

LP35 / 7	Should battery storage proposals be required to have a higher expectation/requirement for landscaping in rural areas (to minimise impacts on rural character)? Yes/No - please explain.
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- 40.1 Where sites have been submitted for renewable energy purposes as part of the “Call for Sites” process, should these sites be considered for inclusion as allocations within the new Local Plan? Particularly where these are sited in association with and ancillary to, other sustainable energy projects or major and strategic employment proposals and sites?

	Options for Battery Storage Sites
Option 8	Do not have a specific site allocation policy for battery storage
Option 9	Rely on the criteria-based policy (noted in LP36 above) alone, to address and determine proposals for battery storage sites.

	Question on Battery Storage Sites
LP35 / 8	Please state if you prefer Option 1 or 2 and explain reasons for your preference.

LP36 Information and Communication Technologies

- 41.1 Local planning guidance and policy generally require new residential developments to be connected to gigabit-capable broadband infrastructure, which provides download speeds of at least 1 gigabit per second (1000 Mbps) by 2030. This is often achieved through full fibre connections but can also be delivered via technologies like cable or fixed wireless. See [CBP-8392.pdf](#) and [New build developments: delivering gigabit-capable connections - GOV.UK](#). It is subject to a cost cap/threshold of £2,000 cost per dwelling and where a developer is unable to secure a gigabit-capable connection they will be required to install the next best technology connections available.
- 41.2 It should also be noted that since 2022 the Building Regulations also now mandate the installation of gigabit-ready physical infrastructure and gigabit-capable connections in new build developments (The Building etc. (Amendment) (England) (No. 2) Regulations 2022.gov.uk).
- 41.3 Superfast broadband is defined as over 30 Mbps, while ultrafast broadband is defined as over 100 Mbps. Adopted policy LP36 currently notes 30Mbps as a minimum requirement. However, considering the changes in national policy, it would be advisable to update the policy to reflect the change to 1000Mbps. The policy is still considered broadly in conformity with the NPPF 2024, subject to a minor update outlined in Option 1 below.

	Options for LP36
Option 1	Retain the adopted policy on Information and Communication Technologies, with the following suggested change to replace the reference to ‘minimum download speed’ in the policy text: “Where a developer is unable to secure a gigabit-capable connection not exceeding the cost cap of £2,000 per dwelling, ^{ifootnote}

	¹¹ a developer will be required to install the next best technology connections available, provided this can be done without that connection also exceeding the cost cap.”
Option 2	Delete the policy considering the changes to Building Regulations requiring the installation of gigabit-ready physical infrastructure and gigabit-capable connections in new build developments.

	Questions on LP36
LP36 / 1	Is the adopted Local Plan policy in conformity with the current NPPF 2024? Yes or No - please explain.
LP36 / 2	If you consider the policy is not in conformity, how should the policy be amended to help accord with the NPPF 2024?
LP36 / 3	Should the policy include the national policy update to new development securing a gigabit-capable connection, not exceeding the cost cap of £2,000 cost cap per dwelling? Yes or No - please explain.

LP37 Housing Allocations

- 42.1 The adopted Local Plan policy LP37 relates to housing allocations that are expected to be delivered by 2033, the end date of the adopted Local Plan. Some changes will be necessary to reflect where site allocations have come forward for development and been completed, as well as updated to reflect any new allocations that will subsequently be required. New allocations will be required to fulfil the housing number in the Local Plan Review as discussed in Policy LP5 above.
- 42.2 The final policy in the Local Plan Review will be a list of site allocations, including their size and capacity available/planned/expected to be delivered by the end of the new Plan period (see questions 1 and 1a).
- 42.3 A Call for Sites has been made for sites that are available for potential development. The Call for Sites closed on 31st March 2025. 173 sites were submitted for a variety of uses including for housing. There were a few duplications of parts of sites but only one site was a full duplication, and a site plan was also not received for one site so had to be discounted. The total amount of sites at the end of the Call for Sites period was 170. The full list of sites, site areas and potential end use is provided as part of the evidence base and available on the Council's website. No decision on the merits of the sites has yet been made.
- 42.4 As some of the submitted sites are currently part of allocations in the adopted Local Plan it is not proposed that these allocations are withdrawn but are carried forward as allocations in the Local Plan Review.
- 42.5 The following table provides information on the allocations from the adopted Local Plan.

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Table 6: Update on Housing Allocations As of 31st March 2025

Site Ref	Location	Area (ha)	Total Number of units	With PP	Under construction	Completed	Latest Situation
H1	Land at Holly Lane Atherstone	32.7	620	123	15	50	Detailed planning application approved for 123 dwellings and is under construction. 50 completed, 15 under construction. Outline planning application approved for an additional 499 dwellings. Total number for the whole site including the above approved for 620 dwellings. Phase 2 now submitted (PAP/2024/0349) for 250 dwellings
H2	Land to north-west of Atherstone off Whittington Lane	71.2	1282	0	0	0	Master planning underway with Council, highway improvements scheduled 2026 following part consent on adjoining site (same ownership). Initial onsite works to begin 2026/27.
H3	Allotments adjacent to Memorial Park, Coleshill	1.4	30	0	0	0	Initial design layout undertaken. Site in public ownership, possible schemes under discussion. Expected application 2025 to 2028. Possible schemes discussed but no further progress
H4	Land to east of Polesworth and Dordon	160.8	1675	31	0	31	Master planning underway with Council. Trunk Road highway improvements design underway, scheduled 2026/27. 31 completed
H5	Land west of Robey's Lane, adjacent Tamworth	66.1	1270	0	0	0	Planning application has been approved subject to a S106. (Further provided update below)
H6	Site at Lindridge Road adj. Langley SUE, Wishaw	6.7	141	0	50	71	Planning permission now granted for recent application. (PAP/2022/0371 for 178 dwellings). Work started 2024/25 by Taylor Wimpey. 71 completed, 50 under construction
H7	Land at Church Farm, Baddesley	2.2	47	0	0	0	Planning application has been granted 2024/25 subject to S106.
H8	Land north of Grendon Community Hall (former Youth Centre) Boot Hill Grendon	0.3	7	0	0	0	County Council site. Discussions on potential application held. Delivery not expected till late 2026/27 or later.

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H9	Land between Church Rd and Nuneaton Rd, Hartshill	30.4	400	0	0	0	Planning application PAP/2018/0140 recommended approval at Board. Site is allocated within Neighbourhood Plan also and the County Highway Authority has not objected to the highway arrangements. Issues remain due to conflicts with the re-opened Quarry operations adjoining the site.
H10	Land south of Coleshill Road, Ansley Common	17.2	450	0	0	0	PAP/2024/0528 submitted for 62 dwellings and pending.
H11	Former School redevelopment site (excluding original historic school building) Water Orton	2.8	48	48	0	0	Brownfield site. Planning Application now submitted (PAP/2023/0266). Decision pending S106 negotiations. Potential start 2026.
H12	Land at Village Farm, Birmingham Road	0.6	12	0	8	0	Planning permission granted and 8 out of the 9 houses are under construction
H14	Land north-east of Manor Farm Buildings Main Road, Newton Regis	1.0	24	0	10	24	Completed
H15	Land south of Shuttington Village Hall	1.2	24	13	0	11	Planning permission granted - PAP/2019/0022. Under construction
H16	Land north of Orton Rd	4.2	128	128	10	51	Planning permission granted and under construction - PAP/2022/0282 51 completed, 10 under construction
H17	Land south of Islington Farm, r/o 115 Tamworth Rd	1.3	26	28	0	28	Site completed - PAP/2020/0420
Total Allocations			6183	406	96	242	

Note: Since March 2025: Site H1 approval given for 250 dwellings on phase 2. Site H5 Land off Robey's Lane has gained full planning permission following the signing of a S106 agreement leading to 27% of allocations now having planning permission.

42.6 Of the adopted Local Plan allocated housing sites above, it is proposed to automatically carry forward the following allocations: H2, H3, H4, H8 and H10. It is proposed that sites already with planning permission and/or under construction will not continue as an allocation but will be included in the committed housing supply.

Options for LP37	
Option 1	Retain adopted housing allocations where undeveloped, deleting those now completed or under construction, and adding additional sites where appropriate.
Option 2	Drop all adopted allocations and seek to replace the policy and sites with a wholly new policy and fresh, alternative sites.

Questions on LP37	
LP37 / 1	Do you agree the adopted housing allocations should continue?
LP37 / 2	If not, why not?
LP37 / 3	Are there sites that you feel should be allocated for housing? If so, please identify them, provide contact details for the site and explain why it should be allocated.

LP38 Reserve Housing Sites

- 43.1 The adopted Local Plan reserve housing sites may be either carried forward and maintained as reserve sites or be included in LP37 as full housing allocations. This will depend on the circumstances affecting each site.
- 43.2 In the case of Reserve Site RH1 there are still issues to be addressed in relation to highway requirements and improvements at Spon Lane. However, these issues may be addressed within the new policy as part of any application requirements. Further discussions and studies will need to be undertaken with the highway authorities to see if this site can be developed, especially considering the recent loss of funding support for improvement works along the A5.
- 43.3 Reserve Site RH2 at Ansley Common has two current pending applications on part of the site. There remain issues around access that may partially be addressed via adjoining sites. However, further work with the County highway authority will be necessary to establish the potential for all, or part of the site to come forward as an allocation.
- 43.4 Reserve Site RH3, covering the Atherstone Football ground, has several constraints (including lying part within Flood Zones 2 and 3) that make the site a difficult option to bring forward for immediate redevelopment. There is the option for the Reserve Site status to be withdrawn and the site (which is owned by North Warwickshire Borough Council), to be allocated or reserved as available for community-linked recreational and leisure uses.
- 43.5 The relevant options for these reserve sites are therefore considered as follows;

	Options for LP38
Option 1	Maintain all of the adopted Reserve Housing allocations.
Option 2	Bring the Reserve sites forward as full housing allocations.
Option 3	Delete some or all or all the Reserve Housing allocations.
Option 4	Delete Reserve Housing site RH3 at Atherstone Football Ground and retain as a reserve site for Leisure/Recreation uses only.

