

The Site

The land at Hospital Lane extends to approximately 23 hectares on the western edge of Bedworth. Hospital Lane, linking Goodyers End Lane with Smorrall Lane, adjoins the western boundary of the site with agricultural fields beyond.

The site has residential properties to the south, east and north, with Newdigate Primary School and Anderton Road Playing Fields located at the site's northern boundary. The site consists of several agricultural fields, of which many have limited or no hedgerow and tree boundaries.

Development Plan

It is the responsibility of Nuneaton and Bedworth Borough Council (NBBC) to plan for housing need. The development plan for NBBC comprises the Borough Plan which was adopted in 2019. The plan includes housing allocations to ensure development need, including housing, is met. The site at Hospital Lane is allocated for a mix of residential and community uses under Policy HSG5 of the Borough Plan.

This allocated site represents an appropriate location for additional housing and the scheme is well designed and in-keeping with the local area. It would also be compliant with national policy and the Government's main objective of significantly boosting the supply of homes. The site could be delivered in the short term to help address the housing need. There is also a focus on community building with the site having the potential to host new facilities as well as incorporating sensitive design and open spaces.

PLEASE SEND US YOUR VIEWS

Leaflets are being delivered to properties near the site so that we can hear your views about our proposals. We have also set up a consultation website that sets out further information on the scheme. Your response will help us shape the finalised proposals that will be submitted in the planning application to Nuneaton and Bedworth Borough Council.

The website will go live on
Thursday 21st April 2022.

www.hospital-lane.co.uk

Please use the online form on the website to provide comments or post them to:

**Land at Hospital Lane, Bedworth Consultation
Marrons Planning
Shakespeare Martineau
Waterfront Plaza, Waterfront House
35 Station St, Nottingham NG2 3DQ**

The deadline for comments is
midnight on

Thursday 12th May 2022.

PLANNING APPLICATION SUBMISSION

Richborough Estates aim to submit an outline planning application to Nuneaton and Bedworth Borough Council for development of the site in May this year. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

We look forward to receiving your comments on our proposals.

LAND AT HOSPITAL LANE, BEDWORTH



The Proposals

Richborough Estates are preparing an outline planning application for up to 445 new homes at the site which is an allocation in the Local Plan.

The key elements of the proposals are as follows:

- The development of up to 445 homes;
- A range and mix of housing including policy compliant affordable homes (25%);
- Vehicular and pedestrian access from Hospital Lane;
- The creation of a network of pedestrian and cycle routes within the green infrastructure network which provide access to local services and also to play and exercise;
- A new District Centre split into two parcels totalling 1.4ha overall, to provide for day-to-day shopping and service needs of local people, and designed to create well-used and sustainable local facilities;
- The provision of public open space including a central green and feature square, children's play areas including a kick about area and a new trim trail;
- The provision of land for allotments;
- Sustainable Urban Drainage measures and sewer infrastructure

The proposals have been designed sensitively to fit in with the character of the area and to provide a number of opportunities for community amenities and biodiversity enhancements. The scheme will provide a high quality, attractive and distinctive housing scheme which has place-making, open space, and community cohesion at its core.

ABOUT RICHBOROUGH ESTATES

The site is being promoted by Richborough Estates, a specialist land promotion business who work in partnership with landowners, Councils, local stakeholders and the community to bring forward development schemes that deliver new homes and the facilities that meet the needs of the local area. At the forefront of their ethos, the Richborough team strive to create sustainable developments that are of high quality and integrate sympathetically with their surroundings. Their approach is about more than just housing as they focus on the local community and how developments can complement and enhance existing infrastructure.



ILLUSTRATIVE MASTERPLAN

KEY:

	Primary tree-lined street incorporating bus route with footpath/cycleway		Potential pedestrian / cycle access.		Existing trees and hedgerows reinforced by new complementary landscaping.		Indicative play spaces. NEAP - Neighbourhood Equipped Area Play LEAP - Local Equipped Area Play LAP - Local Area Play
	Indicative residential development blocks.		Bus-gate-Permits bus, pedestrian and cycle access.		Potential pedestrian / cycle routes forming a circuit within the development.		Potential allotment gardens.
	District Centre split into two area totalling 1.4 hectares overall.		Diverted Public Right of Way route.		Retained barn		Existing electrical pylons and cables.
	Main vehicular site access and pedestrian / cycle access.		Existing Public Right of Way route.		Indicative storm water attenuation areas		Natural Play Trials