

**Draft Site Allocations
Plan**

**Part of the Local Plan
for North Warwickshire**

**Issues, Options &
Preferred Options**

November 2012

A Have your say

Status of the document and consultation

- i This document represents a combination of the first stage (known as the 'Issues and Options' or 'Regulation 19' stage) and the "Preferred Options" stage in the preparation of the Site Allocations Plan. The purpose of the Site Allocation Plan is to allocate sites for housing, employment and other land uses, and to identify these and other planning designations, such as Conservation Areas, on the Proposals Map. This document allocates sites throughout the Borough.
- ii Once adopted, the Site Allocations Plan will form part of North Warwickshire's Local Plan with the Preferred Option allocated sites replacing those from the saved Local Plan 2006. The Council is interested to hear the views of everyone including residents, businesses, community groups and all other stakeholders. All comments received will contribute towards the production of the final document that will be submitted for independent examination in 2013.
- iii Documents and supporting evidence and online versions of the questionnaire can be viewed and downloaded from the Borough Council's website at **www.northwarks.gov.uk/planningconsultations** and a response form can be filled in online, or downloaded and emailed/posted back to us (address below). We encourage the viewing of documents and submission of comments electronically, where possible, to limit the use of paper and valuable resources used in the printing process.
- iv Alternatively copies of the documents can be viewed at Main Reception, Council Offices, South Street, Atherstone, CV9 1DE, and copies of the questionnaire can be obtained, and at the Council's Leisure Centres and all Local Libraries including Nuneaton.

The closing date for responses is 5pm on the xx 2012.

- v For further information on this document, please contact the Council:
By e-mail: planningpolicy@northwarks.gov.uk
By telephone: 01827 719499/451
In writing: Forward Planning Team, The Council House, South Street, Atherstone, CV9 1DE
In person: please hand in to the Council's offices in Atherstone, marked for the attention of Planning Policy.

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To be finalised

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1 INTRODUCTION

Local Plan

- 1.1 The Local Plan is a new type of plan that will replace the existing North Warwickshire Local Plan 2006 and create a new set of planning documents to help plan for, and manage, development in the Borough between 2006 and 2028. The new Local Plan will consist of a number of Development Plan Documents (DPDs) including:
- **The Core Strategy** which provides the over-arching strategy and policies and the long-term vision for North Warwickshire.
 - **Site Allocations Plan** which allocates sites for housing, employment, retail, open space, education and community uses
 - **Development Management Policies document** which sets out the policies against which planning applications will be assessed.

What is the Site Allocations Plan?

- 1.2 The Site Allocations Plan will identify sites throughout the Borough for development up to 2028. It must be prepared in line with the policies in the Core Strategy which sets out the vision and objectives for the spatial development of the area.
- 1.3 The Site Allocations Plan sets out the allocation of sites as needed to achieve the objectives of the Core Strategy. This consultation is an initial stage in the preparation of the Site Allocations DPD but the final document is likely to contain the following:
- Locations for a range of housing development to meet the needs of the local current and future population*
 - Locations for employment sites
 - Locations for mixed use/retail development
 - Specific land requirements for education
 - Open spaces and recreation
 - Site opportunities for energy generation

What does this document include?

- 1.4 The Issues, Options and Preferred Options consultation stage is the initial stage in the process of developing the Site Allocations Plan. It considers some of the key issues and options for the development of sites in the Borough and identifies the Council's "Preferred Option" for sites. This document sets out the range of potential sites that *could* be allocated for future development up to 2028. The settlements specified as development locations were established in the Core Strategy and are not, therefore, subject to further consultation now.
- 1.5 As well as identifying sites for housing and employment uses, this document also asks questions about open spaces that could remain protected from development. To this end, sites that have been identified through the Council's Open Space Assessment are included in this consultation paper. We are seeking your opinion on which of these sites should be protected and which, if any, additional sites should be added.

How have the initial sites been identified?

- 1.6 The site options contained within this document have been identified through a variety of sources as follows:
- Sites previously and recently submitted to the Council
 - Sites proposed within other LDF documents such as the Strategic Housing Land Availability Assessment (SHLAA) and Local Investment Plan (LIP)
 - A review of land allocations within the adopted North Warwickshire Local Plan.
 - A review of site specific proposals within other strategic documents and service strategies produced by other sections within the Council

Are all of the sites in this document needed for new development?

- 1.7 The amount of new development that could be accommodated on the sites in this document far exceeds that required in North Warwickshire up to 2028 (for more information on the amount of housing and employment land needed, please refer to the Core Strategy). This is particularly true of the rural areas of the Borough. Consequently, the Council will not be allocating every site in this document. The Council has included those sites it considers its "Preferred Options" which can help deliver the housing requirement, in preference to the other sites shown.

Does the Council have to allocate the whole of a potential site or can it allocate just part of a site?

- 1.8 The Council can allocate as much or as little of a site as it deems appropriate. In the rural areas in particular, many large sites have been proposed for development. In such instances, given the limited amount of new development required in these areas, it is most likely that small sections of big sites will be allocated (taking account of local views about the scale and nature the development that residents would like to see).

How do I use this document?

- 1.9 The document is divided into settlement specific sections so you may, if required, just look at the section relevant to where you live although we recommend that you are aware of/read the Core Strategy first to establish the background for the housing figures, strategy and settlement hierarchy. Specific questions are asked in relation to that settlement, allowing you to express your views on the relative suitability of potential development sites, the appropriate levels of development that should be accommodated on a specific development site (e.g. all or only part of a proposed site).
- 1.10 Within this consultation document are a number of maps, which illustrate all of the potential housing, employment, mixed-use or opportunity sites for consideration. Each site shown has a unique reference number relating to the settlement it is within or adjoins. For some sites a further reference number is noted, one originally assigned to it in a background study, the Strategic Land Availability Study. These original reference numbers have been kept to allow easier cross referencing between this consultation paper and the background study. The different reference systems are shown in the table for each settlement. Potential protected open space sites are included on a separate series of maps to avoid confusion with allocated housing and/or employment sites. These Open Space sites correspond broadly with those identified in the Adopted Local Plan with some additions and deletions and have been specifically assigned by the Council for this Consultation Paper and do not correspond with any other background study.

Evidence Base

1.11 In addition to the input received through the consultation process, the Council has compiled a number of 'evidence base' documents, which provide technical information on a number of key issues specific to the Borough. The following list identifies some of the background technical studies that have been carried out to inform the LDF;

- Strategic Land Availability Assessment (SLAA)
- Housing Market Assessment
- CSW Employment Land Study
- Strategic Flood Risk Assessment (SFRA)
- Landscape Character Assessment Aug 2010
- Sustainable Community Strategy
- PPG17 Audit/Green Space Strategy
- North Warwickshire Playing Pitch Strategy (Adopted 2010)
- The Economic Demand for Housing in the West Midlands, 2006 - 2026: North Warwickshire CB Richard Ellis Industrial Market Assessment Report 2007
- Labour Market Profile North Warwickshire
- Understanding Employer Needs in Coventry and Warwickshire June 2006
- Industrial and Commercial Building Study 2001 - see below
- Employment Policy Options and Updated Economic Land Availability Requirements
- Warwickshire Historic Landscape Characterisation

If you would like to know anymore information on the evidence base studies please contact the Forward Planning Section or visit the Council's website (www.northwarks.gov.uk).

