate how the proposals address the issues outlined in the policy. In relation to issue a), the proposal should make best use of existing transport networks. For issue b), demand management measures should include adequate car parking. In relation to d), some examples of key strategic facilities include town centres and local shopping, education and health facilities.
- 10.19 The NPPF makes reference to local areas setting car parking standards. Further work is required to identify appropriate car parking standards across the borough, and these will be identified within the subsequent SPD 'Transport Demand Management Matters'. The development of a separate SPD is considered more flexible to allow for changes in parking requirements.

### **Borough Plan Objectives**

10.20 This policy delivers the following Borough Plan objectives:

- Objective 5
- Objective 8

### **Evidence Base**

10.21 The evidence base related to this policy is as follows:

- Nuneaton and Bedworth Strategic Transport Assessment (Warwickshire County Council, 2011)
- Nuneaton and Bedworth Strategic Transport Assessment: Modelling Report (Warwickshire County Council, 2015)
- Nuneaton and Bedworth Borough Council Strategic Transport Modelling Report (Warwickshire County Council, 2016)
- A Strategy for the A5, 2011-2026 (A5 Transport Liaison Group, 2012)
- Warwickshire Local Transport Plan 2011-2026 (Warwickshire County Council, 2011)
- Strategic Economic Plan Update (Coventry and Warwickshire Local enterprise Partnership, 2016)

### **Delivery Mechanisms**

10.22 The delivery mechanisms for this policy are as follows:

- SPD 'Transport Demand Management Matters', to cover:
  - Standards for car parking
  - Sustainable transport standards and considerations e.g. cycle parking requirements, safe accessibility
- Nuneaton town centre transport study – to be led by Warwickshire County Council

- Nuneaton and Bedworth Borough Plan – Sustainable Transport Strategy – to be led by Warwickshire County Council
- Actively work with Warwickshire County Council, Highways England, Network Rail and transport operators in the development of any new projects that will result in better connectivity, and be involved in any bids for funding
- Actively work with the Borough’s Cycling Forum to inform and influence delivery and prioritisation
- Continue membership of groups such as the A5 Transport Partnership

## Monitoring

10.23 The indicators and targets that will be monitored for this policy are outlined in Table 19.

Monitoring Ref	Indicator	Target
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice: Monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.
HS2b	Monitor number of applications granted which result in a negative outcome when assessed against the criteria set out in the policy.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the policy will be conformed with, however analysis of individual circumstances on each application will be required to understand why criteria(s) were not conformed with.

Monitoring Ref	Indicator	Target
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.

Table 19: Indicators and targets to be monitored for Policy HS2

## Policy HS3 – Telecommunications and Broadband Connectivity

### **Broadband**

Development must facilitate and contribute towards the provision of broadband infrastructure to enable the delivery of broadband services across the Borough.

### **Telecommunications Proposals**

Proposals for telecommunications development will be permitted provided that the following criteria are met:

- i. The siting and appearance of the proposed apparatus and associated structures must seek to minimise impact on the visual amenity, character or appearance of the surrounding area.
- ii. If on a building, apparatus and associated structures should be sited and designed in order to minimise impact to the external appearance of the host building.
- iii. If proposing a new mast, evidence must be provided that demonstrates that mast or site sharing is not feasible and the possibility of erecting apparatus on existing buildings or other appropriate structures has been explored.
- iv. If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. Full details of all new landscaping, screening and the retention of any trees or vegetation on the site should be provided.
- v. Proposals must include details of a satisfactory scheme to return the site to its former or improved condition once operations have ceased and any apparatus is no longer required. The applicant should expect that the LPA will request that a bond be provided under a Section 106 agreement to cover the cost of decommissioning and/or restoration of the site.
- vi. Proposals should adhere to Government advice on the health effects of radio waves and consider the effects of the proposals on the amenity of local residents.

10.24 Telecommunications is defined as the infrastructure needed to provide fixed and mobile telephone, broadband and digital services.

10.25 Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The Council is keen to facilitate appropriate expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings.

10.26 Paragraphs 44 and 45 of the NPPF contain detailed planning application requirements associated with communications infrastructure. It is expected that all planning applications will consider the requirements of the NPPF as well as those within this policy.

10.27 The decommissioning of telecommunications apparatus is often an after-thought, but it is critical that this apparatus is taken down responsibly. Conditions will be applied to planning consents for telecommunications development requiring that the land be restored when the operation of the telecommunications apparatus has expired. Full restoration may require the removal of all apparatus and, ancillary structures and restoration of appropriate vegetation, depending on the nature of the site.

### **Broadband Connectivity**

10.28 The Coventry, Solihull and Warwickshire (CSW) broadband project, of which the Council is a member, is funded by Central Government and Local Authority money and aims to achieve 98% coverage at superfast broadband speeds across the area, in line with government and European connectivity targets<sup>87</sup>.

10.29 The CSW broadband project is promoting that new development should install Fibre to the Premise (FTTP) technology to future proof the delivery of broadband. FTTP technology can be more costly and disruptive to retrofit, particularly in new developments where newly laid roads would have to be taken up upon completion of the whole site. The fitting of FTTP technology is therefore most effective when implemented on new developments during the initial construction phase, alongside wider utilities provision or highways construction.

10.30 In February 2016 an agreement was made between BT and the National Housebuilders Federation where BT will provide on-site infrastructure free of charge, and will in some circumstances subsidise access to the fibre spine which provides superfast broadband. Therefore, the cost to developers would be minimal, on a pence per metre basis. FTTP technology also allows the end user to choose their internet service provider, bringing cost savings to the public through effective competition.

10.31 All new major development, both residential and non-residential, will therefore be required to facilitate and contribute to the provision of broadband infrastructure to enable the delivery of broadband services across the borough, giving particular attention to the inclusion of FTTP. If a developer is of the view that this would be unviable an independent viability assessment should be submitted with the application.

### **Borough Plan Objectives**

10.32 This policy delivers the following Borough Plan objectives

- Objective 5

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<sup>87</sup> <http://www.cswbroadband.org.uk/>



## Evidence Base

10.33 The evidence base related to this policy is as follows:

- Coventry, Solihull and Warwickshire Superfast Broadband Project:  
<http://www.cswbroadband.org.uk/>

## Delivery Mechanisms

10.34 The delivery mechanisms for this policy are as follows:

- Use of planning obligations/agreements to deliver telecommunication infrastructure requirements in new developments
- Delivery of the CSW broadband project

## Monitoring

10.35 The indicators and targets that will be monitored for this policy are outlined in Table 20: Indicators and targets to be monitored for Policy HS3

Monitoring Ref	Indicator	Target
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where this does not occur, detailed analysis will need to be undertaken to ascertain whether the policy is effective.

Table 20: Indicators and targets to be monitored for Policy HS3

## Policy HS4 – Retaining Community Facilities

Proposals for development which would lead to the loss of community facilities will only be permitted where:

- Adequate alternative facilities and services are available locally; or
- Access to locally alternative facilities is enhanced; or
- Replacement facilities are proposed nearby; or
- It can be demonstrated that there is no longer a demand for the use, the use is no longer viable/appropriate and that there is a greater benefit to the area resulting from the proposed use.

10.36 This policy seeks to ensure existing facilities are not detrimentally impacted upon as part of any development proposals. The provision of new facilities will primarily be delivered through the IDP and HS1 Ensuring Delivery of Infrastructure Provision.

10.37 Community facilities have an important role within the local community, contributing towards community cohesion, health and well-being, delivering sport and physical activity as well as the sustainability of a local area. The loss of existing community facilities will be resisted to ensure that suitable provision remains spread across the Borough. Examples of community facilities are listed below, however it should be noted that this list is not exhaustive:

- Sports centres and multi-use halls
- Allotments
- Public Houses
- Health facilities
- Places of worship
- Cultural facilities
- Schools
- Green spaces/parks
- Play areas
- Community centres
- Local shops

10.38 There is already some protection afforded to community facilities if they are designated as an asset of community value, through The Community Right process. This allows defined community groups to ask the Council to list certain assets as being of community value. This is designed to give communities an opportunity to take control of the assets and facilities important to them.

10.39 If an asset is listed and then comes up for sale, the right could give communities who would like to take ownership of the asset a total of six months to put together a bid to buy it (including a six week cut-off for an initial proposal to be put forward).

10.40 The following organisations are eligible to nominate assets:

- properly-designated Neighbourhood Forum
- Parish Council
- unincorporated body

10.41 An asset of community value can be any land or building which does not fall into the categories below:

- residence together with land connected with that residence, as defined in the regulations
- land in respect of which a site licence is required under Part 1 of the Caravan Sites and Control of Development Act 1960
- operational land as defined in section 263 of the Town and Country Planning Act 1990(c)

10.42 Once an asset is listed, the owner cannot then dispose of it without:

- letting the local authority know that they intend to sell the asset or grant a lease of more than 25 years;
- waiting until the end of a six week interim moratorium period if the local authority does not receive a request from a community interest group to be treated as a potential bidder;
- waiting until the end of a six month full moratorium period if the local authority receives a request from a community interest group to be treated as a potential bidder

Please note that once the above has been carried out, the owner does not then have to sell the asset to the community interest group.

### **Borough Plan Objectives**

10.43 This policy delivers the following Borough Plan objectives:

- Objective 5
- Objective 8

### **Evidence Base**

10.44 The evidence base related to this policy is as follows:

- Locality Hierarchy Study (Nuneaton and Bedworth Borough Council, 2013)
- Accessibility and Settlement Hierarchy Study (Nuneaton and Bedworth Borough Council, 2011)
- Sport, Recreation and Community Facilities Strategy 2015-2031 (Nuneaton and Bedworth Borough Council, 2016)

### **Delivery Mechanisms**

10.45 The delivery mechanisms for this policy are as follows:

- Actively work with Warwickshire County Council in assessing impact of community facility losses.
- Work with partners on the Infrastructure Planning and Delivery Group in identifying any community facility requirements and identify these in the IDP.
- Work with Community and Voluntary Action Groups

### **Monitoring**

10.46 The indicators and targets that will be monitored for this policy are outlined in Table 21: Indicators and targets to be monitored for Policy HS4

Monitoring Ref	Indicator	Target
HS4a	Loss of community facilities	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the effectiveness of the policy.

Table 21: Indicators and targets to be monitored for Policy HS4

## Policy HS5 – Health

A Health Impact Assessment (HIA) will be required for all applications that also meet the threshold for requiring an Environmental Impact Assessment (Schedule 1 and 2).

For all other applications that create health impacts a HIA is required. A screening assessment can be undertaken utilising the Department of Health screening assessment<sup>88</sup>. The assessment criteria will be identified within a Supplementary Planning Document ‘Planning for a healthier area – Nuneaton and Bedworth’.

Where applications do not include a HIA, justification and explanation should be provided which demonstrate that the proposal has limited impacts to health. This can be achieved by undertaking a screening assessment as a minimum.

### Fast Food Proposals

To limit the development of environments that encourage obesity, A3 – A5 uses (restaurants and hot-food take-aways) should be directed to town centres as set out in Policy TC3 – Hierarchy of Centres. Outside of Nuneaton and Bedworth town centres, A3 – A5 use proposals will be permitted providing:

- The proposal is not within 400 metres of the boundary of a secondary school.
- The proposal does not jeopardise the provision of an essential local service.
- The proposal does not increase the number of units under the A3-A5 use class to over 20% of the centre’s total usage.
- Customer visits by car would not unacceptably impact on existing or proposed public transport provision, traffic movements, road or pedestrian safety.
- A sequential assessment is provided which demonstrates that there are no other sequentially preferable sites.