	Question on LP38
LP38 / 1	Please state which Option you prefer and explain reasons for your preference.

- 43.6 In addition to the reserve sites noted above, there may be further sites that would be more appropriate to identify as a reserve housing site rather than as new or maintained allocations in Policy LP37. Of the listed sites still relevant in Policy LP37, there are a number that are unlikely to come forward in the near future in their entirety but may have the potential for partial delivery and implementation where least affected by the uses and reasons preventing the whole of the site being developed/delivered.
- 43.7 One such site is Site H9 between Castle Road and Nuneaton Road. This site is constrained as a result of the adjoining quarry, which has been brought back into

use and operation. There is currently a decision 'pending' on an outline planning application on the site. Considering the current issues affecting the site (and application) an option for retaining the site on a 'reserve' basis, awaiting delivery once the use conflict has been resolved, is proposed as an option below.

- 43.8 The suggested Reserve Site RH9 would need to exclude the new replacement secondary school and associated facilities, along with the Snow Hill Wood Local Wildlife Site (LWS). The original proposal was for the development site to contribute towards the delivery of the secondary school and alternative access. With the delivery of the school through public education grants this is no longer necessary and, when the site can be delivered, the requirement for education contributions and natural environmental or BNG contributions should address future needs.

Option for LP38	
Option 1	Create a new Reserve Site RH9, with access onto Castle Road, replacing the adopted housing allocation H9.

Question on LP38	
LP38 / 2	Please state if you agree that H9 should be a reserve housing site and why.

LP39 Employment Allocations - Sites E1 to E4

- 44.1 Table 7 below shows the list of the adopted Local Plan employment allocations. It provides an update on each of the sites.

Table 7: Current Situation with the NWLP 2021 Employment Allocations

LP39 Employment Allocations			
		Area (ha)	Update
E1	Land south of Rowlands Way east of Aldi	6.8	This site planning permission has recently expired.
E2	Land to the west of Birch Coppice, Dordon	5.1	Preliminary discussions have taken place with the Borough Council and the Allotment holders. Alternative sites have been explored for allotments.
E3	Land including site of playing fields south of A5 Dordon, adjacent to Hall End Farm	3.45	No progress has been made on bringing this site forward
E4	Land to the south of Horiba MIRA Technology Park & Enterprise Zone	42	Site area is now 60 hectares and has planning permission subject to the signing of a S106 agreement
TOTAL		57.35	

- 44.2 The Borough Council had started to prepare a Draft Employment Development Plan Document (Draft Employment DPD) to be an interim process dealing with various issues relating to employment. That Plan had been through an Issues and Options consultation with a draft of the document having been prepared, however, that Plan has now been subsumed into this Local Plan Review.

- 44.3 In terms of the adopted employment allocations, it is proposed that these be treated similarly to the allocated housing sites. Where sites have extant planning consent, and/or work has commenced, they will be treated as part of the current employment commitments in terms of employment land supply. Where sites have yet to receive planning consent, they will be carried forward for inclusion as allocations in the Local Plan Review, unless circumstances and landowner/developer intentions have changed.
- 44.4 The following table provides an update on the allocated employment sites from the adopted Local Plan and any proposed changes put forward within the Draft Employment DPD:

Table 8: Existing Employment Allocations

Allocation	Commentary
E1 (Land south of Rowlands Way east of Aldi)	The planning consent has recently expired, and it is proposed the allocation be carried forward into the new Local Plan. Further discussions will be required to confirm the current development intentions of the landowner (Aldi) following recent announcements regarding changes in their operations at its Atherstone HQ distribution hub.
E2 (Land to the west of Birch Coppice, Dordon)	This site will be carried forward. With the Council as part of landowner of the site, relocation of the allotments to land north of the A5, closer to Dordon, will still be required. It is envisaged to extend the site on its west side (see further details below).
E3 (Playing fields south of A5 Dordon etc.)	With recent support funding from Sport England and from CISWO (The Coal Industry Social Welfare Organisation) towards site improvements, the future of the Birch Coppice Miners Social Welfare Centre Dordon (owners/operators of the E3 site) is more positive. With less pressure for relocation or redevelopment from members, it is unlikely that the site will become available soon for employment uses and an option to drop the site as an employment allocation and not carry it forward into the new Local Plan should be considered. To avoid future loss of the facility to other redevelopment uses, the site could then be identified principally for leisure and recreation uses to help maintain and support the current facility and site use.
E4 (Land to the south of Horiba MIRA)	Although the site has received in principle planning permission, subject to the signing of a S106 agreement, following a decision by the Council at the planning and development board 9 th June 2025, until the agreement has been signed the site should be retained and carried forward into the new Local Plan as an allocation. This helps secure the employment supply and support the future growth and development of the MIRA complex and Enterprise Zone.

- 44.5 Some 5.1 hectares were allocated on Site E2, land to the west of Birch Coppice, for employment use as part of the adopted NWLP 2021. Birch Coppice is one of the major distribution sites in North Warwickshire. It also has a rail freight interchange

depot. In addition to carrying forward the allocation of E2, it is proposed to extend the site westwards. A new policy would include an extension to site allocation E2 by a minimum of 2.07 hectares to the west, towards the route of the High Pressure Gas (HPG) main, which travels across the A5 and southwards past Freasley to the east.

- 44.6 The extension could be increased up to a total of 2.47 hectares depending on the advice from the HSE as to the type and extent of development that can be accommodated within a reasonably safe distance of the HPG main. This is included as an option below. Suggested wording for the policy is provide below.
- 44.7 The impact on the nearby homes will be an important consideration and any adverse impacts must be mitigated to minimise these impacts as far as possible. This will include height of the proposed buildings (including structures), overshadowing, lighting and noise.
- 44.8 Some 1.5 hectares of the allocation are currently used as allotments. These will need to be replaced subject to further consultation with alternative provision being provided at a more accessible location close to existing residential areas. The existing allotments must be replaced and relocated to the alternative location to the north of the A5, prior to any redevelopment proposal being granted. In association with employment proposals E2 and E3, land north of the A5 off Browns Lane's is considered a potential suitable location and is identified for their replacement and identified on the adopted Local Plan Policies Map as Site OS1.
- 44.9 The Draft Employment DPD also proposed a new employment site allocation proposal on land south and east of Indurent Park, south of the A5 and west of the adopted employment allocation E2. This larger allocation (beyond the extension to E2 noted above) has been carried forward and included in this Issues and Options consultation document for consideration as a new policy, titled allocation 'EP2' within the section on "New Policy Areas" below (paragraphs 51.1 to 51.4 below).

	Options for LP39
Option 1	Retain adopted employment allocations where undeveloped, deleting those now completed or under construction.
Option 2	Delete all adopted allocations and draft a new employment policy with replacement employment sites (a mix of carried forward sites from the adopted Local Plan and/or new sites).
Option 3	As Option 1 plus allocate an extension to allocation E2 with the following wording: Some 2.07 hectares of additional land are allocated for employment purposes on land to the immediate west of Birch Coppice Business Park, south of the A5 at Dordon as an extension to employment site allocation E2 from the NWLP 2021, making an oversite of some 7.2 hectares. Landscaping will be required along the A5 and to the residential properties on the A5. The allotments, along with appropriate services and associated infrastructure, must be replaced and relocated to the alternative

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	location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction. Site OS1 - A Site to accommodate allotments/open space/recreation uses involving re- location from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities especially on sites E2 and E3. Access to the site can be provided through the adjoining Indurent Park site from Kingsbury Road. (Refer to suggested new policy area paras 51 below)
Option 4	As Option 1 plus allocate an extension to allocation E2 and delete employment allocation E3 and allocate or reserve it for leisure and recreation uses only.

	Question on LP39
LP39 / 1	Please state which Option is preferred and explain the reasons for your preference.

Strategic Sites

- 44.10 In addition to sites addressing local employment needs, there is significant pressure for the Borough to accommodate strategic employment site options due to its position within the 'Golden Triangle' for logistics and warehousing (an area within 4.5 hours of the ports of England and Wales), its location close to major motorway corridors and junctions and its accessibility to the strategic rail network (with two major rail freight terminals within the Borough).
- 44.11 Strategic employment studies and needs assessments have identified the Borough as a suitable location to accommodate some of the regional and sub-regional needs. The Coventry & Warwickshire Housing and Employment Development Needs Assessment (HEDNA 2022) identified a need for 61.4 hectares of local employment land and 551 hectares for strategic B8 needs across the Coventry and Warwickshire area up to 2041, with 88.4 hectares of local employment land and 735 hectares of strategic B8 land up to 2050).
- 44.12 The level of strategic need and options to recognize and address this in the new Local Plan review is discussed in LP6 – Strategic Employment and LP5 - Employment needs. There remains, nevertheless, the option whether to identify and allocate strategic sites in the new Local Plan review or simply rely on a criteria-based policy to address speculative applications as, where and when they are submitted within the Borough to address the needs identified regionally.

	Option for LP39 - Strategic Site Allocations
Option 1	Allocate a site(s) for strategic employment needs.
Option 2	Only allocate for local employment relying on LP6 for wider than local employment needs.

	Question on LP39
LP39 / 2	Please state which option you prefer and explain reasons for your preference.

New Policy Areas

- 45.1 The following sections identify potential new policies for inclusion within the Local Plan Review.
- 45.2 As referred to previously some of the work from the Draft Employment DPD has been subsumed into this Local Plan Review and provides the basis for some of the options and suggested new policy area included in the following section below.