2 EMPLOYMENT LAND

- 2.1 This section sets out the requirement to identify employment land to meet the needs of the Borough. As part of the evidence base collated for the preparation of the LDF the Borough reviewed a number of documents and studies including amongst others the Coventry/Solihull/Warwickshire Sub Region Employment land Study (June 2007), the Borough's own Industrial and Commercial Market Assessment, (September 2007) and produced an Employment Policy Options and Updated Economic Land Availability Requirements as at October 2011 outlining the findings and conclusions from some of the background and evidence documents above and indicating the Employment Policy options considered by the Council
- 2.2 The County Council has also undertaken a number of Economic Assessment studies to inform the production of their Local Economic Assessment Report. The Assessment includes much background and baseline information relevant to North Warwickshire and can be viewed online at the Borough's and County's websites.

Existing Saved Employment Land

- 2.3 The 2006 Local Plan identified those areas of the Borough currently used primarily for employment and commercial purposes, such as Carlyon Industrial Estate, Atherstone and Station Road /Gorsey Lane employment estates in Coleshill. These sites will continue to be identified and protected for employment uses. The future Development Management Policies document will be developing the policies that will apply in such areas. It is not intended that these sites be identified as "Allocated Employment" sites as they have already been developed but control will need to be applied over their potential redevelopment for both employment and other uses such as housing. Nevertheless, the sites will need to be shown on the Proposals Map to help define the areas that will benefit from these safeguarding policies.

New Employment Land

- 2.4 The requirement for new employment land is driven by two different issues. First the need to provide for local employment needs, which as the employment studies indicate will be primarily small to medium sized businesses (including small rural businesses to support rural employment and enterprise). Second the pressure from outside the Borough, relating to Regional and National business needs.
- 2.5 With the abolition of the Regional Spatial Strategy (RSS) the Borough Council has to consider its employment land target. The Core Strategy aims to continue with the RSS target to equate to 11 hectares over a 5 year period. This will also include the 20 ha regional logistics expansion that has been incorporated into the overall employment figure and is extended on a per annum basis up to 2028. Therefore over the Plan period this equates to a total of 68.5 hectares for Local Employment Needs.
- 2.6 The Borough's accessible location near to major road and rail transport routes makes it a highly suitable area for Logistics and Distribution businesses/operations, which have established themselves on significant redeveloped brownfield sites at Hams Hall, Kingsbury Link and Birch Coppice along with some major manufacturing operations such as BMW. Pressure for expansion and the need to accommodate growth from these industries and supporting industries (including to the automotive sector) has meant that the Borough has previously been identified (in the evidence

for the abolished Regional Spatial Strategy) as suitable to accommodate some additional Regional Logistics growth.

- 2.7 Some of this has already been accommodated but the supporting evidence indicated a further 20 ha's should be delivered. The Core strategy indicates that, in view of the level of Logistics development currently approved, the lack of small to medium sized business opportunities and the need to broaden and diversify the employment base this 20 ha's should be earmarked for high density employment uses. This will help improve employment choice and opportunities across the Borough, provide opportunities to tap into the emerging technical research and support businesses serving the growth at MIRA, BMW and Jaguar Land Rover, while helping to address the local small to medium sized business needs. This increases the employment land requirement to 68.5 hectares. A significant element has already been completed, granted planning consent or already allocated in the previous Local Plan but as yet undeveloped. This reduces the overall need for identifying additional sites to approximately 31 hectares.
- 2.8 Nevertheless, the land available to meet these needs is limited and constrained by the presence of Green Belt across two thirds of the Borough and the need to be located close to good transport and rail links. This limits potential expansion to primarily the A5 corridor around the main settlements at Polesworth/Dordon and Atherstone. The following site proposals are seen as the most appropriate and deliverable options/ locations given the constraints affecting the Borough.

EMPLOYMENT SITES

DORDON

OPTION EM1

Land South of the A5 at Dordon (17 hectares), adjoining Birch Coppice will be brought forward on a phased approach in 2 tranches as a long term employment site, for primarily B1, B2 and B8 uses, or high employment density uses appropriate to the location, to avoid overprovision of warehousing/logistics type development when delivering employment requirement targeted for **Local Needs**. This site will include a major element of landscaping provision along the A5 corridor.

- 2.9 Mixed Uses, including retail, housing and service/community uses have also been proposed as an option on this land. The Retail element is covered in the retail options in Chapter 3

ATHERSTONE

OPTION EM2

6.9 ha of employment land at Holly Lane will be safeguarded for the future expansion of Aldi to assist in their continued presence and growth within the Borough.

- 2.10 Land north-west of Atherstone off Holly Lane/Rowlands Way (6.9 hectares) will be brought forward as a long term employment site subject to the single user restrictions identified in the area Policy below. *Note: This is a longer term delivery opportunity that is excluded from the 11 Ha rolling reservoir.*

OTHER EMPLOYMENT SITE OPTIONS

- 2.11 There are currently areas of land adjoining Atherstone's development boundary between the A5 and the West Coast Main Line, off Holly Lane. The land is partly used as allotments or as paddock/pasture. The site is split by the Coventry Canal along which the towpath enables pedestrian access to Atherstone Railway Station and town centre.
- 2.12 These sites could provide some potential for limited employment land that provides some additional flexibility and variety to the options available. Although currently undeveloped, by safeguarding the site in this document it could ensure the site is available in the future in the event employment need arises.

LONG TERM SAFEGUARDING OPTIONS OPTION EM3

Land off Holly Lane, north of A5 and south of West Coast Main Line will be safeguarded from non-employment related development. This land abuts but lies outside of the Development Boundary close to/adjoining existing employment and commercial development in Atherstone.

PREVIOUS PROPOSED REGIONAL EMPLOYMENT SITES - HAMS HALL

- 2.13 Hams Hall, formerly an electricity generation site, has been redeveloped as a manufacturing, distribution and freight site. One part of the site, the former power station site B (around 20 hectares), remains undeveloped and lies within the Green Belt. The evidence supporting the abolished RSS indicated this site could deliver part of the identified logistics requirement for the Region.
- 2.14 The Core Strategy has indicated that this site should, nevertheless, remain within the Green Belt. The need for further logistics development could be delivered through the existing consent at Birch Coppice (40 ha's a) and other site redevelopment and expansions. However, the national need for renewable green energy generation is increasing as outlined in the Draft National Planning Statements on Energy Generation. Therefore, if there is a proven national need, then this site could be used for power generation once again. (For the avoidance of doubt this would not include wind or nuclear power generation.)