10.47 Health and well-being are key issues at the national and local level. Alcohol abuse and obesity are particular health concerns for the Borough<sup>89</sup>. Health is not simply about access to medical facilities, it is also about lifestyle.

<sup>88</sup> Department of Health. Health Impact Assessment of Government Policy. A guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment process. 2010 Department of Health, England.

<sup>89</sup> Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014), p14

Physical activity can also play an important part of health and wellbeing. This element is dealt with through Policy HS6 – Sport and Exercise. This policy focuses on elements of health that are not picked up elsewhere in the Plan.

- 10.48 The policy stipulates a HIA requirement for applications which meet the threshold for an EIA. Using the EIA as a trigger for a HIA is considered an appropriate threshold because it is extremely likely that the application will impact health. Planning applications not requiring an EIA are likely to create impacts on health, however identifying an appropriate scale of application is challenging. Ultimately the impact is likely to vary even for applications of similar use classes. Consequently, the policy recommends a screening process be undertaken by the applicant to assist in determining the need for a HIA. The submitted HIA will be assessed by Warwickshire Public Health during the determination period.
- 10.49 A HIA was undertaken at the Preferred Options stage of the plan, and recommended the plan includes a restrictive policy regarding fast food outlets<sup>90</sup>. Whilst there is evidence to suggest obesity levels may be higher in areas of high numbers of fast food outlets, there is no conclusive evidence of this relationship. However, the Council aims to contribute to creating healthy environments where possible and has therefore introduced criteria which must be adhered to for any future fast food proposals for A3 - A5 uses, both within and outside of town centres.
- 10.50 Implementing a 400 metre fast food buffer around secondary schools has proven to be a successful measure where implemented in other Local Authorities<sup>91</sup>. A 400 metre buffer is chosen as this is thought to equate to a five minute walking time.
- 10.51 The development of an SPD will assist in determining how a HIA should be undertaken as well as the criteria that should be included as part of any assessment. As an example it is anticipated that the HIA will need to assess impact on childhood obesity. Over time there may be a need to update criteria in light of new health evidence.

### **Borough Plan Objectives**

10.52 This policy delivers the following Borough Plan objectives:

- Objective 8

### **Evidence Base**

10.53 The evidence base related to this policy is as follows:

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<sup>90</sup> Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014), p41, para 7.6.1

<sup>91</sup> Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014), p43, para 7.6.16

- Health Impact Assessment – Nuneaton and Bedworth Borough Plan (Ben Cave Associates, 2014)

## Delivery Mechanisms

10.54 The delivery mechanisms for this policy are as follows:

- Agreement with Warwickshire Public Health to be developed regarding assessment of HIA
- Supplementary Planning Document ‘Planning for a healthier area – Nuneaton and Bedworth’
- Continue partnership arrangements with healthcare providers and Warwickshire police
- Planning applications for A3 - A5 uses will be determined based on the above criteria on ‘Fast Food Proposals’

## Monitoring

10.55 The indicators and targets that will be monitored for this policy are outlined in Table 22: Indicators and targets to be monitored for Policy HS5.

Monitoring Ref	Indicator	Target
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.

Table 22: Indicators and targets to be monitored for Policy HS5

## Policy HS6 – Sport and Exercise

- Proposals which assist in creating a healthy environment across the Borough through the use of sports, leisure and recreation facilities and/or opportunities to exercise will be approved.
- New developments, and in particular strategic housing sites, will be required to plan from the outset for the integrated planning of a healthy environment for its communities. This includes the provision and maintenance for sport, physical activity, and community halls as well as green infrastructure, open space, allotments, walking and cycling routes in line with policies NE1 and NE2. They should relate well to each other and to existing areas, and the new facilities and spaces should be safe, convenient, accessible and functional.

- c) Where justified on-site, strategic housing sites will need to provide the land for the facility at no cost, in a suitable location. Where the site-specific policies identify the need for a strategic facility to be located in a particular strategic housing site(s), then developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site. Where provision is justified, but not on-site, then an off-site contribution will be required. This will need to fund the facility and the land required for the facility.
- d) In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan and all other policies and relevant strategies including the Playing Pitch Strategy, Sport Recreation and Community Facilities Strategy, Open Space Strategy, Green Infrastructure and Allotment Strategy. The on-site provision, maintenance and management of sports and recreation facilities provided, will be secured through Section 106, as they will be needed to make the development acceptable in planning terms.
- e) The scale, design and specification of facilities sought will be calculated and provided based on provision standards, facility specifications and needs, and costs as set out in relevant strategies, and will need to meet the Regulation 122 Tests (The Community Infrastructure Levy Regulations 2010).

- 10.56 The Sport, Physical Activity and Healthy Communities Policies directly relate to NPPF paragraphs 70, 73 and 156; noting that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities such as sports venues to enhance the sustainability of communities and residential environments and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 10.57 The Council has undertaken studies to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required and to set strategic priorities for the area.
- 10.58 Paragraph 74 of the NPPF contains detailed planning application requirements associated with playing pitch losses. These are identified below:
- 10.59 “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

10.60 The policy does not repeat these requirements; however, it is expected that applications take account of this policy and the wider NPPF requirements.

## **Maintenance**

10.61 Where there is provision of new on-site sports and recreation facilities these will also require contributions for maintenance. This also applies to open space, green infrastructure, playing fields and allotments. Open space and other green infrastructure will be funded for 20 years. Developments, which have facilities that can reasonably be expected to fund their own maintenance, will not pay for the maintenance of these facilities. This includes facilities within leisure/sports centres (swimming pools, sports halls, gyms, studios), AGPs, tennis, facilities in community halls and cycle tracks. The current sports facilities priorities listed in the Developers’ Contributions for Sport and Physical Activity Table (Jan 2017) will not require contributions for maintenance. If future facilities do require maintenance contributions these will be funded for 20 years.

10.62 The requirement for the maintenance of on-site facilities will be based on the whole strategic housing site area, so the co-operation of landowners/developer/house-builders is required to ensure this cost is fairly met.

## **Borough Plan Objectives**

10.63 This policy delivers the following Borough Plan objectives:

- Objective 5
- Objective 6
- Objective 7
- Objective 8

## **Evidence Base and Relevant Strategies**

10.64 In addition to the policies above, the evidence base related to and directly informing this policy is as follows:

- Nuneaton and Bedworth Borough Council Open Space Assessment (Jones Plus Limited, 2007)
- Open Space Strategy 2011-2021 (Nuneaton and Bedworth Borough Council, 2011)
- Nuneaton and Bedworth Green Infrastructure Plan (Land Use Consultants, 2009)



- Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Study (Land Use Consultants, 2011)
- Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy (CSWAPO, 2013)
- Allotment Strategy 2012 - 2022 (Nuneaton and Bedworth Borough Council, 2013)
- Sport, Active Recreation and Wellbeing Strategy(Nuneaton and Bedworth Borough Council, 2017)
- Sport, Recreation and Community Facilities Strategy 2015-2031, (Strategic Leisure, 2016)
- Playing Pitch Strategy (Knight, Kavanagh & Page Ltd, 2016)

## Delivery Mechanisms

10.65 The delivery mechanisms for this policy are as follows:

- Continue to work with the Sports Development and Parks and Countryside Teams, seeking its advice on planning applications and the updating of policy and strategies.
- Identification, through all stages of the planning application process on all strategic housing sites, of the on-site and off-site of the requirements for sport, recreation, physical activity, community halls, green infrastructure, open space, allotments, walking and cycling routes requirements for strategic housing sites.
- Delivery of relevant strategies including: Open Space, Playing Pitch, Sport, Recreation and Community Facilities Strategies; Green Infrastructure plan and Allotments.
- Ongoing input into, and updating of, the IDP.

## Monitoring

10.66 The indicators and targets that will be monitored for this policy are outlined in Table 23: Indicators and targets to be monitored for Policy HS6.

Monitoring Ref	Indicator	Target
HS6a	Monitor the number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.
HS6b	Loss and gain of playing pitches.	As identified within the Playing Pitch Strategy
HS6c	Loss of open space.	No net loss of open spaces destination parks, community parks, playing pitches, parks or allotments to development.
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different

		forms of open space provision and improvements in the quality of the open spaces
HS6e	Monitor the amount of s106 contributions secured, and the on-site provision of relevant facilities	Increase in the resources secured for, and the provision, of relevant facilities.

**Table 23: Indicators and targets to be monitored for Policy HS6**

## 11. Natural Environment

11.1 The following policies focus on protecting, conserving and enhancing the natural environment.

### Policy NE1 – Green Infrastructure

The Borough's Green Infrastructure assets will be created, protected, managed and enhanced.

New development proposals will create new and enhance existing Green Infrastructure assets.

Where development proposals have a watercourse within their boundary, an 8 metre easement should be left where possible between the watercourse and the development edge to help improve connectivity and create green corridors.

To ensure connectivity and multi-functional benefits, development proposals will take account of the following zones and projects within the Green Infrastructure Plan:

- a) Conserve, enhance and increase access to the diverse historic Forest of Arden landscape by:
  - Planting broadleaved trees and woodland to strengthen the landscape structure, to restore wildlife habitats and corridors, to conserve and enhance the landscape of Arbury Park and to act as a buffer to Ensor's Pool.
  - Creating a country/community park at Arbury to increase access to nature, to provide new habitat and corridors to link to Bermuda Lakes and the Coventry Canal.
  
- b) Understand, access and enjoy the Borough's industrial heritage and geology as part of a network of green spaces by:
  - Providing new routes to link Camp Hill to Hartshill Hayes Country Park, Coventry Canal and North Arden Heritage Trail long distance routes.
  - Conserve and enhance existing quarry sites and geological exposures to maintain the geological record and to conserve cultural heritage assets.
  - Conserve and enhance the Open Mosaic habitats associated with former quarry sites and increase access to nature at such locations.
  - Improve the Coventry Canal for people and wildlife by upgrading the towpath and links to the canal to give access for walking and cycling, restoring the canal vernacular and conserving and enhancing wildlife habitats.
  
- c) Restore the town's relationship with its river valley corridor landscapes by:
  - Restoring the River Anker corridor as an important feature through Nuneaton town centre and Riversley Park balancing amenity, access, wildlife and recreation objectives.
  - Seeking greater access to the River Anker corridor through the town centre for walking and cycling.

- Improving wildlife habitats, particularly within the river channel.
- d) Create spaces for people in town centres and microclimates to adapt to climate change by:
- Planting trees within Nuneaton and Bedworth town centres to create urban cooling and visual connections to green spaces.
  - Restoring a strong landscape structure to development in the North of Nuneaton to create a sense of place, improve habitat connectivity, achieve urban greening, integrate development into its context and maintain separation between Nuneaton and Hinckley.
- e) Create a linked network of signed strategic and local greenway routes for walking and cycling, connecting the Green Network of key green spaces and townscape and landscape by:
- Strengthening the North-South links of the Coventry Canal and Wem Brook corridor by linking to Ashby Canal and Bulkington.
  - East to west cycle routes from Paul's Land via Wem Brook and Bermuda station to Bermuda and Arbury.
  - Linking Bermuda and Arbury to Nuneaton town centre via Cat Gallows bridge.
  - Linking Bermuda to Bedworth town centre and Bayton Road Industrial Estate.
  - Creating east to west links from Bedworth Heath to Bedworth town centre and Nicholas Chamberlaine Technology College.
  - Improving Weddington Walk by linking to Nuneaton town centre to the south and MIRA in the north.
  - Improving links between strategic sites and town centres and key green spaces.
  - Delivering the strategic cycle network plans.