New Policy – Tranquillity and Tranquil Areas

- 46.1 The NPPF 2024 allows us to consider the likely effects of development (including cumulative impacts) on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise. This includes concerns over impacts from noise and light pollution. A recent appeal at Daw Mill in a central Borough location (between Fillongley, Arley and Furnace End) also addressed/raised these issues and highlighted concerns reflecting the national guidance on unsustainable and sensitive locations.
- 46.2 Daw Mill is a former deep mine colliery with associated land for sidings and storage that has now closed. The site was required to be returned to its prior agricultural use, but this has not been realised, and the site underwent a planning appeal for redevelopment for employment/commercial purposes and a rail distribution depot.
- 46.3 The appeal was dismissed and part of the dismissal related to tranquillity and the potential significant adverse impacts of the development on the area's quality of life for residents and those who enjoy the countryside. Paragraph 198 of the NPPF 2024 indicates that planning policies should "identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason", and to seek to "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".
- 46.4 In light of the national guidance and the direction indicated by the Daw Mill appeal, it is proposed the Council consider applying a "Tranquil" type designation over the most sensitive, central (and potentially northern) rural areas of the Borough, where these are under greatest pressure from surrounding urban metropolitan growth areas, as indicated by the 'Tranquil Area Assessment' Map produced by the CPRE² and attached as Map 4 in Appendix A. The designation would look to restrain major developments likely to generate significant light or noise pollution.

² CPRE is the Campaign for the Preservation of Rural England

	Options for Tranquillity and Tranquil Areas
Option 1	Designate a core rural area within the central (and northern) parts of the Borough, between the main settlements (Category 1 and 2 settlements in the adopted Local Plan) within and adjoining the Borough, to minimise the adverse impacts of new and redevelopment proposals on the Boroughs 'tranquil' areas. The suggested area is shown on Appendix A Map 4.
Option 2	Do not designate a 'tranquil' area within the Borough and retain the current situation, relying on national policy and guidance to address this issue.

	Questions on Tranquillity Tranquil Areas
TA / 1	Should the central core area of the Borough be shown as an area of tranquillity? Yes / no.
TA / 2	If yes, do you agree with the suggested area as shown on Appendix A Map 4?
TA / 3	If you don't agree with the suggested area as shown on Appendix A Map 4 please provide a map showing the area you consider should be designated a tranquil area.
TA / 4	What should the policy say? Please provide wording for a policy or suggested criteria it should include.

New Policy – Mancetter Quarry

- 47.1 The former Tarmac operated Mancetter Quarry site of approximately 96 hectares has recently ended quarrying operations and is entering the restoration stage as required by various planning conditions. The site has also been used by Tarmac previously as part of a trial project (in the adjoining restored Jubilee and Purley Quarries) to explore the concept of Corporate Natural Capital Accounting (CNCA), the aim being that the restored quarry will create value for the local community and the national economy. See link: https://www.youtube.com/watch?v=VfD-XWr_MnY
- 472 As part of this process, the potential for restoration of the former Mancetter Quarry site for Biodiversity Net Gain (BNG) purposes, and as a linked extension to the current Hartshill Hayes Country Park (55 hectares), has been under discussion with the owners Tarmac, Mancetter Parish Council and Warwickshire County Council. In addition, part of the adjoining former Golf Course at Ridge Lane (also owned and controlled by Tarmac), may have potential for incorporation into the quarry area to enable and enhance access along existing public rights of way and link into/combine both sites with the Country Park. This former golf course (which has substantially re-naturalised) also has potential for BNG purposes, carbon capture and renewable energy opportunities (solar panels, wind etc), subject to further investigation.
- 47.3 The Parish Council is keen to promote this proposal and link it to local industrial and cultural heritage interests and also to use the site for educational and leisure purposes, promoting and enabling community access to the countryside to support health and wellbeing in the community. The potential for creating a major hillside Country Park facility, of an approximate 170 hectares in size, close to two major urban areas at Atherstone/Mancetter and Hartshill/Nuneaton, comparable to other

major country parks in the Warwickshire and Leicestershire sub-regions would be a major boost to the area.

- 47.4 One of the main issues will be access to the site. The current quarry access off Quarry Road has potential and is a good standard within the site. However, Quarry Road itself, with restricted access over the Coventry Canal bridge (18th century brick arched bridge and a potential local heritage asset) and through to Mancetter Road/Nuneaton Road B4111 junction, is unlikely to be a suitable option except for local traffic and walking/cycling. An alternative option may be via Ridge Lane and Purley Chase Lane, the latter currently used by commercial lorry traffic serving the quarry (with 'access only' available beyond that point suggested as an option).
- 47.5 Prioritising this route would serve vehicular access from the Nuneaton, Hartshill and Galley Common/Ansley Common direction and, encourage access from Atherstone and Mancetter by more sustainable means via walking and cycling. This access route may also open the opportunity of using the former golf course buildings (now derelict), as servicing buildings for any renewable energy facility or even a new visitors centre / redeveloped site facilities for any enhanced Country Park, along the lines of similar facilities and country parks at Pooley Park, Polesworth and Kingsbury Water Park, Kingsbury. Both of those sites have generated significant visitor trips and acted as economic boosts and opportunities for their areas, as well as contributing to the health and wellbeing of the Borough and surrounding areas.
- 47.6 A map indicating the areas referred to above is attached as Map 5 in Appendix A.

	Options for Mancetter Quarry
Option 1	Mancetter Quarry restoration be for public access, environmental enhancement via BNG, and renewable energy opportunities.
Option 2	Expand the proposal to ensure a link to the Hartshill Hayes Country Park.

	Questions on Mancetter Quarry
MQ / 1	Should the Mancetter Quarry restoration be directed towards re-use for public access, environmental enhancement via BNG and renewable energy opportunities? Yes or No - please explain.
MQ / 2	Should there be a policy to support the opportunity of creating a new, expanded Country Park, combining the Quarry with Harsthill Hayes and parts of the former Purley Chase Golf Course? Yes or No - please explain.
MQ / 3	Are there any other uses which this proposal should include? Yes or No - please explain.

New Policy – River Anker Access and Nature Project

- 48.1 Atherstone Town Council has developed the "River Anker Access and Nature" project. This follows an initial 'River Anker Access and Nature Study' that investigated the potential for improved access along the River Anker, the links with the surrounding area and the potential for improving the meadows alongside the river for nature. A proposal based on the Study, should be considered for supporting the potential for a footpath/cycle route enabling access to the Anker River corridor,

facilitated by routes delivered through adopted and future housing allocations to the north of Atherstone. The area is shown on Map 6 in Appendix A.

- 48.2 In addition, the potential for improvements to existing public rights of way (PROW's) should also be included, possibly by directing contributions from developments within the town and immediate area, to facilitate the delivery of a circular town route, utilising the existing canal towpath and the existing PROW network to and from the canal, the Carlyon Industrial estate, and within the residential estates of the town.
- 48.3 The Study and proposal also provides the opportunity for enhancing the natural environment, supporting and helping to deliver the Riverside Local Nature Reserve (LNR) proposed in the adopted Local Plan alongside the River Anker), and directing BNG funding towards achieving the ecological and environmental improvements within the LNR or similar locations within the Anker River Study area.

	Options for the River Anker Access and Nature Project
Option 1	Include a policy in support of, and to help implement, the River Anker Access and Nature Study.
Option 2	Do not include a policy supporting the Study and retain current access to the river as it is, using PROW's where these exist.

	Questions on the River Anker Access and Nature Project
RA / 1	Should access to the River Anker from central core and residential areas of the town be encouraged/facilitated?
RA / 2	If access is supported, what are the benefits this may provide to residents/businesses in Atherstone?

New Policy – Wild Packington

- 49.1 It is suggested that the Local Plan Review includes an enabling policy for the Wild Packington Project, which aims to kick start natural processes and allow nature to lead the way on a third of the Packington estate. The project is also part of the Tame Valley Wetland Trust River Blythe Restoration programme. The site comprises approximately 344 hectares (850 acres) of the River Blythe SSSI (Site of Special Scientific Interest) corridor from the nature reserve south of the A45 up to the M6 and has been submitted to the Local Plan process for consideration. The site area is shown on Map 7 in Appendix A. The remaining land comprises the historic deer park and an area of regenerative agriculture and nature-friendly farming, creating a mosaic of land uses for wildlife.
- 49.2 The project's ambition is to develop new nature-based enterprises to build on those already supported. This will include camping, glamping and wildlife safaris. Education, health and wellbeing programmes will also be developed. Meat sales will continue on site and will enable visitors to buy meat from the rewilding area.
- 49.3 Natural processes will be restored in the project area through a change in grazing from sheep to low numbers of mixed grazers including cattle and horses. Natural regeneration will also be encouraged, with some supplementary tree planting undertaken to restore a mixed native seed source. Internal fencing will be removed to allow grazing animals to freely roam across the site. Some habitat restoration will be undertaken on site, including wetland creation and river restoration. The aim of

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this restoration is to restore hydrological processes on the site as well as natural water levels. The plans for the project include consideration to the reintroduction of key species, including beavers and water voles.

	Options for Wild Packington
Option 1	Support the Wild Packington Project through a new local plan policy.
Option 2	Do not have a new policy on this specific project but support it through other existing policies.

	Questions on Wild Packington
WP / 1	Should the Council be supporting re-wilding of the Borough's rural and agricultural areas, or seek to maintain current uses?
WP / 2	Please explain the reasoning for your answer.

New Policy – Coleshill Manor Site

- 50.1 Planning permission was originally granted in 1991 (OAP/1991/0130) for conversion and new office accommodation at the former Coleshill Hospital, known as Coleshill Manor on some 16.3 hectares (gross) of land within the Green Belt. The permission allowed for the construction of up to 10,033 sq.m. (107,994 sq.ft). The indicative master plan from a 1999 planning permission showed 7 buildings in addition to the conversion of the manor house, which had previously been used as a hospital.
- 50.2 Some parts of the original permission have been implemented; therefore extant planning permission remains for the site. However, since 2010 the site has been under threat by the construction of the Birmingham section of HS2, part of the delta junction.
- 50.3 The adopted Local Plan recognised this issue and indicated that the Borough Council would consider favourably applications for replacement buildings if they were to be demolished due to HS2. In early 2025, a relatively new office block was demolished to make way for HS2.
- 50.4 In addition, some of the other proposed office blocks shown on the indicative masterplan for the site will also be impacted by the route of HS2. It is considered important for the Borough Council to signal that although HS2 has carved through part of the site, alternative solutions for the site should be explored.
- 50.5 A map identifying the site and the area referred to above is attached as Map 8 in Appendix A.