OPTION EM4

Approximately 20 hectares of land at Hams Hall on the former Power Station B site will be retained in the Green Belt but identified for potential Renewable Energy Generation Schemes, excluding Wind or Nuclear, where there is a proven national need for energy generation.

3 RETAIL

Issues

- 3.1 The shopping centres in the Borough are important service centres whose vitality and viability are important for the local economy. The Core Strategy sets out how the character and diversity of shopping centres will be maintained by:
- Resisting the loss of shop units in retail use (Class A1) particularly in the Primary Frontages of the centres
 - Promoting uses which are complementary to the Primary Frontage within adjoining Secondary Frontages.
 - Protecting and enhancing existing local centres and other local shops.
- 3.2 The purpose of this consultation is to seek your views on the actual town centre boundaries for centres of Atherstone, Polesworth and Coleshill and which/whether parts of the town centres should be designated as Primary Frontage, Secondary Frontage and local centres.
- Town Centre Boundaries - within which retail commercial and leisure proposals will normally be located and acceptable.
 - Primary Frontages include the main retail core of the centre where Class A1 premises, such as shops, Post Offices, travel agencies, hairdressers and dry cleaners, are normally protected.
 - Secondary Frontages include premises on the edge of centres, outside of the Core Shopping Frontage, where a wider mix of uses are permitted including financial and professional services, restaurants and cafés, pubs and hot food take-aways.
 - Local centres and local shops include a mix of premises, normally smaller in scale, that cater for local day-to-day needs of local people.
- 3.3 The following maps set out the suggested designations across a number of centres in the Borough. These are based on the 2006 Local Plan designations but have been updated to reflect recent changes to the character of the centres. We would like your views on the proposed designations.

Retail Options Main Centres:

RE1

Continue to identify protected Primary and Secondary Frontages and Town Centre boundaries as shown in 2006 Local Plan.

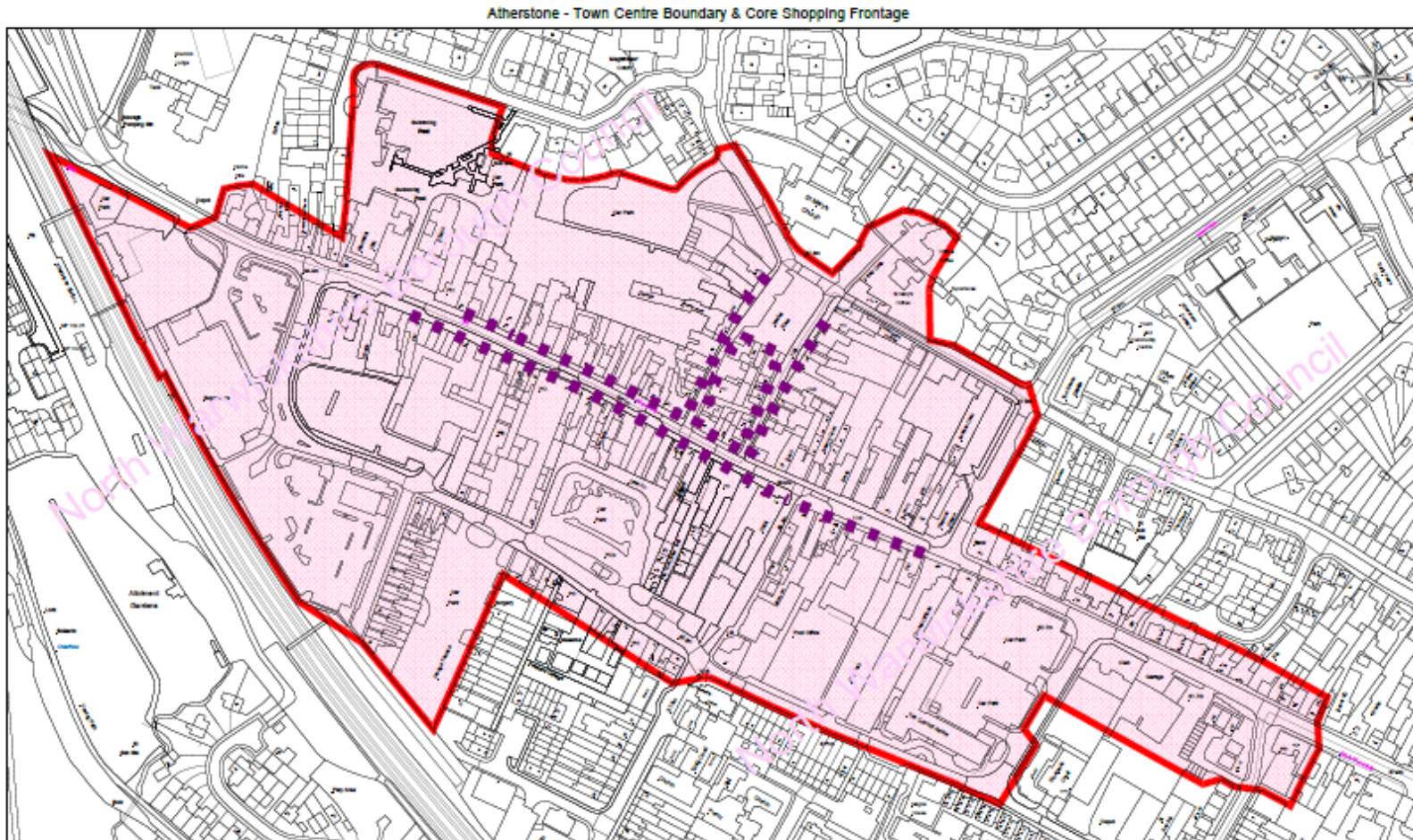
RE2

Extend Primary and Secondary Frontages and Town Centre boundaries to include additional commercial properties where appropriate;

RE3

Reduce Primary and Secondary Frontages and Town Centre boundaries to reflect loss of retail frontages and current recessionary retail environment.