11.2 Green infrastructure is the living network of green spaces, water and other environmental features in both urban and rural areas. The Green Infrastructure Plan identifies the range of such features in the Borough<sup>92</sup>:

- Green links – rights of way, long distance paths, national cycle route and river and canal network;
- Amenity green space – village greens, playing fields and sports pitches;
- Parks and gardens – open space hierarchy of local, community and destination parks, cemeteries and churchyards and allotments;
- Natural and semi-natural green spaces – local and designated wildlife sites, local nature reserves, woodland, quarries, disused railway lines, floodplains and productive farmland;
- Cultural heritage – historic parks and gardens, scheduled ancient monuments and historic landscapes.

11.3 There are multiple benefits of green infrastructure to residents, wildlife and the economy, for example in terms of health and well-being, connecting wildlife

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<sup>92</sup> Nuneaton and Bedworth Green Infrastructure Plan (LUC, 2009)

habitats, flood protection, carbon storage and presenting an attractive location, are recognised at both national and local levels.

- 11.4 The NPPF points to a strategic need to plan positively to create, protect, enhance and manage networks of biodiversity and green infrastructure.
- 11.5 The Sub-regional Green Infrastructure Strategy collates evidence about green infrastructure for Warwickshire, Coventry and Solihull<sup>93</sup>. It focuses on landscape, biodiversity and accessibility to natural green space. The Strategy's main messages are to identify for the sub-region:
- The main strategic areas of opportunity for strengthening landscape character.
  - Biodiversity assets and strategic areas for reconnecting habitats; and
  - Accessibility assets and deficiencies using Natural England's Accessible Natural Green Space standard and the Woodland Access Standards.
- 11.6 The Green Infrastructure Plan looks at the benefits and inter-linkages of the multi-functions of green infrastructure for the Borough. It analyses the functions - accessible green space, biodiversity, landscape character and distinctiveness, water quality, flooding, climate change, food, fuel, cultural heritage, health and well-being and sustainable active travel. From this analysis, the Green Infrastructure Plan identifies key messages and landscape zones as a framework for projects for the long term planning of the Borough's green infrastructure. The following landscape zones are identified:
- Forest of Arden landscape enhancement
  - Post-industrial and geological heritage
  - Urban waterways and wetlands
  - Urban greening
  - Strategic and local greenways and corridors
- 11.7 This policy translates the landscape zones into a framework of priorities for green infrastructure to support the existing community and new growth in the Borough. Where applicable, the site specific policies will include measures to contribute to the delivery of the Green Infrastructure framework.
- 11.8 Warwickshire County Council is developing strategic cycle network plans for Nuneaton and Bedworth and for Nuneaton to Coventry. These will be an important consideration in terms of delivering a linked network of signed strategic and local greenway routes for walking and cycling.

## **Blue Infrastructure**

- 11.9 The water component of green infrastructure is often referred to as blue infrastructure, and the two can often be interlinked to provide additional benefits. Green spaces can be used to reduce flood risk by managing flood flows and creating flood storage areas. They can also be used to improve

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<sup>93</sup> Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Study (CSWAPO, 2013)

accessibility to watercourses, support regeneration and improve opportunities for leisure, economic activity and biodiversity. In addition, river corridors identified as functional floodplains should be protected as they provide opportunities for the linkage of green infrastructure, can provide storage during a flood event and can also provide specialist habitat areas.

11.10 Where development proposals include a watercourse within their site boundary, providing an easement between the development edge and the watercourse can help contribute to the delivery of green corridors. An 8 metre easement is typically used and should be included in proposals wherever possible.

11.11 Blue infrastructure also includes Sustainable Drainage Systems (SuDS). Policy NE4– ‘Managing Flood Risk and Water Quality’ states that SuDS must be incorporated within all development in order to reduce surface water run-off, as well as provide biodiversity and water quality benefits. All development proposals and public realm improvements should consider the use of urban wetlands and street rain gardens as part of Sustainable Drainage schemes, particularly where there are known surface water flooding problems or where wildlife habitat connectivity could be enhanced.

### **Borough Plan Objectives**

11.12 This policy delivers the following Borough Plan objectives:

- Objective 1
- Objective 5
- Objective 6
- Objective 7
- Objective 8

### **Evidence Base**

11.13 The evidence base related to this policy is as follows:

- Green Infrastructure Plan (Land Use Consultants, 2009)
- Open Space Strategy: 2011 - 2021 (Nuneaton and Bedworth Borough Council, 2011)
- Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy (Land Use Consultants, 2011)
- Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy (CSWAPO, 2013).

### **Delivery Mechanisms**

11.14 The delivery mechanisms for this policy are as follows:

- Green infrastructure requirements and mitigation for strategic housing sites;

- Implementation of the following policies: HS2 - Sustainable Transport, HS5 - Health, NE4 - Managing Flood Risk and Water Quality, NE3 - Biodiversity and Geodiversity, NE5 - Landscape Character and site specific policies;
- Delivery of Open Space Strategy;
- Delivery of Green Infrastructure Plan;
- Delivery of Allotments Strategy;
- Delivery of the proposed strategic cycle network plans.

## Monitoring

11.15 The indicators and targets that will be monitored for this policy are outlined in Table 24: Indicators and targets to be monitored for Policy NE1

Monitoring Ref	Indicator	Target
NE1a	Green infrastructure	Provision of green infrastructure to support development in line with Framework
NE1b	Distance of strategic network cycle routes	Delivery towards strategic cycle network plans.

Table 24: Indicators and targets to be monitored for Policy NE1

## Policy NE2 – Open Space

New development will create an improved green network of publically accessible and linked open spaces to support growth by:

- Protecting and enhancing the hierarchy of open spaces – destination parks, community parks and local parks. This includes:
  - Improving open spaces at Change Brook Close, Buttermere Recreation Ground, St Giles, Blackberry Lane and Anderton Road to create community parks.
  - Providing new community parks at Whitestone, The Long Shoot and Bulkington.
- Creating new open spaces and links for the strategic housing sites.
- Improving access to nature where there is a deficit of space.
- Addressing deficiencies of open space in terms of quantity, quality and accessibility through new provision or improving existing provision in line with standards set out in the Open Space Strategy.
- Providing new allotments or improving existing allotments for communities to grow food where deficiencies exist in line with standards set out in the Allotment Strategy.
- Providing new or improving existing children’s play facilities and facilities for young people in line with the standards in the Open Space Strategy.
- Providing new playing fields in line with the Playing Pitch Strategy.
- Creating a network of strategic and local walking and cycling routes to increase the connectivity of open spaces.

- 11.16 The NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 11.17 The NPPF also sets out criteria for the loss of existing open space, sports and recreational buildings and land, including playing fields. Policy HS4 – Retaining Community Facilities sets out the local approach to the loss of such facilities. Where losses are proposed, the Council will consider the criteria in the NPPF and relevant standards and assessments set out in the Open Space Strategy<sup>94</sup> and Playing Pitch Strategy<sup>95</sup> in terms of using Policy HS4 – Retaining Community Facilities.
- 11.18 The Open Space Strategy defines a typology and hierarchy of sites and standards for the quantity, quality and accessibility of open space. The Strategy identifies the areas where there is a surplus or deficit of open space in terms of quantity, quality and accessibility, as well as those open spaces to be given priority for improvement and investment to meet access and quality standards. The overall aim is to create a publically accessible green network of open spaces.
- 11.19 A key element of the Open Space Strategy is to ensure that all properties in the Borough have access to a community park. This means that all residents will be within 600 metres or 10-12 minutes walking distance of a community park. To achieve this aim, current deficiencies will be addressed by:
- Improving open spaces to create community parks at Change Brook Close, Buttermere Recreation Ground, St Giles, Blackberry Lane and Anderton Road;
  - Providing new open space in Whitestone, The Long Shoot and Bulkington;
  - Providing new community parks and/or improving existing community parks to meet the needs of the residents of the strategic housing sites.
- 11.20 In terms of access to nature, the Council will take account of the standards proposed by Natural England, the Accessible Natural Green Space Standard and the Woodland Trust’s Woodland Access Standard.
- 11.21 The Open Space Strategy recognises the need for children and young people to have access to play provision and teenage facilities to meet their needs. Quantity, quality and accessibility standards are linked to the hierarchy of open space standards.
- 11.22 The Allotment Strategy identifies areas where there are deficiencies of allotments and quantity, quality and accessibility standards<sup>96</sup>. New allotments will be provided in line with the standards in the Allotment Strategy.

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<sup>94</sup> Nuneaton and Bedworth Borough Council, Open Space Strategy 2011-2021 (Nuneaton and Bedworth Borough Council 2011)

<sup>95</sup> Nuneaton and Bedworth Borough Council Playing Pitch Strategy and Action Plan 2016-2031 (Knight, Kavanagh & Page 2016)

<sup>96</sup> Allotment Strategy 2012-2022 (Nuneaton and Bedworth Borough Council 2013)



## Borough Plan Objectives

11.23 This policy delivers the following Borough Plan objectives:

- Objective 5
- Objective 6
- Objective 7
- Objective 8

## Evidence Base

11.24 The evidence base related to this policy is as follows:

- Open Space Assessment (Jones Plus Limited, 2007)
- Nuneaton and Bedworth Green Infrastructure Plan (Land Use Consultants, 2009)
- Open Space Strategy: 2011 - 2021 (Nuneaton and Bedworth Borough Council, 2011)
- Playing Pitch Strategy: 2010 - 2015 (Nuneaton and Bedworth Borough Council, 2010)
- Allotment Strategy (Nuneaton and Bedworth Borough Council, 2013)
- Sub-Regional Green Infrastructure Strategy (Land Use Consultants, 2011)
- Sub-Regional Green Infrastructure Strategy (CSWAPO, 2013).

## Delivery Mechanisms

11.25 The delivery mechanisms for this policy are as follows:

- Open space requirements for strategic housing sites;
- Delivery of Open Space Strategy;
- Delivery of Green Infrastructure Plan;
- Delivery of Allotment Strategy.

## Monitoring

11.26 The indicators and targets that will be monitored for this policy are outlined in Table 25: Indicators and targets to be monitored for Policy NE2.

Monitoring Ref	Indicator	Target
NE2a	Change to open space	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.

Table 25: Indicators and targets to be monitored for Policy NE2

## **Policy NE3 – Biodiversity and Geodiversity**

Development proposals will ensure ecological networks and services, biodiversity and geological features are conserved, enhanced, restored and, where appropriate, created.

### **Ecological Network**

Sites on international, national and local levels considered significant to the ecological network, irreplaceable or providing a substantive contribution to nature conservation will be protected from development. The level of protection sought for the site will be at an appropriate scale to the sites designation status and the contribution it makes to the ecological network.

### **Fragmentation of Habitats**

Development proposals will ensure species are able to positively respond to the impacts of climate change by preventing the fragmentation of existing habitats. Links and habitats should be created where there are gaps to the ecological network of wildlife sites, stepping stones, wildlife and canal corridors, and green spaces, regardless of whether they are of international, national or local importance. The joining up of watercourses of all sizes can also contribute to providing natural linkages for ecological networks. Proposals should utilise opportunities to do this where possible.