	Options for Coleshill Manor Site
Option 1	Have a proactive new policy seeking the delivery of the site.
Option 2	Do not have a new policy on this specific site but use existing national and other local policies to support its delivery.

	Questions on Coleshill Manor Site
CM / 1	Should there be a policy to encourage the full implementation of the planning permission?
CM / 2	If yes, do you agree with the following wording?

	Coleshill Manor The Borough Council will look favorably on proposals at Coleshill Manor to replace buildings demolished, including those that have permission but are not able to be developed due to the construction of HS2. Any development should respect its Green Belt status and parkland setting, as well as the listed building on the site. Buildings should be no taller than a 2-storey house. Lighting should be kept to a minimum with footpaths, parking and access roads lit at a low level. Any signage should be no higher than a single-storey house and externally illuminated to reduce its impact on the surrounding area.
CM / 3	If no, what do you suggest should be done to encourage the site to be brought forward/developed?

New Policy – Extension to Indurent Park, Kingsbury Road, Dordon

- 51.1 An existing employment park, Indurent Park (formerly known as St Modwen's Tamworth Park), located southeast of Junction 10 on the M42, east of Kingsbury Road is proposed for protection/identification as an Employment Area to be included in the adopted Policy LP12 (options discussed above). In addition to designating the site as an 'Employment Area' under policy LP12 it is proposed to extend the site to the east and south-east by some 39 hectares as a new employment allocation within this Issues and Options consultation (following its inclusion in the Draft Employment DPD in July 2025).
- 51.2 There is a high-pressured gas pipeline that runs through the site operated by Cadent. The Health and Safety Executive (HSE) is the primary body responsible for regulating the safety of high-pressure gas pipelines in the United Kingdom. The site can be developed with the pipeline in situ. An alternative option may be to relocate the pipeline to the east, but this may impact on the delivery of employment site allocation E2 and its extension (as noted in the options for Policy LP39 above). Any movement of the pipeline will need to consider carefully the implications and ensure the delivery of both the proposed and existing allocations. Both, Cadent and the HSE would need to be involved in any changes to its route, as it has implications on the number of employees who can be present on site. Any restrictions in terms of number of employees would be outside the planning consent regime. It is not seen that this will be overly restrictive in terms of those who can occupy the site.
- 51.3 Different unit sizes could be provided on site and these could range from around 2,000 sq. M. (21,500 sq.ft) to around 18,000 sq.m. (194,000 sq.ft) in size.
- 51.4 A map identifying the site and the area referred to above is attached as Map 9 in Appendix A.

	Options Extension to Indurent Park
Option 1	Seek delivery of the extension to Indurent Park as an employment allocation. The suggested policy wording is as follows: Some 39.43 gross hectares of land to the east and south of the existing Indurent Park, Kingsbury Road will be allocated as employment land within Use Classes B2/B8/Eg(iii) together with a minimum of a 200 metres buffer zone to the homes in the hamlet of Freasley. The allocation will provide approximately 70,000 sq m / 750,000 sq ft (gross internal area) and is expected to deliver at least one unit of at least 9,290 sq. m (100,000 sq ft). A buffer zone will be required to be retained /provided of at least 200 metres to homes in the hamlet of Freasley. Impact on the hamlet should be minimised, particularly, in terms of the height of buildings, lighting and noise from the proposed development. The existing access from Kingsbury Road will be the primary access to the site. Development will be expected to contribute towards the cost of improvements to Junction 10 of the M42. Further highway improvements required as part of the development will be determined through a transport assessment. The allocation of this land will provide for access to the adjoining employment allocation site E2 (NWLP 2021). A corridor to allow a link road through the allocation will be provided. Active travel, particularly for cycling and walking, to the site will be required to be improved. The focus of any improvements will be to improve accessibility for existing and future Dordon and Polesworth residents. An Employment and Skills Plan will be required to ensure North Warwickshire residents can benefit directly from the construction and occupation phases of the development.
Option 2	Do not have a policy in the local plan on this specific site.

	Questions Extension to Indurent Park
EP2 / 1	Please state if you prefer Option 1 or 2 and explain reasons for your preference.
EP2 / 2	If you agree with allocating the area as an extension to Indurent Park for employment use, do you agree with the wording in policy shown in Option 1 above?

New Policy – Birch Coppice Spoil Heap

- 52.1 Birch Coppice Spoil Heap is the remains of the former Birch Coppice Colliery which closed in 1986. This is a major brownfield site located outside of the Geen Belt in the A5 corridor, directly adjacent to the Strategic Employment sites of Birch Coppice, Core 42 and Indurent Park. The spoil heap was originally envisaged to be a country park however, as the slopes are steep and unstable, and it is unclear if the material is not conducive to public access this is in doubt.
- 52.2 If the site could be reused it would potentially involve over 50,000 sq.m. of material within the spoil heap being removed. A suitable location would need to be found to relocate the material. Rail should be used as the preferred means of moving the material. This would need to be agreed with the local minerals planning authority (Warwickshire County Council).
- 52.3 The Draft Employment DPD considered proposing to allocate the site as a reserve employment site, recognising the challenges in bringing it forward but also setting out the Council's support to bring the site forward before the end of the Plan period. Following the merging of the Draft Employment DPD with the Local Plan Review, this proposal has been included for consideration as an Option below.
- 52.4 A map indicating the areas referred to above is attached as Map 10 in Appendix A.

	Options for Birch Coppice Spoil Heap
Option 1	Seek delivery of the site as a country park.
Option 2	Seek delivery of the site for employment use.
Option 3	Do not have a policy in the Local Plan Review on this specific site but use existing national and other local policies.

	Questions on Birch Coppice Spoil Heap
EP4 / 1	Should there be a policy to encourage the use of the Birch Coppice Spoil Heap site? a) Option 1 – Country Park; or b) Option 2 – Employment site?
EP4 / 2	If for employment use, do you agree with the following wording? Birch Coppice Spoil Heap To assist in determining the viability of the delivery of the site an assessment will be required to be carried out to assess the feasibility of removing the spoil heap and the exact amount of land that can be provided as an extension to the regionally significant employment site of Birch Coppice. If the site proves to be viable and there is a suitable receptor site for the spoil, some 30 hectares of the former Birch Coppice Colliery spoil heap (brownfield land) to the west of the existing Birch Coppice Site, will be allocated as a reserve employment site within Use Classes B2/B8/Eg(iii).

	Additional land may be considered to the southwest of the site subject to joint access arrangements and a buffer zone to Freasley. This can be investigated further and may help with viability of the site overall.
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New Policy – Houses in Multiple Occupation

- 53.1 The Borough Council has considered a Board report on the number of houses in multiple occupation (HMOs) and agreed to place an Article 4 Direction over the whole of the Borough. North Warwickshire has seen a continual gradual increase in HMO numbers, as has been the pattern nationally. There are more general reasons for this, such as the affordability of rented housing, forcing more into HMOs, housing benefit for single under 35's only being entitled to the lower shared HMO room rate, and more recently, SERCO acquiring them as part of national Asylum Seeker Accommodation Dispersal. Some of these properties were already HMOs prior to SERCO managing them. There are also more local factors as exhibited in Dordon, with Birch Coppice Business Park requiring more HMOs for its workforce.
- 53.2 The total number of HMOs within North Warwickshire is not large numerically but does constitute 0.1% of housing stock. There is an absence of some the key drivers of significant numbers of HMOs such as hospitals, universities or large population centres and so whilst there are pockets of HMOs, complaint data from Private Sector Housing and Environment Health teams of the Borough Council is low.
- 53.3 HMO licences have been issued since 2006 by the Private Sector Housing team of the Borough Council. Demand is the lowest in Warwickshire with just 29 HMOs having or requiring a licence currently which last for a period of five years. HMO standards are generally higher in licensed HMOs, however, where an unlicensed HMO becomes known it will also be inspected to ensure safe standards and suitable management.
- 53.4 Local planning authorities can withdraw the permitted development rights that allow the conversion of Class C3 dwellinghouses to Class C4 HMOs by issuing what is known as an Article 4 Direction under the Town and Country Planning General Permitted Development Order 2015. As with all Article 4 Directions, this does not mean that HMOs are automatically unacceptable but allows the local planning authority a measure of control over the number, concentration and location of them, and may allow the Council to include conditions on any permissions that serve a proper planning purpose.
- 53.5 The Council has taken the decision to introduce an Article 4 Direction on HMOs. This means that all HMOs will require planning permission. Over concentration in any street/road are the main concern, as they can change the character of the locality and type of housing stock available. Some of the observed potential impacts on concentrations of HMOs include pressures on parking, noise, a loss of local character, changes to local retail provision and a decline in the more settled population of an area. To date there has been only minimal impact in the Borough but there are increasing numbers, so this is a new policy area under consideration.

Issues and Options (Regulation 18) Consultation
North Warwickshire Borough Council

	Options for HMO's
Option 1	Have no policy within the Local Plan Review on HMOs.
Option 2	Have a policy on the over concentration of HMOs.

	Questions on HMO's
HMO / 1	Which option do you prefer? a) Option 1 – no policy b) Option 2 – policy on HMO's
HMO / 2	If you prefer Option 2 do you support the following policy? Yes / No - please explain. Houses in Multiple Occupation (HMOs) Proposals for the conversion of existing dwellinghouses or the construction of new buildings to be used as Houses in Multiple Occupation (HMOs) should protect the residential amenity and character of the area and will be permitted where they: i. Would not result in this type of accommodation forming over 10% of the number of residential properties with a 100 metre radius of the application a site (measured from the centre of the site). - ii Would not result in a C3 family dwelling—house being sandwiched between two HMO's or other non-family residential uses. - iii Would not result in a continuous frontage of three or more HMO's or other non-family residential uses. - iv Would not give rise to unacceptable adverse cumulative impacts on the range of housing provision, amenity, character, highway safety and parking. v. The HMO would provide high quality accommodation with adequate living space.