Atherstone - Town Centre Boundary & Core Shopping Frontage



North Warwickshire
Site Allocations Development Plan Document
Issues and Options

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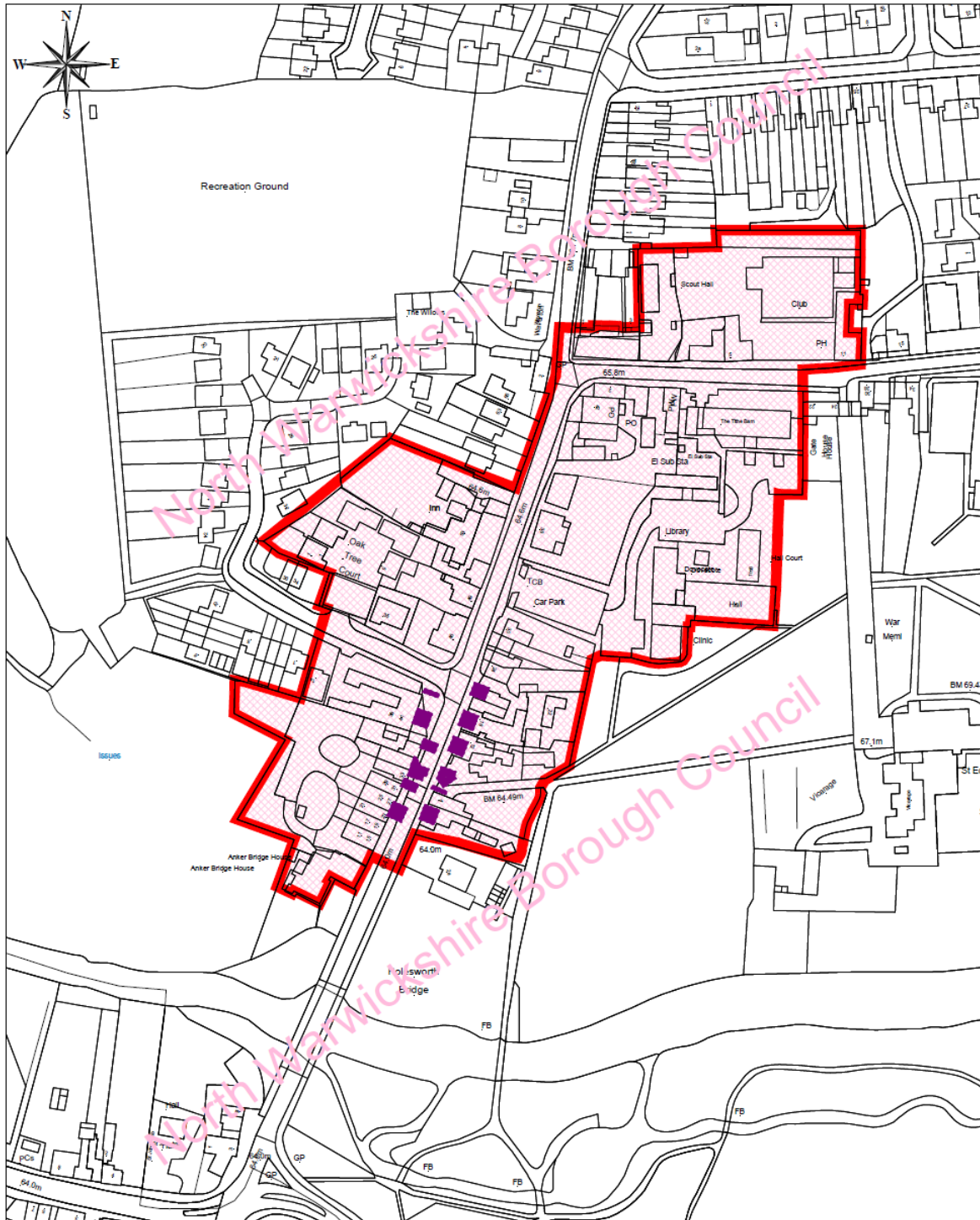


North Warwickshire
Borough Council



Polesworth - Town Centre Boundary & Core Shopping Frontage

Polesworth - Town Centre Boundary & Core Shopping Frontage



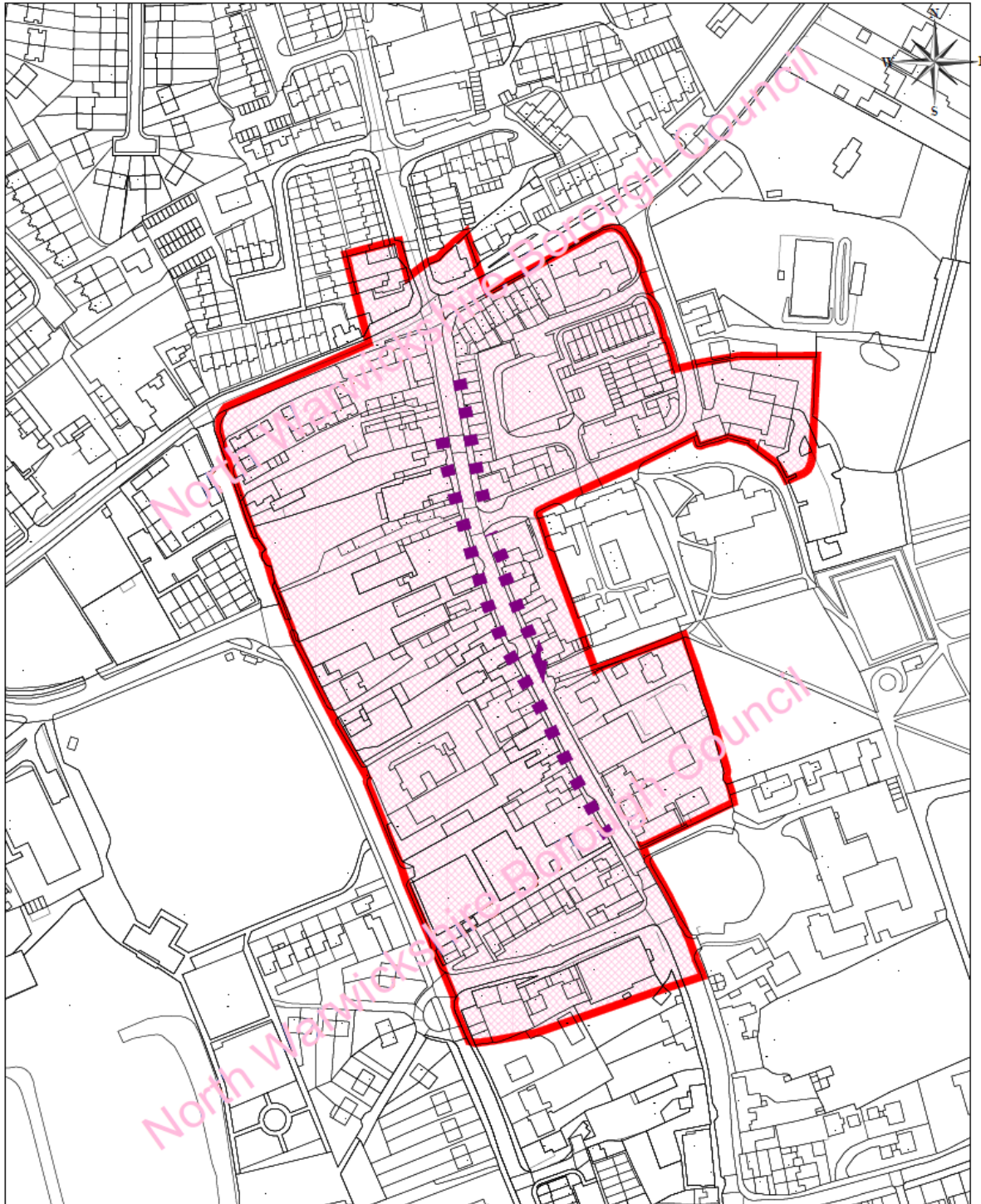
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Coleshill - Town Centre Boundary & Core Shopping Frontage

Coleshill - Town Centre Boundary & Core Shopping Frontage



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3.4 In addition to these larger centres, there are a number of smaller parades and individual shops throughout the Borough (listed below). There is a suggested option proposed to identify these small parades and shop groups individually within the Site Allocations Plan, as “Neighbourhood Centres”. However the Core Strategy policy on Town Centres and Shopping protects these shops where they cater for local day to day needs.