### **Biodiversity Offsetting**

Biodiversity offsetting will be required as a last resort once all available options in the mitigation hierarchy have been explored. Developers must use Warwickshire County Council's Biodiversity Offsetting Metrics to quantify the impact and to calculate an appropriate level of compensation to replace the lost habitat. If the habitat loss cannot be replaced on site, the replacement habitat should be provided in the Borough in the following order:

- A biodiversity strategic location.
- A location adjoining and/or linking a biodiversity strategic location.
- A location that does not contribute to the offsetting strategy.

### **Geological Diversity**

Development proposals will avoid adversely impacting sites of geological interest and where appropriate conserve and enhance such features for the enjoyment of residents and for reasons of advancing local geological education.

### **Ecological Assessment**

Development proposals affecting the ecological network and/or important geological features will be accompanied by a Preliminary Ecological Assessment and/or, where relevant, a geological assessment.

Where the assessment indicates an adverse impact, the assessment must set out a mitigation strategy to halt and reverse the loss of biodiversity and how it will create biodiversity net gains or, where relevant, how it will reduce its geological impact.

Any proposal that directly or indirectly impacts on a highly distinctive ecological site must show that less distinctive ecological sites have been considered first and explain why those sites were not suitable. The assessment must demonstrate that the benefits of the development proposal will outweigh the immediate loss of biodiversity and/ or geodiversity before development is permitted. The assessment must also demonstrate that the combination of proposed habitat retention, enhancement and any biodiversity offsetting, results in a net gain in biodiversity.

Any proposal that directly or indirectly impacts on a locally designated site must show that the benefits of the development proposal will outweigh the immediate loss of biodiversity and/ or geodiversity before development is permitted.

11.27 The NPPF provides opportunities to help redress biodiversity losses from new development as it promotes the concept of biodiversity net gains. This creates a more holistic approach to the protection of the wider ecological network. The NPPF states that Councils should plan positively to create, protect, enhance and manage networks of biodiversity. It also states that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is appropriate with their status and gives appropriate weight to their importance and the contribution that they make to the wider ecological networks.

11.28 Sites which are awarded protection include:

- International sites (such as SACs).
- National sites (such as SSSIs).
- The Warwickshire, Coventry and Solihull Local Biodiversity Action Plan priority habitats and species.
- Local nature reserves.
- Local wildlife sites and local geological sites.
- Sites with a high distinctiveness score.

11.29 The 2016 maps produced by the Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull<sup>97</sup> and the Green Infrastructure Plan<sup>98</sup> both show habitat provision, connectivity and access to nature are particularly poor on the east side of the Borough, whilst to the west provision is relatively good but connectivity and access is also poor. Additionally, the Borough only has a small number of statutory protected wildlife and geological sites (one Special Area of Conservation [SAC], two Sites of Special Scientific Interest [SSSI] and three Local Nature Reserves [LNR]).

11.30 A small element of the Borough's ecological network consists of statutory designated sites, including SACs, SSSIs and LNRs. One site, Ensor's Pool, is currently designated all three. The majority of the network is made up of non-statutory Local Wildlife Sites (LWSs) and potential LWSs, as well as priority

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<sup>97</sup> Nuneaton and Bedworth Borough Council 2016 HBA Map Updates Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull, 2016)

<sup>98</sup> Nuneaton and Bedworth Green Infrastructure Plan (LUC 2009)

habitats and species, woodland and ancient woodland, rivers and canals, and green corridors and stepping stones. In line with this, coherent physically connected habitat corridors and networks linking sites of higher ecological value are now recognised as essential. Additionally, non-statutory sites contribute to the greater good of conserving biodiversity and geodiversity and are viewed as an integral component of the ecological network. Consequently to slow and reverse species loss and habitat degradation, all sites in the ecological network will be given due protection according to their status.

- 11.31 To distinguish between habitats with greater ecological importance, both the Ecology and Geodiversity Assessment<sup>99</sup> and Sub-Regional Green Infrastructure Strategy<sup>100</sup> score habitats on their distinctiveness. High distinctiveness scores equate to areas of highest biodiversity, including all unimproved and semi-improved habitats. High distinctiveness will also incorporate statutory sites, Local Wildlife Sites and the Biodiversity Action Plan (BAP) habitats. The high distinctiveness category for linear habitats includes species-rich hedgerows.

### **Biodiversity Offsetting**

- 11.32 The mitigation hierarchy should be applied where relevant which follows the order of avoid, minimise, restore and offset.
- 11.33 Where the potential to avoid, minimise and restore has been fully considered and is unavoidable, biodiversity offsetting will need to be applied prior to receiving planning permission. A Biodiversity Offsetting Metrics has been prepared by the Department for Environment, Food and Rural Affairs (DEFRA) to calculate the value of biodiversity in monetary terms<sup>101</sup>. Warwickshire County Council have modified the DEFRA metrics to take account of local considerations and provide advice to developers in making their calculations<sup>102</sup>. Applying the Metrics ensures that the losses resulting from development and the gains achieved through biodiversity offsetting are measured in the same way.

### **Borough Plan Objectives**

- 11.34 This policy delivers the following Borough Plan objectives:
- Objective 6

### **Evidence Base**

- 11.35 The evidence base related to this policy is as follows:

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<sup>99</sup> Ecology and Geodiversity Assessment for Nuneaton and Bedworth Borough Council (HBA Partnership, 2014) p22

<sup>100</sup> Warwickshire, Coventry and Solihull Sub-Regional Green Infrastructure Strategy (CSWAPO, 2013) p42

<sup>101</sup> Biodiversity Offsetting Technical Paper (DEFRA, 2012)

<sup>102</sup> Guidance and Excel documents available at: <http://www.warwickshire.gov.uk/biodiversityoffsetting>

- Green Infrastructure Plan (Land Use Consultants, 2009)
- The Sub Regional Green Infrastructure Strategy (CSWAPO, 2013)
- Ecology and Geodiversity Assessment for Nuneaton and Bedworth Borough Council (HBA Partnership, 2014)
- The Warwickshire, Coventry & Solihull Local Biodiversity Action Plans (Warwickshire Wildlife Trust 2012 & 2014, available at <http://www.warwickshirewildlifetrust.org.uk/LBAP>)
- Biodiversity Offsetting Technical Paper (DEFRA, 2012)
- Biodiversity Offsetting Guidance and Biodiversity Impact Assessment Calculator (Warwickshire County Council, 2014). Available at: <http://www.warwickshire.gov.uk/biodiversityoffsetting>
- Nuneaton and Bedworth Borough Council 2016 HBA Map Updates Habitat Biodiversity Audit for Warwickshire, Coventry and Solihull, (2016)

## Delivery Mechanisms

11.36 The delivery mechanisms for this policy are as follows:

- Work closely with the Habitat Biodiversity Audit, Natural England, Warwickshire Geological Conservation Group and Warwickshire Wildlife Trust, amongst others, to ensure that the Borough's ecological, geological and landscape assets are conserved, restored and, where necessary, created.
- Delivery of the Green Infrastructure Plan and the Sub-Regional Green Infrastructure Strategy.

## Monitoring

11.37 The indicators and targets that will be monitored for this policy are outlined in Table 26: Indicators and targets to be monitored for Policy NE3

Monitoring Ref	Indicator	Target
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.
NE3b	Development causing habitat net losses.	Zero.
NE3c	Development causing a loss of LBAP habitats and species.	Zero.
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.
NE3e	Local sites in positive management.	All local sites.

NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.
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Table 26: Indicators and targets to be monitored for Policy NE3

## Policy NE4 – Managing Flood Risk and Water Quality

### Managing Flood Risk

New development should be prioritised to areas of lowest flood risk as defined by the Level 2 SFRA and EA Flood Map for Planning and must not increase flood risk elsewhere. A site specific Flood Risk Assessment (FRA) will be required to support planning applications in areas at risk of flooding to demonstrate that the risk both within the site and to surrounding / downstream sites is not increased. Submitted FRAs should refer to the recommendations of the Level 2 SFRA, the Humber and Severn Flood Risk Management Plans, and Warwickshire County Council's Local Flood Risk Management Strategy.

New development proposals must account for climate change in their plans to ensure that the site will be "safe" over its lifetime.

A sequential approach to the layout of the development should be taken so that buildings and access routes are located in areas of lowest flood risk. Modification of ground levels/ compensation works may be undertaken to re-configure land located within Flood Zone 3a, however modifications to increase land available for development is not permitted.

For development located in areas at risk of fluvial flooding, mitigation measures should be provided up to the 1 in 100 year (1% Annual Exceedance Probability) plus climate change flood event. Safe access and egress must also be demonstrated. Finished floor levels in areas at risk of flooding should be set no lower than 600mm above the 1 in 100 year (1% AEP) plus climate change flood level.

All new developments should contribute to creating space for water through use of blue and green infrastructure, and where relevant, restoring functional floodplains (Flood Zone 3b). New developments should also seek opportunities for river restoration and enhancement e.g. de-culverting, removing structures and reinstating a natural, sinuous river channel. As a minimum all developments are required to provide an 8m wide undeveloped buffer strip from main rivers (culverted or otherwise) to allow access for routine maintenance and emergency clearance.

### Flood Risk Management Schemes (Flood Defences)

Proposals for new developments should not detrimentally impact upon existing and planned flood risk management schemes.

New developments that will benefit from existing flood risk management schemes will be required to contribute towards their ongoing maintenance, in line with the requirements of the IDP.

Where potential developments might compromise the existing flood risk management function, the supporting FRA must demonstrate how the risks will be avoided, mitigated or redeveloped and that any risks both within the site and to sites further downstream will not increase.

### **Sustainable Drainage Systems (SuDS)**

New development will be required to implement appropriate SuDS techniques to manage surface water run-off. For all sites, surface water discharge rates should be no greater than the equivalent site-specific greenfield run-off rate, unless otherwise agreed by the LLFA.

Surface water run-off should be managed as close to its source as possible in line with the surface water drainage hierarchy, with surface water sewers being the last resort. Above ground storage should be considered in preference to below ground attenuation due to the additional benefits they offer such as improved water quality, enhanced biodiversity and amenity/leisure value.

All re-development of brownfield sites should seek to remove existing connections to the public sewer for surface water drainage.

Details of the SuDS proposed to be used, including operation and maintenance, must be agreed at the earliest possible stage with the LLFA.

### **Water Quality**

Development proposals will be required to protect and improve the quality of water bodies in and adjacent to the Borough. Proposals will benefit the river network by restoring the functional floodplain and reinstating a natural meandering river channel where it has previously been lost. In doing so, development proposals should refer to the principles of the Water Framework Directive and the associated actions and objectives of the Humber and Severn River Basin Management Plans (RBMPs).

Management schemes supported by the RBMPs will be encouraged within development proposals, such as the use of tree planting to reduce soil run off into watercourses, standing water bodies and groundwater.

### **Groundwater Quality**

Where source contamination is located on site, a groundwater risk assessment demonstrating that the development proposal and subsequent works required will not lead to deterioration in groundwater quality and quantity is required to accompany the planning application.

If a deterioration in groundwater quality cannot be avoided, there will be a presumption against the development proposal.