Map 1 – Land at Thorpe Constantine (CFS71 / CFS43 / CFS107)

Map 2 – Land west of Warton (CFS168)

Map 3 – Land north of Moto Services (CFS136)

Map 4 – Tranquillity Assessment Map England (NWBC extract)

Map 5 – Mancetter Quarry Proposal Area

Map 6 – River Anker Access and Nature Project Area

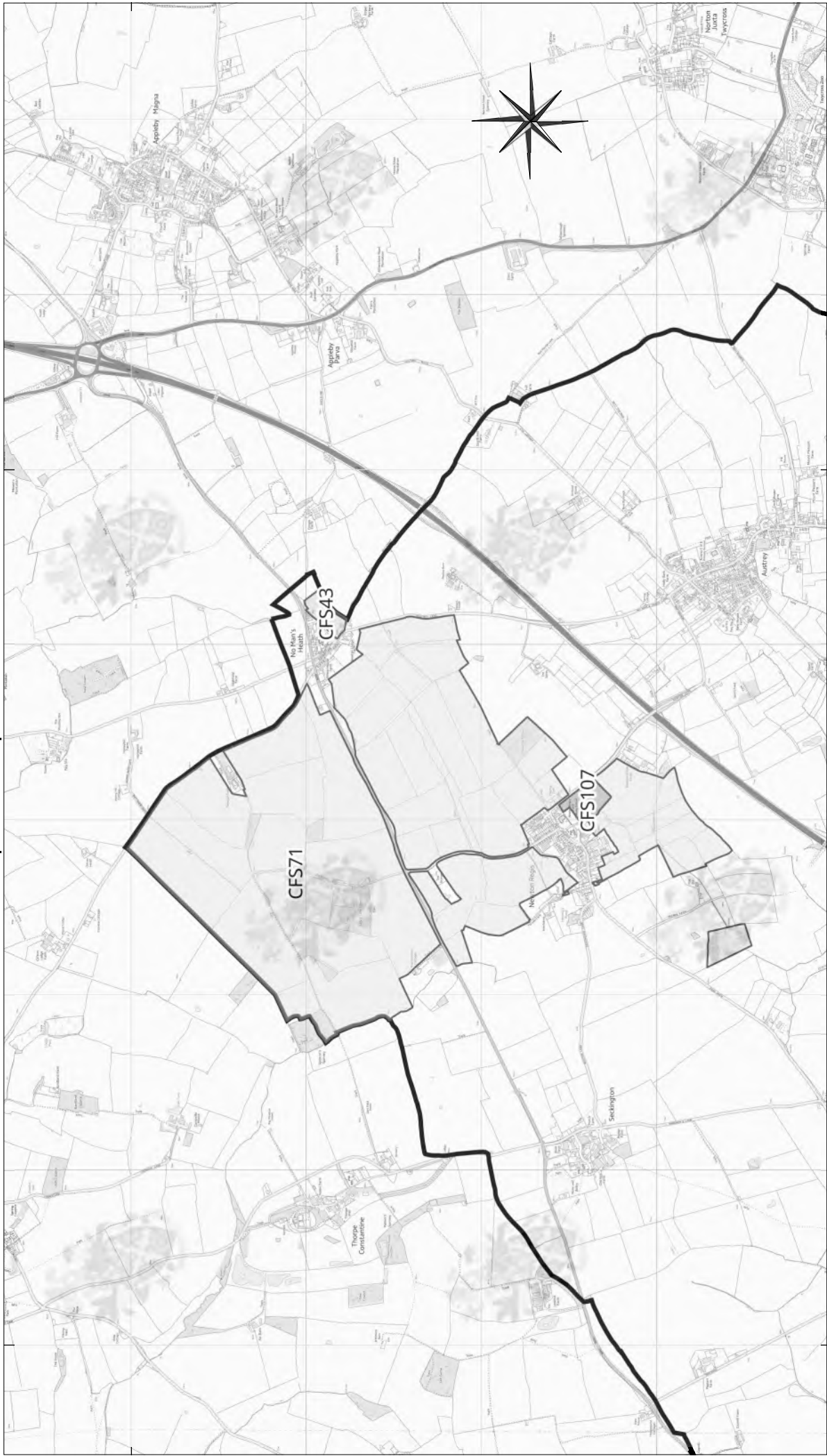
Map 7 – Wild Packington Project Area

Map 8 – Coleshill Manor Site

Map 9 – Extensions to E2 and Indurent Park

Map 10 – Birch Coppice Spoil Heap

Map 1 - Thorpe Constantine



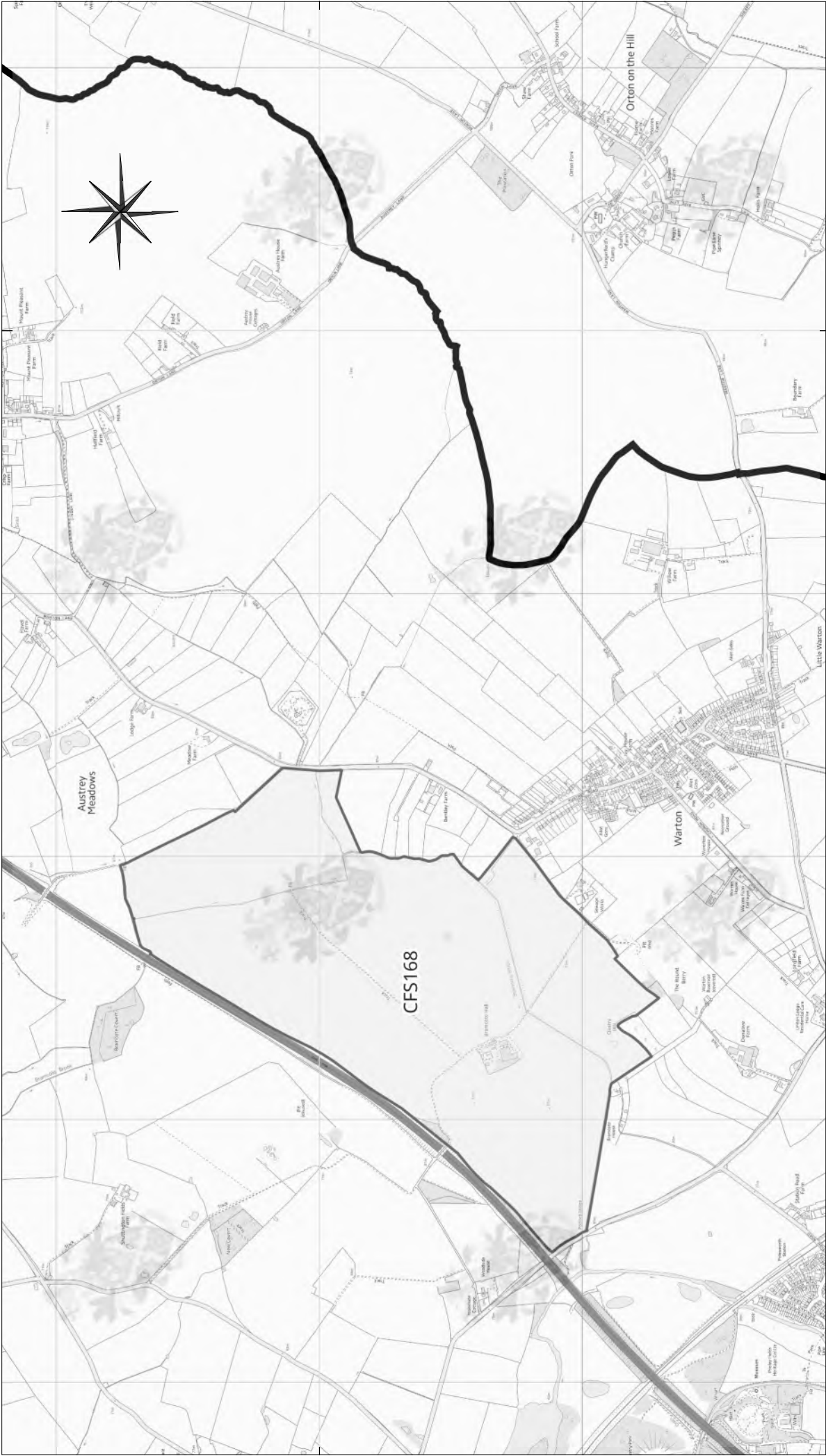
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Scale: 1:30000