3.5 There is a further issue around the growing prevalence of betting shops and fast food takeaways in Town Centres/Core areas and small neighbourhood centres such as Dordon and some of the Local service centres. Where these uses coincide with indices of deprivation focussed around poor health and obesity, low income and high levels of debt there may be a case for considering either more stringent controls on changes of use or constraints on new outlets opening for these specific types of A1 and A3 uses.

3.6 The Development Management Plan may be able to address this issue through appropriate, criteria based policies restricting the percentages of these uses allowed within an identifiable area or restricted retail frontage. Alternatively, the current Core Areas/Town Centres can be used and/or new “Neighbourhood Centres” be developed, along similar lines to the Core Areas, based on identifiable shopping parades or rows in settlements within which specific uses can be tightly controlled through the use of ‘Article 4’ area designations that can remove permitted development rights.

Is this an issue that needs to be addressed at the following locations/parades?

OPTIONS for Neighbourhood Centres:

NC1

Protect retail uses and restrict loss to non-retail uses such as hot food takeaway, estate agents or other A2 and A3 uses.

NC2

Designate as Protected Retail frontages allowing a percentage change?

NC3

Apply no restrictions.

3.7 Potential “Neighbourhood Centres” could include the shopping parades at the following settlements;

1. **Dordon** – Browns Lane;
2. **Kingsbury** – Tamworth Road;
3. **Water Orton** – Birmingham Road; and,
4. **Hartshill** - shops between 82 and 102 Coleshill Road, Chapel End

Larger Retail Convenience Sites

3.8 In addition to seeking to retain current retail services and facilities within the local service centres there will be increasing demand for more retail facilities close to the market towns as a result of the housing growth required. However, it is important that this is not to the detriment of our existing town centre or market town retail services and choice. The National Planning Policy Framework has re-iterated the

need to ensure any new retail facilities do not impact on the vitality and viability of existing town centres.

- 3.9 There are currently limited convenience supermarket facilities within the Borough, concentrated primarily in Atherstone town centre. Major "Out of Town" Retail Centres and larger supermarket stores are all located outside of the Borough boundary. The main area of future demand will likely be along the A5 corridor, reflecting that the majority of housing and employment development is likely to be delivered in the Main Towns and Service Centres along this route.
- 3.10 There may be some additional demand and capacity that needs to be met but there are very limited opportunities for retail sites in or around Atherstone due to physical constraints such as flood plains.
- 3.11 A potential retail site has been proposed by a developer as part of the development to the south of the A5 alongside the Dordon Roundabout and Gypsy Lane. This proposal may have the benefit of improving the current poor retail provision/choice available at Dordon. However, there are a number of issues that affect this site including access (particularly pedestrian), traffic generation, impact on existing transport routes/roads. The size/floorspace of the proposal will also be an issue in that there should be no detrimental impact on the function, vitality and viability of Atherstone, Polesworth or Tamworth Town Centres.
- 3.12 Any proposal must still indicate the suitability of the site by undertaking a sequential site assessment to clearly show there are no more suitable sites available. A full retail impact assessment would also be required to assess the impact on nearby Town Centres.

Option SM1

Do you support a supermarket in this location? Please provide reasons

Option SM2

Do you oppose a supermarket in this location? Please provide reasons

- 3.13 An alternative Option may also be to include the potential for a retail site or centre as part of any housing development located closer to the centre of Dordon, off Long Street. Access will be an issue that needs addressing but the potential of co-locating retail and new housing may have the benefit of delivering or financing access improvements. The scale of any proposal will need to be appropriate to the settlement size and larger proposals that serve much more than the local need will be resisted, particularly where this may have an adverse impact on vitality and viability of other retail centres in Polesworth and Atherstone

Option SM3

Are there other preferred options for a supermarket in Dordon that could be considered? Please provide reasons and locations.

4 HOUSING

HOUSING SITE ALLOCATION OPTIONS FOR SETTLEMENTS

- 4.1 The Draft Core Strategy sets out the settlement hierarchy and the expected housing delivery within those settlements to serve the local and wider Borough Need. This provides the framework within which the Site Allocations Plan will need to determine which sites will be the preferred option for delivering the housing requirement.
- 4.2 There are a number of options available to most settlements in identifying and delivering the necessary sites. However, one option that it must be stressed is not available is the option to “Do Nothing”, in other words not to deliver the housing need identified in the Core Strategy.
- 4.3 The Site Allocations Plan is the vehicle to deliver that housing requirement in specific terms. It is not the opportunity to challenge or review the figures. That process is undertaken through the Core Strategy consultation. There are therefore some limitations on the form and type of objections that should be raised to this Allocations Plan at this stage. The overall level of housing will have to be delivered within the Borough and settlement hierarchy established by the Core Strategy and reductions in housing delivery in one area will inevitably mean increases in other areas.
- 4.4 Some settlements will have the potential to deliver considerably more housing than others due to their lack of physical or service constraints, their need to deliver a service or facility improvement/enhancement that is critical to the sustainability and continuity of that settlement or their ability to accommodate additional housing due to their sustainable location and service/infrastructure capacity and availability.
- 4.5 The following settlements have specific housing requirements identified within the Core strategy. The sites potentially available to deliver those requirements are identified on the relevant Inset Map, number referenced for each settlement. The Council have identified a Preferred Option for these settlements, which is also identified.
- 4.6 These are the options available for consideration and views are sought on settlements/residents preferences and priorities for these sites prior to formal allocation. These sites have been identified following the Strategic Land availability assessment (SLAA) March 2010, the SLAA site review of February/March 2012, responses to pre-application enquiries and ongoing negotiation and discussion on specific sites.
- 4.7 There are a number of significant sites within or adjoining the Market Towns that are, nevertheless, highly likely to come forward due to the affect of planning constraints on the settlement limiting the opportunity for expansion and allocation. These significant sites will be referred to under the relevant settlement and the reasons for highlighting them.
- 4.8 Beyond identification of the settlements position in the settlement hierarchy there will be no general information provided on each settlement. This information is already provided in the relevant section of the Core strategy, beneath which this document sits.

Housing Numbers from Core Strategy:

<i>Category 1: Market Towns</i>	<i>Settlement Name</i>	<i>Allocated Housing Requirement</i>
	Atherstone & Mancetter	600
	Polesworth & Dordon	440
<i>Category 2: Green Belt Market Town</i>	Coleshill	275
<i>Category 3A: Local service Centres</i>	Grendon & Baddesley Ensor	180
	Hartshill with Ansley Common	400
<i>Category 3B: Local service Centres</i>	Old & New Arley	90
	Kingsbury	50
	Water Orton	50
<i>Category 4: Smaller Rural Villages*</i>	Ansley	40
	Austrey	40
	Curdworth	15
	Fillongley	30
	Hurley	30
	Newton Regis	15
	Piccadilly	5
	Shuttington	10
	Shustoke	15
	Warton	45
	Whitacre Heath	20
	Wood End	30
<i>Category 5 – Outside of the above settlements</i>		Only affordable housing where there is a proven local need and it is small in scale and does not compromise important environmental assets.