- 11.38 The NPPF promotes a sequential approach to identifying new land for development. This ensures that flood risk to people and property is avoided by selecting land at least risk of flooding from rivers and other sources. Site layout and design are recognised as ways to influence the risk and impact of flooding and to provide resilience for climate change.
- 11.39 Climate change is a key threat in terms of flooding. It is expected that peak rainfall intensity and peak river flow will increase during the plan period. This will increase both the size of the flood zones associated with rivers and the amount of flood experienced from other sources. The Nuneaton and Bedworth Strategic Flood Risk Assessment Level 2 (SFRA Level 2) updated previous flood zone maps to take into account climate change<sup>103</sup>. The maps show that climate change will increase flood risk over time.
- 11.40 Monitoring of the chemical and ecological status of the water bodies in the Humber and Severn River basin districts indicates that improvements in water quality are needed to reach the environmental objectives that have been set across each of the districts<sup>104</sup>.
- 11.41 This policy, and the legal obligations imposed by the Flood and Water Management Act and the EU Water Framework Directive will help to address flood issues, adapt to climate change and reverse the decline in the chemical and ecological status of water bodies.

## **Flood Risk**

- 11.42 Nuneaton and Bedworth Borough Council lies in the River Trent Catchment Flood Management Plan (CFMP), Upper Soar and Upper Anker sub-region where Policy Option 4 has been allocated<sup>105</sup>. Policy 4 requires further action to sustain the current level of flood risk into the future (responding to the potential increases in risk from urban development, land use change and climate change). NE4 aims to support this aim of the River Trent CFMP by effective management of future development.
- 11.43 The River Trent Catchment Flood Management Plan and the Humber and Severn Flood Risk Management Plans indicate the following measures are required to reduce the risk of flooding:
- Directing development away from the floodplain;
  - Slowing rates of run-off in the upstream catchment to reduce surface water flooding (particularly in Bedworth);
  - Better understanding of the interaction between river and surface water flooding to help identify solutions in urban areas;
  - Assessing long term opportunities to move development away from the floodplain and create green river corridors;

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<sup>103</sup> Nuneaton and Bedworth Borough Council Strategic Flood Risk Assessment Level 2 (JBA Consulting, 2016).

<sup>104</sup> Humber & Severn River Basin District, River Basin Management Plans (Environment Agency, 2015)

<sup>105</sup> River Trent Catchment Flood Management Plan, (Environment Agency, 2010) p28



- Taking into account future climate change and urban growth;
- Returning watercourses to a more natural state, increasing biodiversity and opening up green river corridors;
- Protecting and increasing the amount of BAP habitat in the catchment; and
- Making more space for rivers through urban areas via 'blue corridors' i.e. restoring access for floodwater onto key strips of floodplain.

11.44 Nuneaton and Bedworth Borough Council's Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) are a borough level assessment of potential flood risk from all sources. All proposals should have regard to the findings of these assessments.

11.45 Warwickshire County Council, in their new role as Lead Local Flood Authority (LLFA), have published a Local Flood Risk Management Strategy. The strategy ranks Nuneaton as number 10 in the top 40 combined (historic and predictive) flood risk sites across Warwickshire through ordinary watercourses, surface water and sewer capacity. Bedworth is ranked as number 7 with the nature of flood risk listed as the main river area of Delamere Road (addressed by EA Scheme) and surface water. Nuneaton Centre is ranked as number 24 with the main river, ordinary watercourse, surface water and sewer flooding all listed as the sources<sup>106</sup>.

11.46 The Water Cycle Study (2010) identified that there are no absolute barriers to development across Nuneaton and Bedworth. The study also highlights constraints regarding water resources, flood risk management, surface water management, wastewater infrastructure and water quality, which would need to be addressed should development occur. The Water Cycle Study 2016 update assessed the constraints for each of the strategic site allocations, and where applicable, these have been addressed within the site specific policies.

11.47 Section 11 of the Council's Infrastructure Delivery Plan (2015) outlines the infrastructure requirements across the borough regarding flooding and drainage and states that 'where development does occur in areas of flood risk, financial contributions obtained from planning applications may be used to mitigate the risk associated with the development'.

### **Flood Risk Management Schemes (Flood Defences)**

11.48 The SFRA Level 2 also assessed the Borough's flood defences. Details of the flood defences, their standard of protection and condition were provided by the Environment Agency and should be taken into consideration where development may compromise the condition and function of the flood defence.

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<sup>106</sup> Local Flood Risk Management Strategy (Warwickshire County Council, 2016) Appendix C Methodology Report, p33

## **Sustainable Drainage Systems (SuDS)**

- 11.49 In accordance with the NPPF and the Flood and Water Management Act 2010, Sustainable Drainage Systems (SuDS) are required to be implemented at all scales of development.
- 11.50 As of 15 April 2015, all matters relating to surface water management are now managed by Warwickshire County Council as the LLFA.
- 11.51 Surface water run-off should be managed at source, at a discharge rate no greater than the equivalent greenfield rate, for all return periods up to the 1 in 100 year (1% AEP) flood event, plus climate change event. Where this is not possible, developers should contact the LLFA at the earliest convenience for advice on suitable surface water drainage techniques.

## **Water Quality**

- 11.52 River Basin Management Plans (RBMPs) are prepared by the Environment Agency under the direction of the Water Framework Directive (WFD). The RBMPs indicate that the chemical and ecological status in relation to the quality of surface water bodies and groundwater quality are below current accepted standards. The River Basin Management Plans indicate that a number of measures are required to improve water quality, including:
- Reducing the impact of diffuse pollution from rural and urban sources, including the use of sustainable urban drainage systems;
  - Remediating contaminated land; and
  - Improving and protecting habitats.
- 11.53 A key requirement of the WFD is the management and prevention of deterioration of the environment as a result of growth and increased flows in the sewer network. This relates to continuous discharges of treated final effluent and storm related discharges from combined sewer overflows, storm tanks and pumping stations.
- 11.54 This highlights the importance for development proposals to use sewer networks as a last resort for surface water drainage. Development proposals should therefore show consideration of the impacts the development may have on the sewer network.
- 11.55 The council will work in conjunction with Severn Trent with regards to water quality modelling to determine the potential for deterioration as a result of the growth and increased sewage discharges across the Borough. Severn Trent will also consider the impact on concentrations in the rivers related to percentage deterioration, impact on current WFD classifications, and potential for future WFD failures.

## **Groundwater Quality**

11.56 Groundwater accounts for around a third of public water supply in England and Wales. Unfortunately, it is also under threat from unsustainable levels of abstraction for drinking water, exceeding the rate at which rainfall can recharge aquifers. This in turn causes further problems, as lower groundwater levels can affect river flows, wetlands, and is seen as one of the causes for not achieving good ecological status in some rivers, lakes and estuaries. This policy and the optional building regulations requirement of policy BE3 will contribute towards ensuring sustainable water supply and abstraction.

## **Borough Plan Objectives**

11.57 This policy delivers the following Borough Plan objectives:

- Objective 6
- Objective 7

## **Evidence Base**

11.58 The evidence base related to this policy is as follows:

- Strategic Flood Risk Assessment: Level 1 (Halcrow, 2008)
- Warwickshire sub-regional Water Cycle Study (Halcrow, 2010)
- Joint Warwickshire Sub-Regional Water Cycle Study (AECOM, 2016)
- Strategic Flood Risk Assessment: Level 2 (JBA, 2013)
- Updated Strategic Flood Risk Assessment Level 2 (JBA, 2016)
- UK Climate Impact Projections 09 (Geoff Jenkins, Matthew Perry and John Prior, Hadley Centre, Met Office, Exeter, 2008)
- River Trent Catchment Flood Management Plan: Summary Report (Environment Agency, 2010)
- River Humber Flood Risk Management Plan (Environment Agency, 2016)
- River Severn Flood Risk Management Plan (Environment Agency, 2016)
- Humber River Basin District, River Basin Management Plan (Environment Agency, 2015)
- Severn River Basin District, River Basin Management Plan (Environment Agency, 2015)
- Local Flood Risk Management Strategy (Warwickshire County Council, 2016)

## **Delivery Mechanisms**

11.59 The delivery mechanisms for this policy are as follows:

- Using the Strategic Flood Risk Assessment Level 2 and WCC's Local Flood Risk Management Strategy to identify sites at least risk of flooding for development in the Borough Plan and other Development Plan Documents.

- Developing new flood defences and SuDS to allow development to take place.
- Delivery of projects set out in the Green Infrastructure Plan relating to flood alleviation.
- Review the Strategic Flood Risk Assessment on a five-yearly basis.

## Monitoring

11.60 The indicators and targets that will be monitored for this policy are outlined in Table 27.

Monitoring Ref	Indicator	Target
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	Zero
NE4b	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to water quality.	Zero
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality	Zero
NE4d	Number of developments including SuDS	100%

Table 27: Indicators and targets to be monitored for Policy NE4

## Policy NE5 – Landscape Character

Major development proposals must demonstrate how they will conserve, enhance, restore or create a sense of place and respond positively to the landscape setting in which the development proposal is located. Developers must take account of the Land Use Designation Study (2012) and landscape guidelines when preparing their landscape strategy.

### Key Characteristics and Distinctiveness

Major development proposals must demonstrate that they are in balance with the setting of the local landscape, respect the key characteristics and distinctiveness of that landscape and, in particular, show how the proposal will:

- Conserve or enhance important landmark views;
- Conserve, enhance or create boundary features and field patterns; and
- Conserve, and where necessary, enhance the strength of character and landscape condition.

### Landscape Hierarchy

Major development proposals must take account of the landscape strategy set out in the Landscape Character Assessment (2012). Outside of the urban area developers

must show they have sequentially considered development opportunities in areas of least landscape value first prior to any development proposals being permitted in higher value landscape character areas. The areas of search will follow the landscape hierarchy in the order set out below:

- a. Restore and create.
- b. Enhance and restore.
- c. Enhance.
- d. Conserve and enhance.
- e. Conserve.

11.61 The NPPF says that valued landscapes should be protected and enhanced. Landscape planning policies should be informed by Landscape Character Assessments (LCAs) to help determine the likely impacts new development proposals will have on the landscape, against which development proposals will be judged.

11.62 This policy will ensure that any suitable development will take account of landscape character and that the Land Use Designations Study will be used to determine decisions in this respect.

11.63 The Land Use Designations Study (2012) consists of several volumes:

- Landscape Character Assessment: Stage 1, Volume 1 (TEP 2011) -This study assesses and describes the landscape character and quality of the Borough, and establishes the landscape's sensitivity and capacity to accommodate change.
- Landscape Policy Recommendations: Stage 1, Volume 2 (TEP 2011) - This Study assesses the merits of carrying over the Area of Restraint (AOR) and Countryside designations into the Borough Plan against a more flexible LCA approach to regulate new development.
- Site Analysis and Selection, Stage 1, Volume 3 (TEP 2011) -This Study identifies the likely constraints to development including reference to the landscape character assessment and the landscape's capacity to accommodate change.
- Individual Site Assessment, Stage 2 (TEP 2012) -This Study involves an individual landscape and visual appraisal of potential development areas across the Borough

11.64 In 2016 TEP carried out site specific landscape character assessments to assess the landscape character and mitigations required for the identified strategic sites, which have been identified in the site specific policies. TEP also carried out townscape assessments for some of the identified non-strategic sites to inform their future development<sup>107</sup>.