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Map 2 - Land west of Warton



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Scale: 1:20000

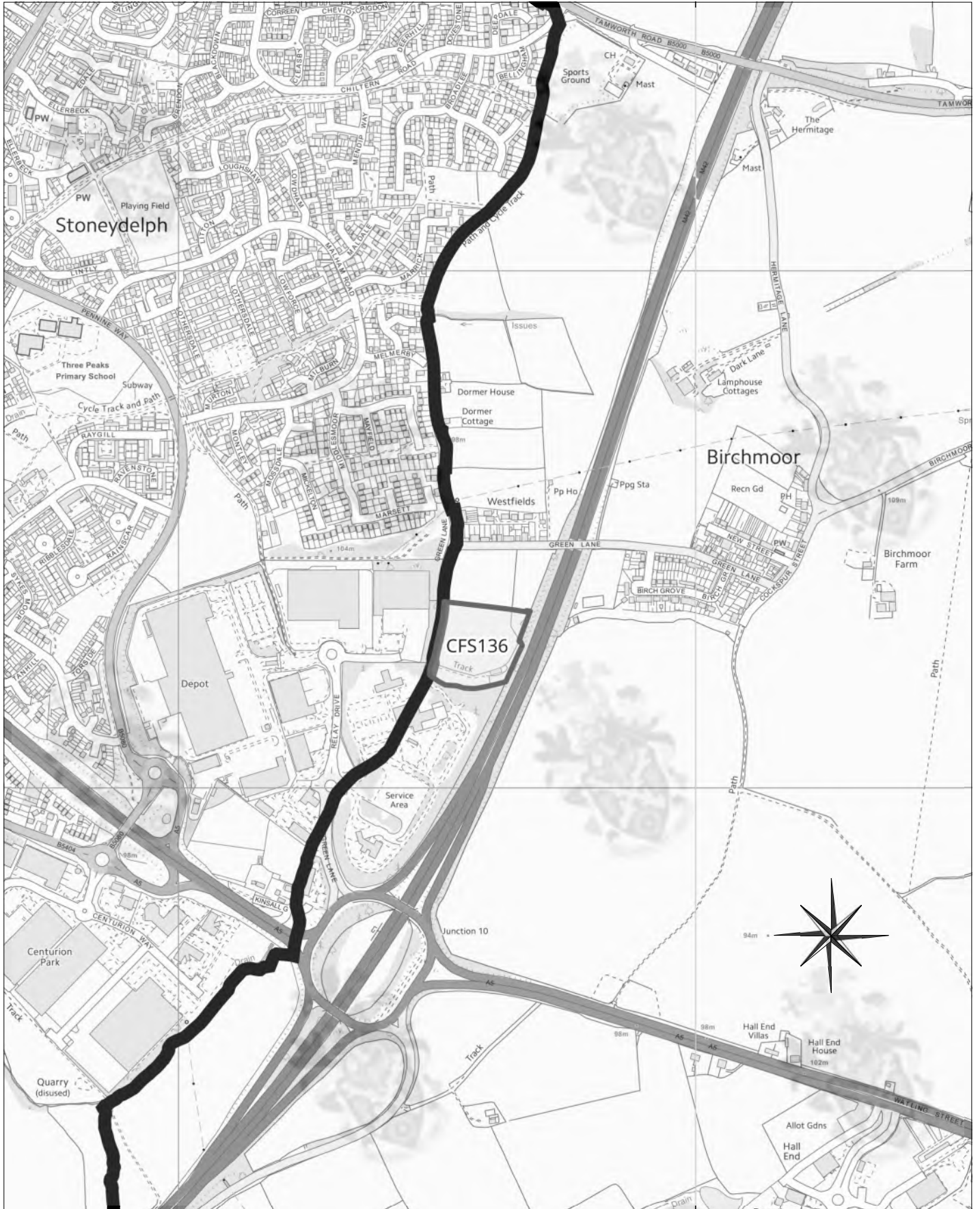
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Map 3 - Land north of Moto Services



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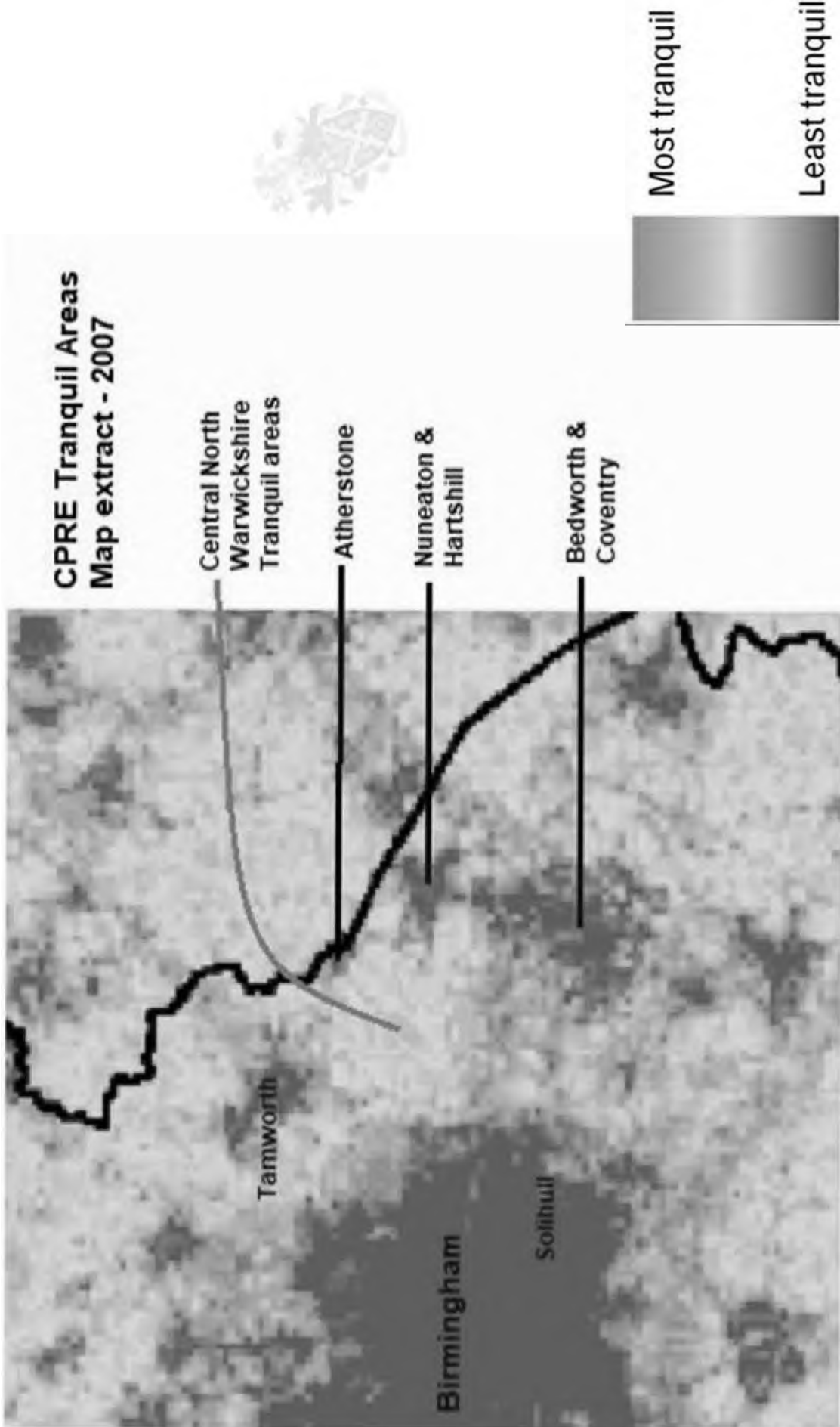
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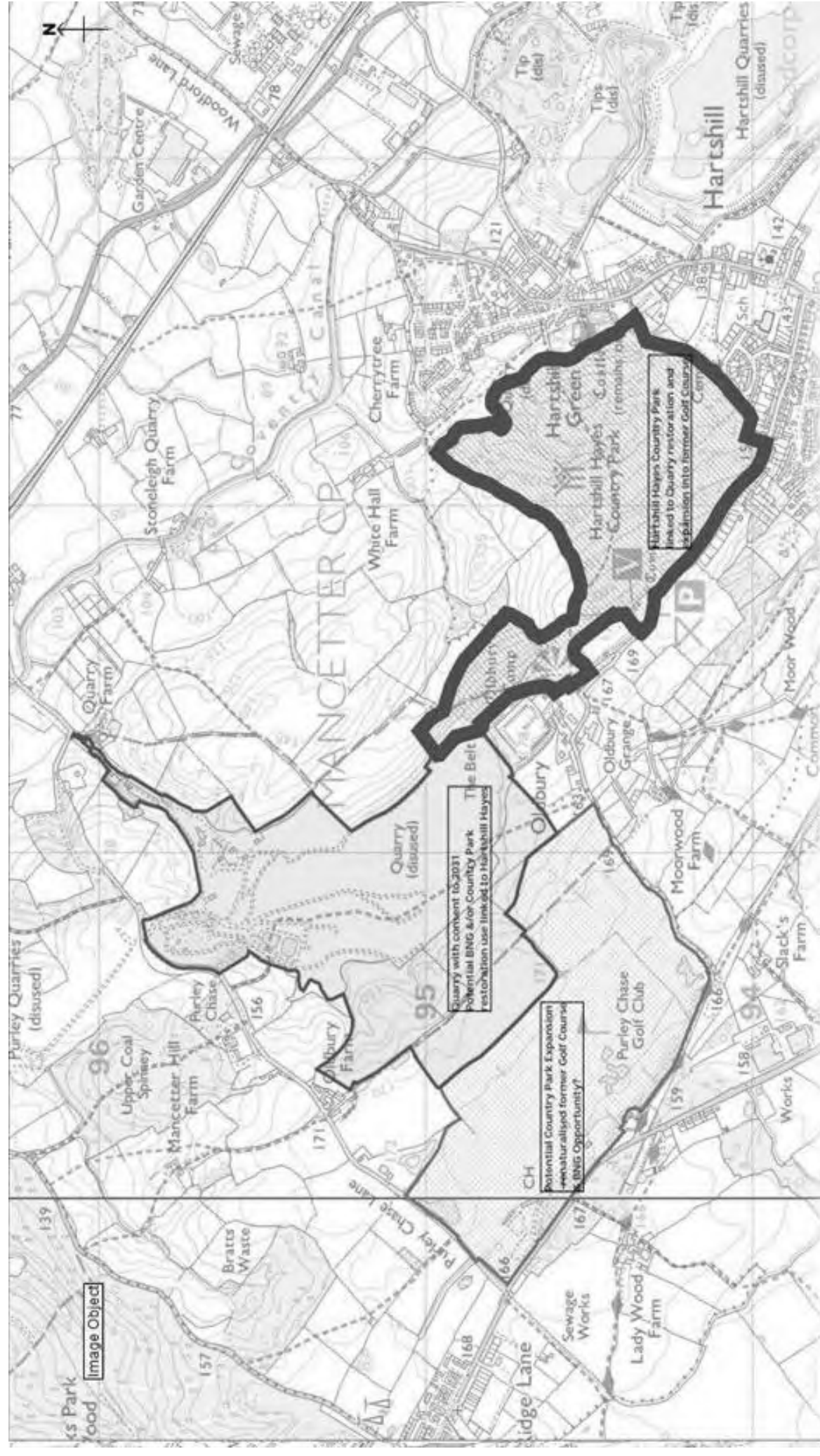
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Source: CPRE

https://www.cpre.org.uk/wp-content/uploads/2019/11/tranquillity_map_england_page13of18.pdf