*The following settlements will cater for the following amount of development on sites of no more than 10 units and at any one time unless a Neighbourhood Plan allocates more.

SETTLEMENT SITE OPTIONS & BOROUGH PREFERRED OPTIONS

Atherstone and Mancetter

Total amount of housing units to be provided = 600 units

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Option	Sites Outside Current Development Boundary			
Site reference		Address/Location	Grid reference	Site Area
ATH1	SLA 74	LAND ADJ/SOUTH OF ATHERSTONE STATION/MEREVALE ROAD	SP 304 977	1.19
ATH2	SLA 75	ADJ CANAL AND SOUTH OF WATLING STREET	SP 303 978	4.86
ATH3	SLA 76	LAND EAST OF SHEEPY ROAD, ATHERSTONE	SP 310 990	15.43
ATH4	SLA 77	LAND EAST OF HOLLY LANE, ATHERSTONE	SP 306 991	11.27
ATH5	SLA 78	LAND WEST OF HOLLY LANE, ATHERSTONE	SP 302 992	24.66
ATH6	SLA 83 (1,2,3 and 4)	LAND NORTH OF A5, EAST OF WHITTINGTON LANE, ATHERSTONE	SP 298 984	18.15
ATH7	SLA 98	LAND NORTH OF HOLLY LANE/ROWLANDS WAY, ATHERSTONE	SP 304 998	2.79
ATH8	SLA 100	DURNOS NURSERY, OLD HOLLY LANE	SP 304 989	3.75
ATH9	SLA 120/PS03	LAND AT WESTWOOD/ HERRING ROAD	SP 311 969	0.77

Sites Within Current Development Boundary

ATH10	SLA 131/PS13	ST GEORGES ROAD, ATHERSTONE	SP 311 984	0.34
ATH11	SLA 135	MAGISTRATES COURT/POLICE STATION, SHEEPY ROAD, ATHERSTONE	SP 307 980	2.2
ATH12	PS15	LAND OFF YORK AVENUE/LISTER ROAD	SP 312 982	2.28
ATH13	PS97	Land at Witherley Road	SP316 973	0.54
ATH14	PS12	Atherstone Football Ground, Sheepy Road		2.24
ATH15	FD0157	Land at Rowlands Way/Holly Lane (Commercial/Employment)		6.6
ATH16		Princess Road Garages		0.081
ATH17		Vero's & The Worx - Hat factory, Station Road		0.175
ATH18		Britannia Mill, Coleshill Road		0.415
ATH19		Site adj cemetery at Sheepy Road (Community uses only)		2.3

ATHERSTONE & MANCETTER - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY						PREFERRED OPTION		
SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total housing from 1 rating sites	Total Site Potential	TOTAL OVERALL	Notes/Info
SITES WITH PLANNING PERMISSION SINCE APRIL 2012									
ATH7	LAND NORTH OF HOLLY LANE/ROWLANDS WAY, ATHERSTONE	SP 304 998	2.79	83	62	88			Consent granted for 88 units
	68 Station Street Atherstone	SP307 977	0.051	4	4	4			Application for Conversion & redevelopment for 4 units
						Total -	92		

PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY									Notes
ATH10	ST GEORGES ROAD, ATHERSTONE	SP 311 984	0.34	10.2		10			
ATH12	LAND OFF YORK AVENUE/LISTER ROAD	SP 312 982	0.546	16.38		16			

Draft - Site Allocations Plan and Preferred Options - November 2012

ATH14	Atherstone Football Ground		2.24	67	50	50	Flood Plain issue needs addressing. Main site in current use. Pub at front vacant
ATH13	Land at Witherley Road	SP316 973	0.125	3.75		3	
ATH16	Princess Road Garages	SP313 978	0.081	2.43		2	
ATH17	Vero's & The Worx - Hat factory, Station Road	SP306 978	0.175	5.25	26	26	Town Centre Multi storey flat conversion. 26 units proposed. Application Pending
ATH18	Britannia Mill, Coleshill Road	SP306 974	0.415	12.45	40	40+	Close to Town Centre Multi storey flat conversion
ATH19	Land off South Street Atherstone		0.3	46 flats	26	26*	Remaining half of site with potential for flats covered by existing planning consent (40 reduced by half=20 already accounted for)
MAN1	FORMER MANCETTER SCHOOL PLAYING FIELD, CHURCH WALK/MANOR ROAD, MANCETTER	SP 318 968	1.19	35.7	80	80	80 extra care units proposed. No consent as yet, application underway.
MAN2	LAND AT CHURCH WALK, MANCETTER	SP 318 968	0.93	27.9	18	18	18 units proposed

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MAN3	FORMER ALLOTMENTS, WATLING STREET, MANCETTER	SP 320 972	0.19	5.7	6	6	
						Total -	277

PREFERRED OPTIONS OUTSIDE DEVELOPMENT BOUNDARY

ATH4	LAND EAST OF HOLLY LANE, ATHERSTONE	SP 306 991	11.27	338.1	253.575	92	*Developable area reduced due to flood plain constraints. Open Space potential also.
ATH5	LAND WEST OF HOLLY LANE, ATHERSTONE	SP 302 992	24.66	739.8	554.85	103	*As above
ATH8	DURNOS NURSERY, OLD HOLLY LANE	SP 304 989	3.75	112.5	84.375	84	*As above
ATH9	LAND AT WESTWOOD/ HERRING ROAD	SP 311 969	0.77	23.1	20.79	20	
						Total -	299