11.65 The landscape of Nuneaton and Bedworth is covered by 13 landscape character areas (LCAs), none of which have national designation status. Only one of the LCAs, Arbury Parklands, is considered to have a high landscape quality. The concept of LCA will help to identify and understand local

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<sup>107</sup> Nuneaton and Bedworth Individual Site Assessments, TEP (2016)

landscapes in terms of their diversity, character, distinctiveness and sensitivity to change, where landscapes need to be conserved, enhanced, restored or created.

### **Key Characteristics**

11.66 The Land Use Designations Study identifies 13 local LCAs, each with their own set of key characteristics and key features<sup>108</sup>. Some character areas have retained much of their characteristics and features and have developed higher levels of strength of character, resulting in better landscape conditions. Other character areas have lost much of their key characteristics and features to development, intensive agricultural practices and other human activities. New development proposals, therefore, will need to take full account of the development guidelines set out in the Land Use Designations Study.

### **Landscape Hierarchy**

11.67 It is recognised that some areas, in landscape terms, are less able to adapt to accommodating development than others. This is reflected in the landscape strategies. Landscape character assessment assumes that all landscapes have the potential to accommodate development provided it is in keeping with their key characteristics. However, changes which do not respect the landscape's key characteristics and features are likely to be detrimental to the local landscape character. Mitigation, therefore, is likely to be least achievable/sympathetic in high quality landscapes and more achievable where the landscape character is of a lesser quality. For this reason, the Council will take a more restrictive approach to development in the highest quality landscapes and direct development to landscapes of lesser value.

11.68 The overall aim of a landscape character assessment, and ultimately the planning, design and management of landscapes, is to achieve sustainable landscapes that are visually diverse, culturally rich and provide potential biodiversity opportunities, as well as being able to meet social, economic and environmental needs. By conserving and creating landscape characteristics and features, LCA becomes less about restricting development and more about how development can fit into the landscape by creating a distinct sense of place.

### **Borough Plan Objectives**

11.69 This policy delivers the following Borough Plan objectives:

- Objective 6

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<sup>108</sup> Nuneaton and Bedworth Landscape Character Assessment (2012) p31, para 7.1

## Evidence Base

11.70 The evidence base related to this policy is as follows:

- Land Use Designations Study (TEP, 2012)
- Nuneaton and Bedworth Individual Site Assessments (TEP, 2016)

## Delivery Mechanisms

11.71 The delivery mechanisms for this policy are as follows:

- Work with developers, Historic England and Warwickshire County Council's Archaeological Information and Advice team and others to ensure that landscape character is taken into account when planning and designing new development;
- Use the Landscape Designations Study as evidence to ensure that this policy is implemented;
- Maintaining a five year housing land supply will ensure the Borough's valued landscapes will be protected.

## Monitoring

11.72 The indicators and targets that will be monitored for this policy are outlined in Table 28.

Monitoring Ref	Indicator	Target
NE5a	Development given planning permission in highly valued landscape areas.	Zero
NE5b	Maintain five year housing land supply	Maintain a minimum of 5 years housing land supply.

Table 28: Indicators and targets to be monitored for Policy NE5

## 12. Built Environment

12.1 These policies outline requirements relating to the built environment.

### Policy BE1 – Contamination and Land Instability

Development proposals located on or adjacent to land which may have been subject to contamination and/or land instability will need to demonstrate the following:

- That measures can be taken to effectively mitigate the impacts of land contamination and instability on public health, environmental quality, the built environment and general amenity.
- That the development site is or will be made suitable for the proposed final use and will need to provide, as a minimum, the following documents with the planning application (often referred to as a Preliminary Risk Assessment and/or Desk Study):
  - Detailed site history identifying contaminative uses and land instability.
  - The nature and extent of the contamination, land instability and the hazards and risks posed.

Development proposals should also demonstrate consideration of pollution prevention measures during construction.

12.2 The NPPF provides guidance on how to deal with land contamination and instability. It states that the planning system is the process by which areas of land contamination and instability will be effectively remediated in relation to its location and use. However the responsibility for securing a safe development rests with the developer and/or landowner.

12.3 Nuneaton and Bedworth's long history of coal mining, quarrying and heavy engineering has left behind a legacy of land contamination and land instability hazardous to human health and safety. This is reflected in the identification of over 3,100 potentially contaminated sites across the Borough and a Coal Authority Development High Risk Area that stretches across the Borough from Hawkesbury/ Bedworth/ Bermuda/ Stockingford/ Whittleford/ Nuneaton Common through to North Warwickshire<sup>109</sup>. Despite this there are no sites within the Borough identified on the Contaminated Land Register, nor have any "special sites" (highly toxic sites transferred to the Environment Agency for remediation) been identified in the Borough.

### Applying the Precautionary Principle

12.4 The possibility of contamination should be assumed by developers when considering planning applications in relation to all land subject to or adjacent to previous industrial use. The precautionary principle should especially be applied where land uses are particularly sensitive to contamination, for example, housing, schools, hospitals and children's play areas.

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<sup>109</sup> Nuneaton and Bedworth Contaminated Land Strategy: Phase 2 (NBBC, 2010), p9



## **Risk Assessment**

- 12.5 Part IIA of the Environmental Protection Act 1990 (EPA) states that the standard of remediation to be achieved through the granting of planning permission for new development (including permission for land remediation activities) is the removal of unacceptable risk and existing contaminant linkages, and to ensure the site is suitable for its new use. All receptors relevant to the site should be protected to an appropriate standard. It is essential, therefore, to ensure that the development of these sites leaves them safe and suitable for the new uses.
- 12.6 The need for the type and complexity of reports to accompany planning applications will depend on the specific site and level of contamination / land instability. This is particularly relevant where a planning condition is imposed, prior to the granting of planning permission, that requires a detailed remediation scheme.
- 12.7 Such a local policy is necessary to support the Council's Development Management team in continuing to require, where relevant, the submission of Contaminated Land/ Land Instability and Coal Mining Risk Assessments in support of planning applications. This will ensure that the legacy of past contaminative uses, coal mining activity and any resulting issues of land instability are afforded due consideration as part of new development proposals.

## **Borough Plan Objectives**

12.8 This policy delivers the following Borough Plan objectives:

- Objective 6

## **Evidence Base**

12.9 The evidence base related to this policy is as follows:

- Nuneaton and Bedworth Contaminated Land Strategy: Phase 2 (NBBC, 2010)
- Coal Authority Mapping of High Risk Development Areas (available from <http://mapapps2.bgs.ac.uk/coalauthority/home.html>)

## **Delivery Mechanisms**

12.10 The delivery mechanisms for this policy are as follows:

- Work with Development Management, Environmental Health, the Environment Agency and the Coal Authority to identify contaminated sites and bring about remediation.

## Monitoring

12.11 The indicators and targets that will be monitored for this policy are outlined in Table 29: Indicators and targets to be monitored for Policy BE1

Monitoring Ref	Indicator	Target
BE1a	Development of a potentially contaminated or unstable site.	Remediation is suitable for new use and is no longer considered contaminated.

Table 29: Indicators and targets to be monitored for Policy BE1

### Policy BE2 – Renewable and Low Carbon Energy

Schemes to introduce renewable and low carbon technologies will be approved, including biomass energy, ground source heat pumps, solar thermal and solar photovoltaic, combined heat and power, and district heating.

Development should connect to any existing community/district heating schemes, and should also consider the viability of biomass heating, CHP and utilising surplus heat.

#### Wind Energy

Land within the Borough is highly constrained and is not suitable for large scale wind energy.

Proposals for small scale wind energy will be approved where appropriate in conjunction with the below criteria

One small scale wind energy turbine, between 5 kW and 20 kW electricity power output, with a maximum height of 15 metres to hub, will be appropriate on school premises, industrial estates and farms provided there is:

- a) No significant harm to the amenity of and safety of residential areas, particularly in relation to:
  - i. noise pollution, proximity and/or highway safety;
  - ii. electro-magnetic interference;
  - iii. unacceptable shadow flicker; and
  - iv. impacts on aviation.
- b) Certified accreditation or similar evidence of the wind turbine meeting the Renewable UK Small Wind Turbine Performance and Safety Standard should be provided with the planning application prior to the granting of planning permission.
- c) A decommissioning scheme is in place. The applicant should expect that the Council will request that a bond be provided under a Section 106 agreement to cover the cost of decommissioning and/or restoration of the site.

- 12.12 The NPPF states that the use and supply of renewable and low-carbon energy should be increased through policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The deployment of renewables will help tackle climate change by reducing emissions of carbon dioxide and help the country move towards a low carbon sustainable economy.
- 12.13 The European Union Renewable Energy Directive (2009) committed the UK to source 15% of its total energy from renewable sources by 2020, increasing its renewable energy uptake by 12% from 2010. Furthermore, the UK Climate Change Act 2008 provides the legal framework to reduce its greenhouse gas emissions by at least 80% by 2050, compared to 1990 levels. Both of these legal requirements are a direct result of climate change and a fear that a five degree increase in global temperature will cause devastating impacts on global water supplies, food production, the economy, loss of life and a complete and unprecedented overturn in the way people live their lives.

### **Energy Efficiency**

- 12.14 National targets for energy efficiency and the progression towards zero carbon development are now being taken forward through the tightening of Building Regulations.
- 12.15 Through section 43 of the Deregulation Act, the Planning and Energy Act 2008 has been amended so that local planning authorities no longer have the power to request energy efficiency requirements over and above the Building Regulations.
- 12.16 Therefore in the absence of any higher optional requirements of Building Regulations regarding energy efficiency and the delay of the Zero Carbon initiative by government, development proposals are required to meet the energy efficiency requirements of Building Regulations.
- 12.17 If subsequent higher standards are introduced by Government and there is a local evidenced need to meet them the Council will review the policy.

### **Residential and Non-Residential**

- 12.18 The renewable and low carbon energy policy supports the use of a range of renewable and low and zero carbon energy sources and technologies in order to reduce energy waste, reduce the Borough's fuel poverty, proactively respond to climate change and contribute to the Government's commitment for the UK to reduce carbon emissions and increase the uptake of renewable energy.
- 12.19 Renewable and low carbon energy solutions include:

- Biomass energy;
- Ground-source heat pumps;
- Solar water heating;
- Solar photovoltaics;

- Combined heat and power (CHP) / Combined cooling heat and power (CCHP);
- District heating network.

12.20 The Feed-in Tariff (FIT) and Renewable Heat Incentive (RHI) are current Government schemes to encourage the use of renewable energy technologies. These incentives make the use of renewable and low carbon energy more viable.

12.21 A study conducted by Camco<sup>110</sup> indicates that renewable energy and low carbon energy has the potential to deliver between 9.5% and 12% of Nuneaton and Bedworth's energy demand, summarised in the below table.

Energy Type	GWh	Potential % of Borough's energy demand met
Wind	20.8 to 36.6	1.3 to 2.3
Biomass	40.8	2.56
New build (mix of sources)	28.4 to 31.5	1.8 to 2.0
Existing built stock (mix of sources)	61.4 to 79.8	3.85 to 5.0

Table 30: Potential renewable and low carbon energy generation by 2026 (Camco, 2010)

12.22 By 2026, this could result in a reduction of carbon dioxide emissions of between 44.9 and 57.8 kilotonnes per year<sup>111</sup>.