Map 5 - Mancetter Quarry Proposal Area



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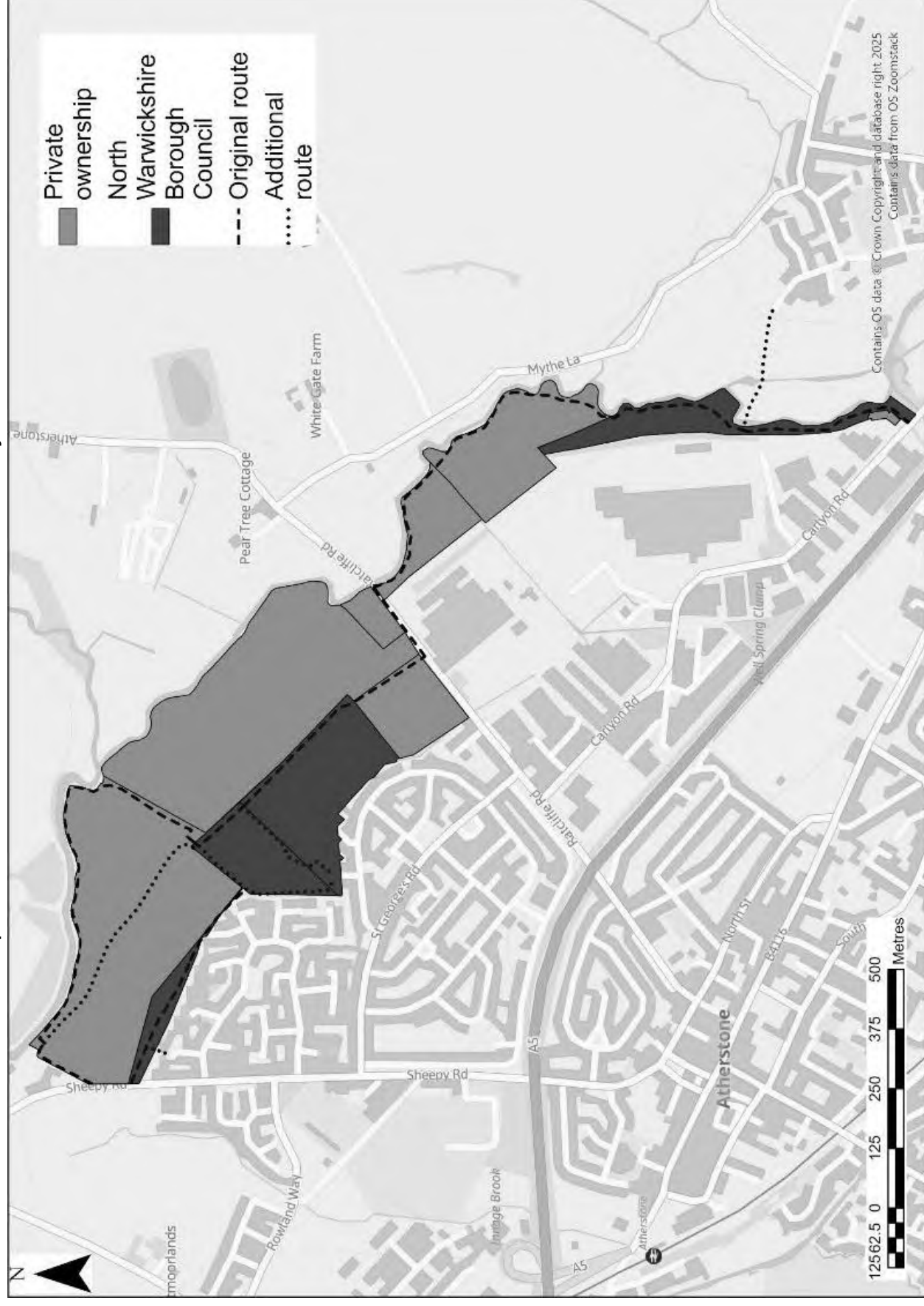
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Team Honest Respect Initiative Voice Excellence

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Map 6 – River Anker Access and Nature Project Area



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Map 7 - Wild Packington Project Area



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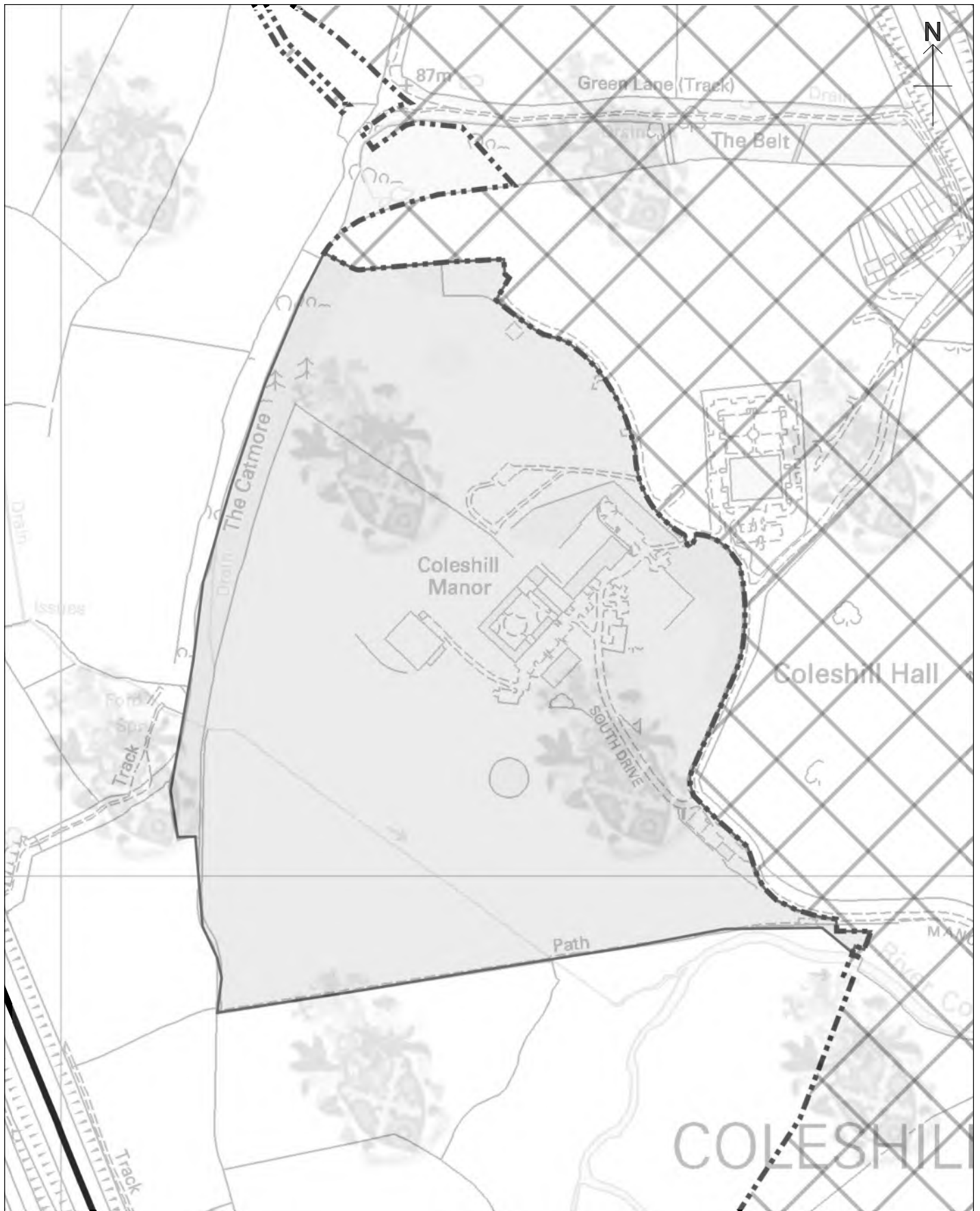


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Map 8 - Coleshill Manor Campus redevelopment