TOTAL OF PREFERRED SITES							668 in TOTAL (NET)
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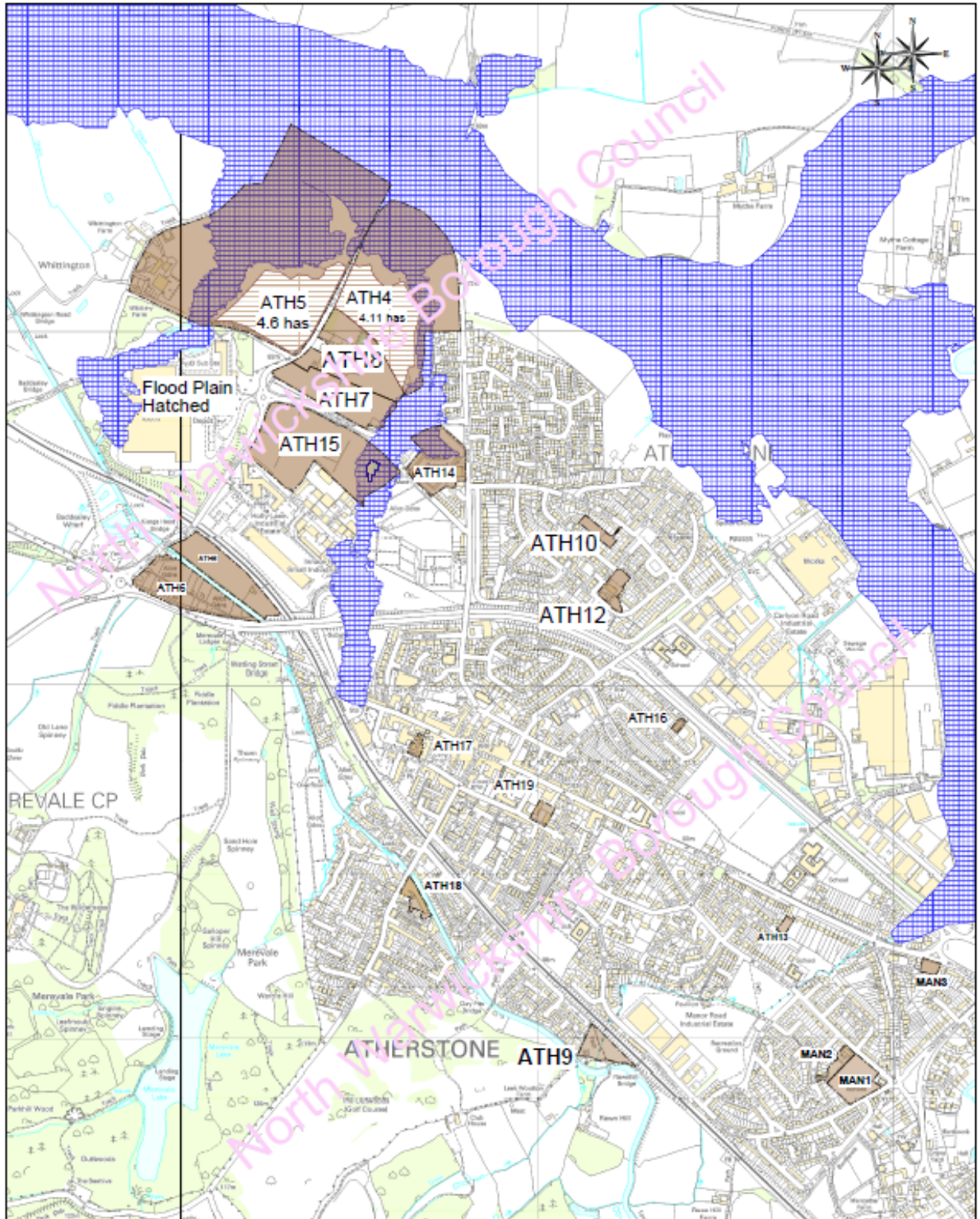
*(20 unit reduction reflects site's previous consent, already taken into account in housing figures)

Employment Sites Preferred Options							TOTAL OVERALL	
ATH15	Land at Holly Lane	SP302 996	6.9			EMPLYT		LOCAL PLAN & CORE STRATEGY ALLOCATED SITE

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ATH6 (Part Only)	LAND NORTH OF A5, EAST OF HOLLY LANE, ATHERSTONE	SP 298 984	2.33	EMPLYT		POTENTIAL SITE OPTION - May be Access issues
ATH6 (Part Only)	LAND NORTH OF A5, EAST OF HOLLY LANE, ATHERSTONE	SP 298 984	2.77	EMPLYT	Up to 12 ha total	May be Access issues

Atherstone & Mancetter - Preferred Site Options



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Issues and Options

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Polesworth & Dordon

Total amount of housing units to be provided = 440

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?
(Please state the site reference number(s)).

DORDON

Option Site reference	Sites inside Current Development Boundary		Address/Location	Grid reference	Site area
DOR1	SLA 4		R/O 113/121 LONG STREET, DORDON	SK 261 003	0.04
DOR2	SLA 18		REAR OF CO-OP/72 NEW STREET, DORDON	SK 261 003	0.23
Sites outside Current Development Boundary					
DOR3	SLA 152	PS50	LAND AT DUNNS LANE, DORDON	SK 267 006	0.33
DOR4	SLA 153		LAND BETWEEN MYRTLEDENE/OAKLANDS COTTAGE, DUNNS LANE, DORDON	SK 267 006	0.09
DOR5	PS49 (A)	SLA 89	LAND AT DUNNS LANE, DORDON	SK 269 005	1.21
DOR6	DOR 3 & 4		LAND AT DUNNS LANE, DORDON (2)	SK 267 006	0.33
DOR7	PS60		Land at Dunns Lane, Dordon	SK 267 007	3.00
DOR8	SLA 35	PS34	LAND AT GYPSY LANE, DORDON	SP 260 998	13.09
DOR9/GRE9	PS84A		Part of Land off Watling Street, within Dordon	SP272 998	25.82
DOR10	PS74		Land at Gypsy Lane, Dordon	SK259 000	4.2
DOR11	SLA 106	PART OF FDO920	LAND EAST OF BIRCH COPPICE, DORDON	SP 256 999	17.13
DOR12	PS 49		LAND WEST OF GYPSY LANE, DORDON	SK 261 000	0.43
DOR13	SLA 107	PART OF FDO883	LAND WEST OF DORDON Recreational Only	SK 252 006	30.59
DOR/ POL16A	SLA 89		LAND AT DORDON/ POLESWORTH	SK 270 010	14.1
DOR/POL 16B	SLA89		Land RO Bardon View Rd /Whitehouse Road	SK262 012	12.6
DOR16C	SLA89		Land RO Dunns Lane	SK264 008	6.55
DOR16D	SLA89		Land RO Church Lane	SK264 006	3.29
DOR17	SLA 89 (4)	PART OF FDO883/2 ALSO FDO415	ORCHARD COLLIERY SITE, DORDON Part Recreational only	SK 266 011	12
DOR18	SLA80		LAND EAST OF GYPSY LANE, DORDON	SP 265 997	17.26

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DOR19	SLA 95	DORDON SEWERAGE WORKS	SP 263 998	2.19
DOR20	Part of SLA95 & 80	Land at Junction of A5 and Gypsy Lane - Retail 3500sqm	SP262 999	2.23

POLESWORTH

Sites Within Current Development Boundary

Option Site reference	Cross reference number	Address/Location	Grid reference	Site area
POL1		Land rear of Cliveval The Gullet Polesworth	SK259 021	0.275
POL2	SLA 119	36/38 BRIDGE STREET, POLESWORTH	SK 261 065	0.14
POL3	PS111	Former Polesworth High School	SK263 065	0.59
POL4		Land RO telephone Exchange, High Street, Polesworth	SK265 026	0.65
POL5		Tennis Courts, Abeey Green, Polesworth	SK263 020	0.83
POL6		Land at St Helena Road, Polesworth	SK267 018	6.2