12.23 The Camco Study also states that large urban extensions, typically consisting of 1000 dwellings or more, offer the best and most viable opportunities to reduce carbon dioxide emissions and the ability to support communal biomass/ CHP energy systems<sup>112</sup>. Additionally, for most sites it is possible to achieve a 20% reduction in total carbon (regulated and unregulated) emissions using on-site renewable technologies such as photovoltaics, solar water heating and biomass boilers<sup>113</sup>, and the FiT and RHI can financially support these schemes.

12.24 Proposals for retro-fitting of micro generation technologies in existing developments will be approved, subject to a suitable assessment of the potential impacts to the local area.

12.25 Community led initiatives for renewable and low carbon energy schemes will be approved.

<sup>110</sup> Renewable and Low-carbon Resource Assessment and Feasibility Study—Warwickshire and Solihull (Camco, 2010)

<sup>111</sup> Renewable and Low-carbon Resource Assessment and Feasibility Study—Warwickshire and Solihull (Camco, 2010), p131 Table 62 and p138 Table 69

<sup>112</sup> Renewable and Low-carbon Resource Assessment and Feasibility Study—Warwickshire and Solihull (Camco, 2010) p83

<sup>113</sup> Renewable and Low-carbon Resource Assessment and Feasibility Study—Warwickshire and Solihull (Camco, 2010) p93

## **Small-scale Wind Turbine Energy**

- 12.26 The Camco Study makes clear that large scale wind energy development is significantly constrained in the Borough. This is because land areas are restricted due to the potential proximity of wind turbines to housing and other buildings (based on a 600 meter buffer distance)<sup>114</sup>.
- 12.27 However, when considering proposals for wind turbines the Council will balance conflicting objectives, such as the need to increase renewable energy uptake against the need to protect attractive landscapes, heritage, nature conservation and local amenity. Whilst some of these issues may be reduced through mitigation, the overall impact might still be unacceptable. Therefore, any benefits arising from wind turbine proposals will be weighed against their potential harm.
- 12.28 In comparison to large scale wind energy, small-scale wind energy development is far less imposing, being less visually intrusive and requiring less distance between wind turbines and buildings. This makes small-scale wind energy development a sustainable and appealing source of renewable energy in both the Borough's urban and rural context. Therefore the uptake of small scale wind turbines will be promoted and encouraged to contribute to the overall renewable energy mix in the Borough.
- 12.29 The Renewable UK Small Wind Turbine Standard provides an assured level of safety, power performance and acoustic noise measurements. The standard aims to provide consumers with a measure of confidence in small wind turbine products. The Council will therefore insist on receiving evidence of compliance with this standard in advance of granting planning permission.
- 12.30 The decommissioning of wind turbines is often an after-thought, but it is critical that turbines are taken down responsibly. Conditions will be applied to planning consents for wind turbines requiring that the land be restored to its previous use when the operation of the wind turbines has expired (for example, after 25 years). Full restoration may require the removal of turbines, ancillary structures and restoration of appropriate vegetation, depending on the nature of the site.

## **Borough Plan Objectives**

- 12.31 This policy delivers the following Borough Plan objectives:
- Objective 6
  - Objective 7

## **Evidence Base**

- 12.32 The evidence base related to this policy is as follows:

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<sup>114</sup> Renewable and Low-carbon Resource Assessment and Feasibility Study—Warwickshire and Solihull (Camco, 2010), p63

- Renewable Energy Capacity Study for the West Midlands (SQW, 2011)
- Renewable and Low-Carbon Resource Assessment and Feasibility Study —Warwickshire and Solihull (Camco, 2010)
- Domestic Energy Consumption in Warwickshire (Warwickshire Observatory, 2010)

## Delivery Mechanisms

12.33 The delivery mechanisms for this policy are as follows:

- Work with developers on strategic sites to deliver renewable and low carbon energy;
- Use the Energy Toolkit to find the most viable carbon reduction solutions and to ensure development proposals are compliant with the Council's energy policies.

## Monitoring

12.34 The indicators and targets that will be monitored for this policy are outlined in Table 31.

Monitoring Ref	Indicator	Target
BE2a	Proposals for small wind turbines in conformity with criteria	100%

Table 31: Indicators and targets to be monitored for Policy BE2

## Policy BE3 – Sustainable Design and Construction

Development proposals must be:

- a) Designed to a high standard.
- b) Able to accommodate the changing needs of occupants.
- c) Adaptable to, and minimise the impact of climate change.

### Urban Character

All development proposals must contribute to local distinctiveness and character by reflecting the positive attributes of the neighbouring area, respecting the sensitivity to change of the generic character types within each urban character area. Key characteristics to review include:

- Current use of buildings.
- Ownership/tenure.
- Street layout.
- Patterns of development.
- Residential amenity.
- Plot size and arrangement.
- Built form.

## **Residential**

Major development proposals must provide a statement with their application showing how their proposal will:

- Meet all the questions set out in the Buildings for Life 12 standard. Where it is not possible to positively meet all 12 questions a statement of justification must be provided to explain why it is not possible and what mitigation measures will take place to offset this.
- Meet the optional Building Regulations requirement M4(2) for 'accessible and adaptable dwellings' for 35% of the development proposal.
- Meet the optional Building Regulations Standard for water efficiency of 110 litres/per person/per day and install rain water harvesting systems in the curtilage of all new buildings.
- Integrate the principles of Passive Solar Design.
- Contribute to reducing crime and fear of crime by meeting the principles of Secured By Design.
- Minimise the potential for pollution of air, soil, noise and light, and in particular must not contribute to unacceptable levels of air pollution.

Where a developer considers meeting any of the above requirements is unviable or can demonstrate that they are not suited to local circumstances, an independent viability assessment must be submitted with the application.

## **Commercial**

Major non-domestic development proposals must meet the BREEAM very good standard for new construction projects using the most up to date New Construction version of BREEAM, where technically and financially feasible. Where assessment methods are changed or superseded, the appropriate replacement standards will be used.

## **Sustainable Construction**

Development must minimise or reuse waste generated during the construction phase. This should be done by using materials and construction techniques that generate the least waste and minimise emissions. Waste should be treated as a resource to be re-used, recycled or recovered and should only be disposed of when all other options have been explored.

On-site management of waste will be preferred unless the activities would result in unacceptable harm through impacts on the environment, transport or on neighbouring uses or that management elsewhere would have wider sustainability benefits.

## **Supplementary Planning Documents**

Detailed information to help developers comply with this policy will be set out in the Sustainable Design and Construction SPD.

- 12.35 The NPPF states that good design is indivisible from good planning and should contribute to making places better for people. This includes individual buildings, public and private spaces and wider area development schemes.

- 12.36 The Government's Housing Standards Review 2015 and subsequent Deregulation Bill 2015 introduces optional national technical housing standards for access, water efficiency and space which provide a higher standard than the minimum national building regulations. Local plans can request these optional requirements where there is a clearly evidenced need and where their impact on viability has been considered.
- 12.37 There are a number of key issues in Nuneaton and Bedworth that would benefit from the sustainable design and construction of new development. These issues include:
- Existing Air Quality Management Areas.
  - Low levels of car ownership.
  - Poor health and lower life expectancy.
  - High crime and perception of crime.
  - High levels of fuel poverty.
- 12.38 The policy will help to address these issues by ensuring development is of a high quality, minimises the release of air pollutants into the atmosphere, is not unreasonably noisy or otherwise obtrusive, is accessible to local shops, services and public transportation, meets the existing or future circumstances of residents, workers and visitors, is safe, is energy and water efficient and is equipped to adapt to climate change.

### **Adaptable Housing**

- 12.39 The Council considers people should have the opportunity to stay in their family homes for as long as possible. Making homes adaptable for changing and unforeseen circumstances provides families and individuals with the choice of allowing them to stay in their existing home and reduces the burden of excessively high building costs to meet such needs and/or having to relocate.
- 12.40 35.4% of Nuneaton and Bedworth Borough's households have at least one resident with a long-term limiting illness or disability compared with 29.8% for Warwickshire, 35.3% for the West Midlands and 32.7% for England<sup>115</sup>. By requesting 35% of new development to meet the optional higher building regulations standard for access requirements, this policy therefore ensures that adaptable homes will be available for young families, older people and individuals with a temporary or permanent physical impairment, providing people with choice, flexibility and independence, as well as promoting high quality and thoughtful housing design for the general population.

### **Water Efficiency**

- 12.41 The NPPF states that local authorities should take water supply and demand into full account in their strategies and local plans. The 2010 Warwickshire Sub-Regional Water Cycle Study predicted a supply-demand deficit within

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<sup>115</sup> Nomis, 2011 Census (<http://www.nomisweb.co.uk/census/2011/lc1301ew>)



the study area and recommended local authorities implement policies to improve water efficiency<sup>116</sup>. However the 2016 Water Cycle Study update concludes that there will be sufficient supply to meet the planned growth across the sub-region for the plan period, but there may be longer term implications for water supply<sup>117</sup>. The 2016 Water Cycle Study also identifies a number of Waste Water Treatment Works across the sub-region which are currently operating at capacity or will be at some point across the plan period<sup>118</sup>. As a result, the Council aims to help the sub-region achieve a 'water neutral' position and is therefore requesting new development to meet the optional building regulations for water efficiency.

## **Passive Solar Design**

- 12.42 Passive solar design (PSD) is a technique that exploits local climate and site conditions to minimise the need to use energy. It uses free renewable sources of energy such as sun and wind to provide heating, cooling, ventilation and natural lighting, reducing the need to use conventional space heating and cooling. Because PSD lessens the need to use traditional heating systems, annual energy bills can be cut by a third and carbon emissions reduced, with cost savings paid back in two years.
- 12.43 In 2012, 13.2% of households across Nuneaton and Bedworth Borough were considered 'Fuel Poor', a slight decrease from 13.9% in 2011<sup>119</sup>. Integrating PSD concepts into new developments could contribute to further reductions in this number and will have significant environmental and economic benefits for people buying or renting new properties in the Borough and will result in better social conditions.
- 12.44 Including passive solar concepts into the design is not difficult to apply; it simply requires consideration at the preliminary stages of design. When used correctly, passive solar buildings are comfortable, economically efficient, durable, aesthetically appealing, and environmentally responsible.

## **Crime and Fear of Crime**

- 12.45 A survey of Warwickshire residents' perception of crime found that Nuneaton and Bedworth Borough residents' fear of crime and anti-social behaviour has reduced substantially since 2000/2001<sup>120</sup>. Nonetheless, it still remains a significant factor in undermining residents' quality of life. Nuneaton and Bedworth also has the highest level of offences per thousand households across Warwickshire<sup>121</sup>.

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<sup>116</sup> Warwickshire Sub-Regional Water Cycle Study (Halcrow, 2010), p76, para. 6.4.1

<sup>117</sup> Joint Warwickshire Sub-Regional Water Cycle Study (AECOM, 2016) p9

<sup>118</sup> Joint Warwickshire Sub-Regional Water Cycle Study (AECOM, 2016) p7

<sup>119</sup> Warwickshire Observatory, Quality of Life in Warwickshire (2014/15), p24 Figure 3.2

<sup>120</sup> Warwickshire Observatory, Fear of Crime and Perceptions of Anti-Social Behaviour 2009/2010 (2010), Figures 1, 2, 3, and 12

<sup>121</sup> Warwickshire Observatory, Warwickshire Domestic Burglary Analysis (2014), p4, Table 2

- 12.46 The Warwickshire Indices of Multiple Deprivation, the official measure of deprivation in the County, measures the rate of recorded crime for burglary, theft, criminal damage and violence. The number of the Borough's SOAs within the top 10% most criminally deprived increased from nine SOAs in 2007 to 15 SOAs in 2010, falling to 11 SOAs in 2015<sup>122</sup>.
- 12.47 Despite some improvements in peoples' perception of crime and burglary rates, there still remains a significant threat to property and the safety and welfare for residents and visitors. Therefore, new development proposals will need to consider the robustness of the buildings so that they can withstand unwanted intrusions, as well as consider the safety of the residents and visitors in terms of accessibility and visibility within the surrounding area.