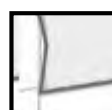


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KEY



- Area for Campus redevelopment

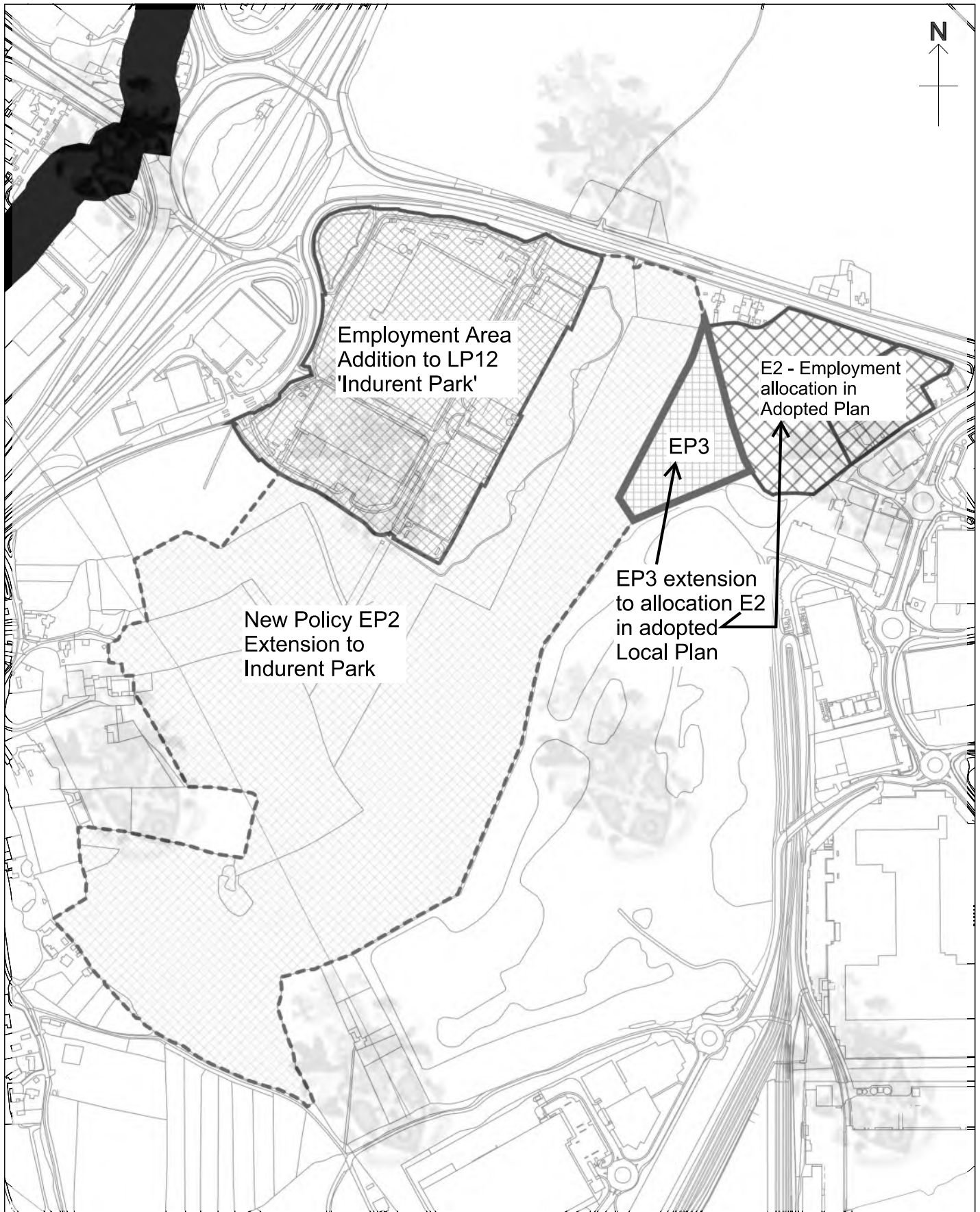


- HS2 Safeguarded Area

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Map 9 - Employment Options - Extension to E2 (EP3) and Indurent Park (EP2)



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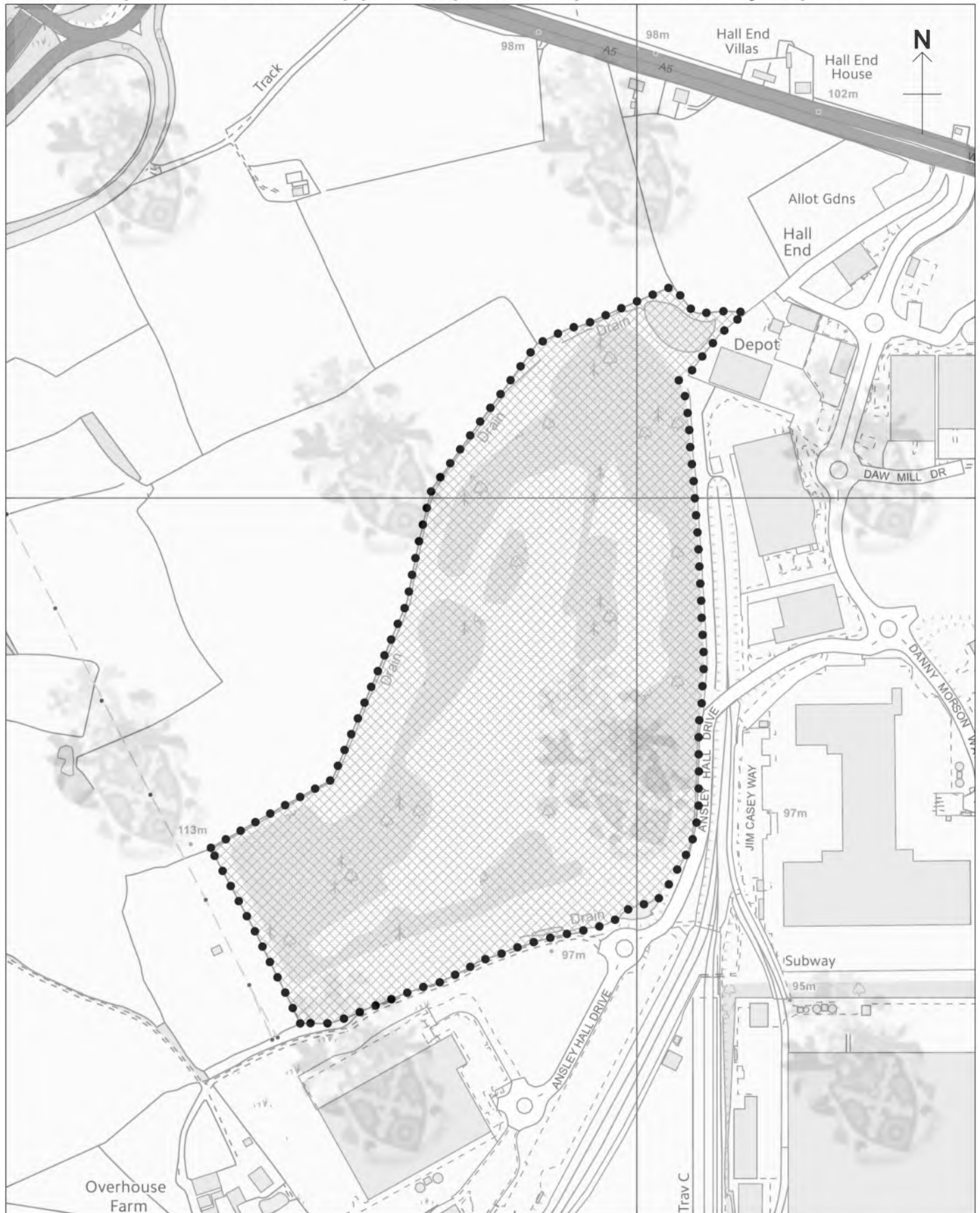
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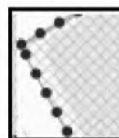
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Map 10 - Birch Coppice Spoil Heap New Policy Option



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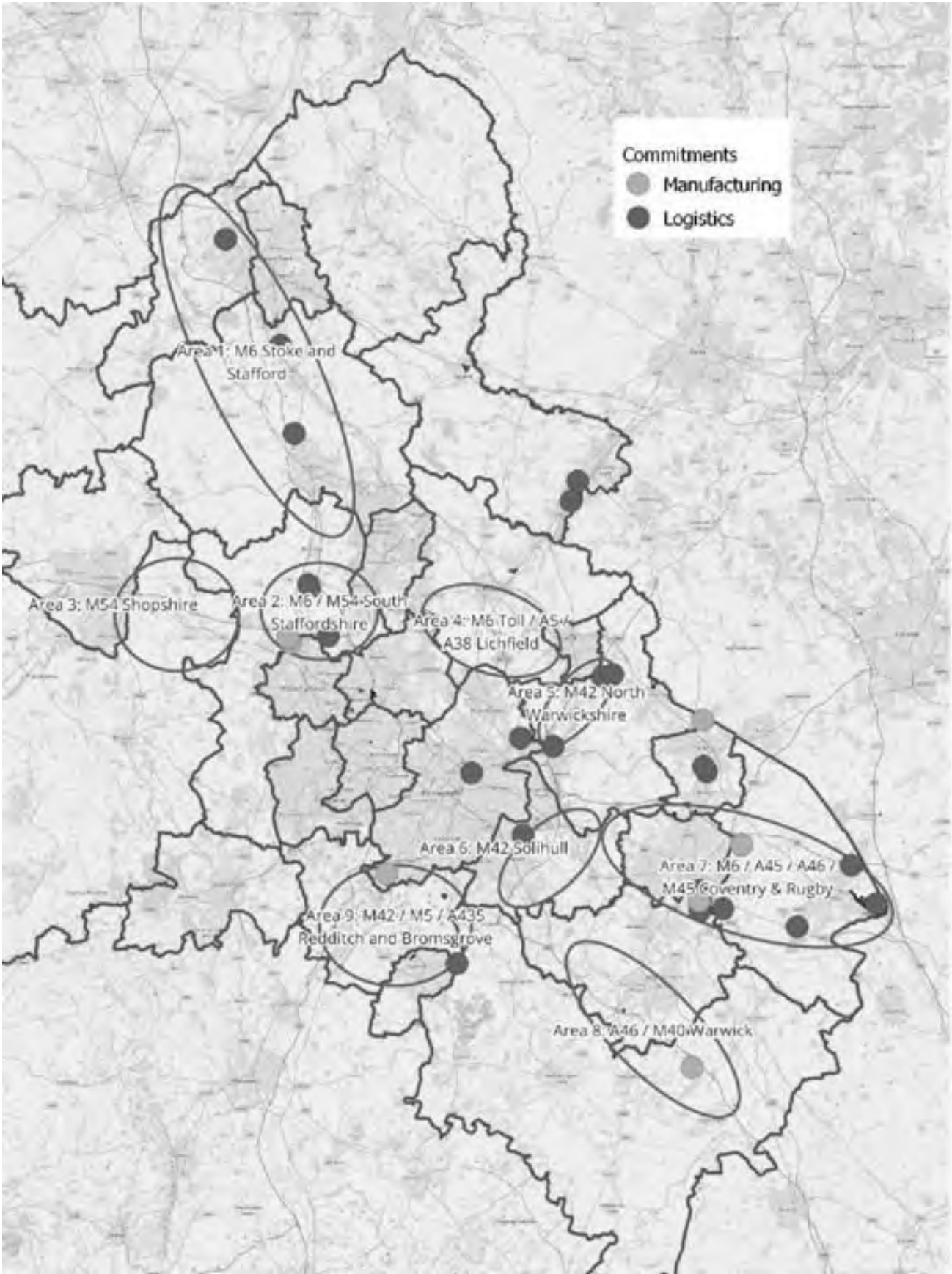


Spoil Heap - Grey Hatched area

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Scale: 1:6000

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