### **BREEAM**

- 12.48 The Building Research Establishment's Environmental Assessment Method (BREEAM) is a credit based assessment system that aims to reduce the environmental impacts throughout construction and operation of a building. BREEAM considers all areas of sustainability, such as ecology, energy use, water consumption, waste management, lighting and location, resulting in a best practice approach in developing sustainable buildings which are adaptable to climate change.
- 12.49 As well as these environmental benefits, meeting at least a very good BREEAM standard can reduce energy and running costs and demonstrate environmental credentials to potential customers and create an improved image for the company.

### **Sustainable Construction**

- 12.50 To ensure that the construction of new buildings does not have a negative impact on the environment, proposals are required to have consideration towards minimising waste and emissions that are generated as a result from construction.
- 12.51 Developers should use the waste hierarchy when dealing with waste resulting from construction, in the order of re-use, recycle or recover, and disposal should be a last resort measure when the other options are not suitable.
- 12.52 Wherever possible, on-site management of waste should be pursued.

### **Borough Plan Objectives**

12.53 This policy delivers the following Borough Plan objectives:

- Objective 6
- Objective 7
- Objective 8

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<sup>122</sup> Warwickshire Observatory, Indices of Multiple Deprivation 2015, Briefing Note (2015)

## Evidence Base

12.54 The evidence base related to this policy is as follows:

- Nomis, 2011 Census (<http://www.nomisweb.co.uk/census/2011/lc1301ew>)
- Indices of Multiple Deprivation 2015, Briefing Note (Warwickshire Observatory, 2015)
- Fear of Crime and Perceptions of Anti-Social Behaviour (Warwickshire Observatory, 2010)
- Warwickshire Observatory, Quality of Life in Warwickshire (Warwickshire Observatory, 2015)
- Warwickshire Domestic Burglary Analysis (Warwickshire Observatory, 2014).
- Warwickshire Sub-Regional Water Cycle Study (Halcrow, 2010)
- Joint Warwickshire Sub-Regional Water Cycle Study (AECOM, 2016)

## Delivery Mechanisms

12.55 The delivery mechanisms for this policy are as follows:

- Prepare a SPD on Design Quality and Sustainable Design to provide greater detail for developers and decision makers.
- Training for officers to assess Building for Life standards.
- Promote the use of the Energy Toolkit to identify opportunities for carbon reduction in new development.

## Monitoring

12.56 The indicators and targets that will be monitored for this policy are outlined in Table 32.

Monitoring Ref	Indicator	Target
BE3a	New homes incorporating Building for Life 12 (12 greens).	100% new dwellings
BE3b	New homes meeting optional Building Regulations Standard Part M4(2) for accessible and adaptable dwellings.	35% new dwellings
BE3c	New homes meeting optional Building Regulations Standard for 110 litres per person per day and water butts.	100% new dwellings
BE3d	New residential and commercial developments integrating Secure By Design principles.	100%
BE3e	Commercial applications achieving BREEAM very good standard.	100%

Table 32: Indicators and targets to be monitored for Policy BE3

## Policy BE4 – Valuing and Conserving our Historic Environment

Development proposals which sustain and enhance the Borough's heritage assets including Listed Buildings, Conservation Areas (Appendix B), Scheduled ancient monuments (Appendix H), Historic Parks and Gardens, archaeology, historic landscapes and townscapes, will be approved.

Development affecting a designated or non-designated heritage asset and its setting will be expected to make a positive contribution to its character, appearance and significance.

To conserve and enhance the Borough's heritage assets, development proposals must:

### **a) Understand the Asset**

Applications affecting the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building report) of the impacts of the proposal on the significance of heritage assets and their setting to demonstrate how that proposal would contribute to the asset's conservation. The level of detail should be proportionate to the importance of the asset.

The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

Applicants should take account of the heritage asset's communal, aesthetic, evidential and historical values.

### **b) Conserve the Asset**

Great weight will be given to the conservation of the Borough's heritage assets, with greater weight being given to assets of higher importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals causing harm will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

Scheduled ancient monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ.

Where harm to any heritage assets can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and archaeological excavation where relevant, and ensure the publication of that record to an appropriate standard.

12.57 National planning policy on the historic environment provides guidance on the identification, significance, and protection of heritage assets. These assets include Listed Buildings, Conservation Areas, Historic Parks and Gardens and archaeological remains. National policy expects that the contribution of such heritage assets to local character and sense of place is recognised and valued.

12.58 The Borough's historic heritage consists of approximately 90 Listed Buildings and 60 non-statutory Listed Buildings, 5 Conservation Areas, 2 registered Historic Parks and Gardens and 2 Scheduled Ancient Monuments. Two buildings located in the Borough are currently on Historic England's Heritage at Risk Register. The Council is working with Historic England to find solutions on how to save these buildings.

### **Urban Characterisation**

12.59 To achieve national policy expectations, the Council will make use of comprehensive Borough-wide urban and landscape characterisation as a means of recognising and protecting local character and distinctiveness. Urban characterisation will set out the local and heritage components that positively contribute to the urban character of individual places across the Borough. The policy will seek to ensure that these characteristics are taken account of in new development proposals.

### **Registered Historic Parks and Gardens and Scheduled Ancient Monuments**

12.60 The majority of registered sites are the grounds of private houses; however, public parks and cemeteries form important categories. This is consistent with the Arbury Hall and Bedworth Cemetery registered sites. Arbury Hall Registered Park and Garden is grade II\* listed. It is believed to be the only stately home in Britain to have a private system of canals (built in the 18<sup>th</sup> Century) running through the gardens.

12.61 Bedworth Cemetery Registered Park and Garden is grade II listed. It is a municipal cemetery and was consecrated in 1874. The site is around 3ha and consists of a number of entrances, several groups of specimen trees, a promenade and a war memorial.

12.62 Legal protection for nationally important sites and monuments is achieved through the 'Scheduling' of sites, under the Ancient Monuments and Archaeological Areas Act 1979. Exhall Hall Scheduled Ancient Monument (SAM) consists of upstanding earthworks and buried building remains of a variety of features.

12.63 The Benedictine priory and precinct of St Mary SAM was built in the 13<sup>th</sup> Century and was one of only four Benedictine nunneries in England identified as belonging to the important Abbey of Fontevrault. The priory closed in 1539 as a result of the Dissolution. The priory is also one of the

few surviving nunneries with a church and outer precinct complex preserved in a fully urban context.

- 12.64 Both the registered historic parks and gardens and SAMs, as well as their setting, are unique and are of significant historical and cultural importance to the Borough and will be given due protection.

### **Non-designated Heritage Assets**

- 12.65 In comparison with neighbouring local authorities, the Borough has only a small amount of designated historic heritage, reflecting the fact that much of the built environment dates from the late Victorian period and the 20th Century. This is an important point, as after 1840 selection criteria for Listed Buildings became progressively more difficult. It is important, therefore, to protect these designated assets and recognise the Borough's wider heritage assets.
- 12.66 The Council's list of 'non-designated heritage assets' is in need of review. These 'locally listed' heritage assets include buildings, monuments, and places that contribute to the distinctive local character of the Borough. The Council therefore plans to undertake a comprehensive review of places of local architectural and historical interest. This will involve the local community in the identification and selection of additional assets.
- 12.67 Locally listed heritage assets are not afforded the same degree of legislative protection (particularly from demolitions and alterations not requiring planning permission) as statutory Listed Buildings. In line with national guidance, this policy recognises that local heritage deserves a level of protection appropriate to its value.

### **Archaeology**

- 12.68 Archaeological sites of national and local importance are identified in the Warwickshire Historic Environment Record<sup>123</sup>. Any further archaeological finds will be added to the record through the Development Management process, with the expectation that desk-based assessment and field evaluation will be carried out for development proposals affecting sites of possible archaeological interest.

### **Conservation Areas**

- 12.69 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for their "special architectural and historic interest the character and appearance of which it is desirable to preserve or enhance". The Borough has five Conservation Areas:

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<sup>123</sup> Available at <http://heritage.warwickshire.gov.uk/archaeology/historic-environment-record/>

- Abbey Conservation Area;
- Bedworth Town Centre Conservation Area;
- Bulkington Conservation Area;
- Hawkesbury Junction Conservation Area; and
- Nuneaton Town Centre Conservation Area.

12.70 The key characteristics of each of the Borough's Conservation Areas are described in Conservation Area Character Summaries. Conservation Area Appraisals and Management Plans will be used to identify and assess local character and promote enhancement.

12.71 This policy will ensure that heritage assets are safeguarded or, where possible, enhanced. This does not mean the policy will prevent or unnecessarily restrict development. Rather, it will inspire suitable development to take place which respects both urban and landscape heritage that brings wider benefits to communities. The benefits of implementing the policy will include improvement in the quality of the built and natural historic environment, architectural design and the creation of stronger local identity and sense of place.

### **Borough Plan Objectives**

12.72 This policy delivers the following Borough Plan objectives:

- Objective 6

### **Evidence Base**

12.73 The evidence base related to this policy is as follows:

- NBBC Conservation Area Appraisals and Management Plans for:
  - Nuneaton Town Centre Conservation Area (Nuneaton and Bedworth, 2009)
  - Abbey Conservation Area (Nuneaton and Bedworth Borough Council, 2008)
  - Bulkington Conservation Area (Nuneaton and Bedworth Borough Council, 2008)
- Warwickshire Historic Farmstead Characterisation Project (Warwickshire County Council, 2011)
- Warwickshire Historic Landscape Characterisation Project (Warwickshire County Council, 2010)
- Land Use Designations Study (TEP, 2012)
- A Historic Environment Assessment of Potential Development Areas within Nuneaton and Bedworth Borough (Oxford Archaeology, 2014)
- Nuneaton and Bedworth Heritage Assessment (ECUS, 2016)
- Nuneaton and Bedworth Individual Site Assessment (TEP, 2016)

## Delivery Mechanisms

12.74 The delivery mechanisms for this policy are as follows:

- To prepare a SPD on design and on the preservation and enhancement of the Borough's heritage.
- To complete the Conservation Area Appraisals and Management Plans.
- To complete work on Urban Character Areas, using resources such as Warwickshire County Council's Historic Towns Project.
- To engage local communities in the identification of locally important heritage assets using models like Warwickshire County Council's Imaging our Past social media Flickr project.

## Monitoring

12.75 The indicators and targets that will be monitored for this policy are outlined in Table 33.

Monitoring Ref	Indicator	Target
BE4a	Local list of heritage assets	Complete Review
BE4b	No loss of designated historic assets	No loss
BE4c	Harm to Registered Park and Gardens and Scheduled Ancient Monuments	No harm
BE4d	Harm to Scheduled Ancient Monuments	No harm

Table 33: Indicators and targets to be monitored for Policy BE4