Sites Outside Current Development Boundary

POL7	SLA66A	LAND AT LAUREL AVE/Common Lane, DORDON	SK262 015	1.05
POL8	PS103	Land at Tamworth Road, Polesworth	SK256 023	0.26
POL9	PS104	Land at Tamworth Road, Polesworth	SK256 023	0.12
POL10	SLA 128	Part of FDO514 LAND AT POOLEY LANE/OLD TAMWORTH ROAD, POLESWORTH	SK 255 024	7.45
POL11	SLA 129	FD0878/0918 EAST OF POOLEY LANE, POLESWORTH	SK 257 025	2.76
POL12	SLA 57	FDO505 LAND EAST OF WOODPACK FARM, POLESWORTH	SK 267 019	1.54
POL13	PS42	RO Sycamore Avenue	SK263 016	0.56
DOR/ POL16A	SLA 89	LAND AT DORDON/ POLESWORTH	SK 270 010	14.1
DOR/POL 16B	SLA89	Land RO Bardon View Rd /Whitehouse Road	SK262 012	12.6

POLESWORTH & DORDON - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

PREFERRED OPTION SITES WITHIN DEVELOPMENT BOUNDARY								
SA DPD Reference	PREFERRED SITE OPTIONS WITHIN DEVELOPMENT BOUNDARY SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info
DOR2	REAR OF CO-OP/72 NEW STREET, DORDON	SK 261 003	0.23	6.9	11	11		11 units proposed - PAP/2012/0498
POL3	Former Polesworth High School	SK263 065	0.59	17.7	9	9		Reduced by 50% to reflect current College use?
POL17	Land rear of 19 Dordon Road Polesworth	SK257 064	0.24	5	4	4	24 total	Received post April 2012

PREFERRED SITE OPTIONS OUTSIDE DEVELOPMENT BOUNDARY								
DOR5	LAND AT DUNNS LANE, DORDON	SK 269 005	1.21	36	27	27		Seen as priority site. To deliver access onto Dunns Lane for land to south
DOR12	Land south of A5, west of Gypsy Lane Dordon		0.47	14	14	14		Site provides potential rear access for dwellings fronting onto A5 and a flexible alternative if delivery of DOR17 delayed.
DOR17	ORCHARD COLLIERY SITE, DORDON	SK 266 011	12	360 -150	270 -112 - USE 5ha's only - 150 gross, 112 NET	112		Majority of site to be provided as open space - Total Area amounts to 38 has - Access Road to be provided to North
DOR17 (Part only)	Part of Orchard Colliery, rear of The Depot/Chestnuts Watling Street/A5		8.6	258	193.5	193		Subject to delivery of access road towards the north, through to Dunns Lane.

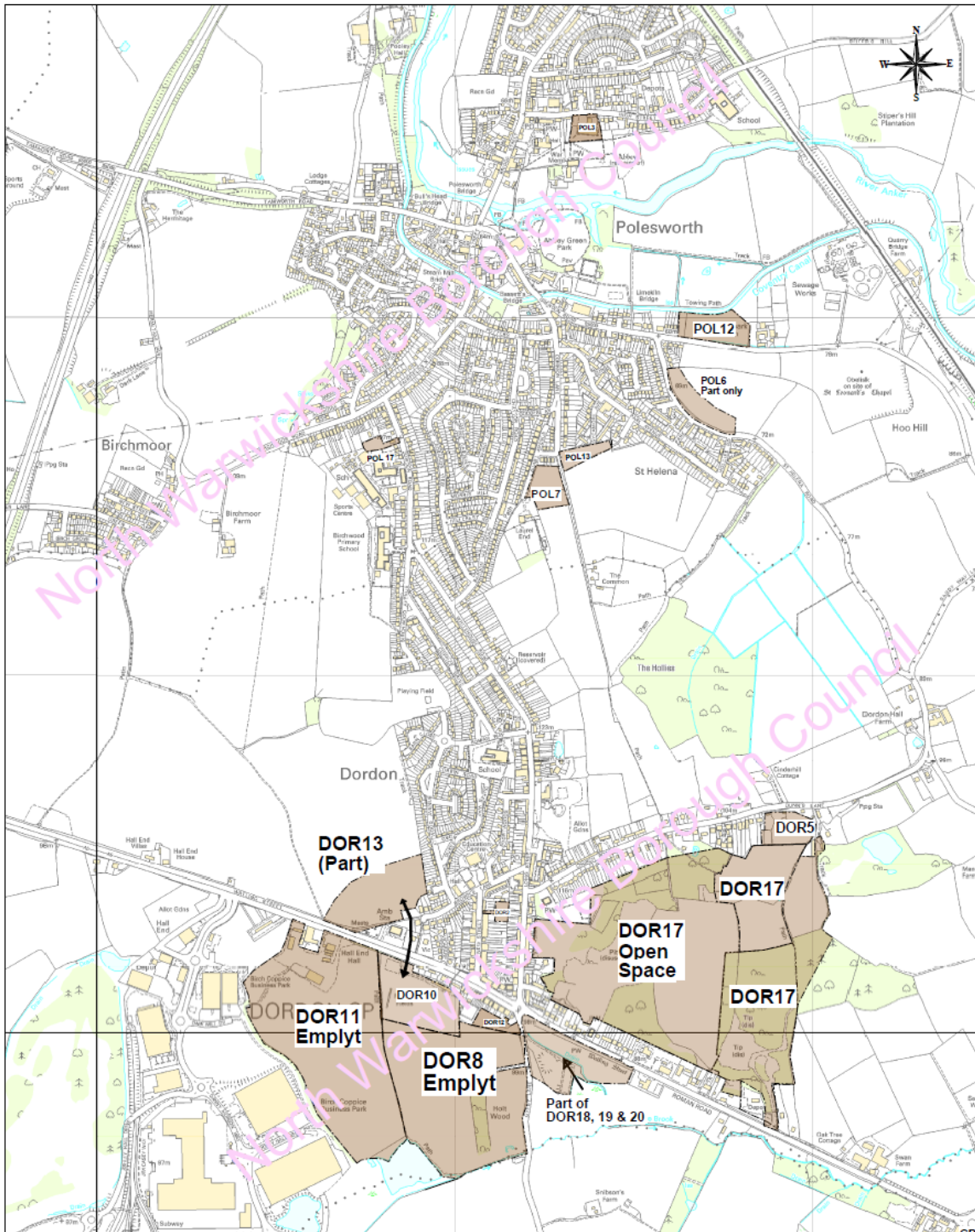
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Part DOR18, 19 & 20	Land east of Gypsy Lane, South of A5		2	50+	50+			Potential housing and/or commercial only in event DOR 17 has delivery problems. Enables access improvements to Dordon roundabout/Gypsy Lane.
POL6 Part only	Land north of St Helena Road, Polesworth		1.3	39	29.25	29		Provides flexibility in delivery.
POL7	LAND AT LAUREL AVE/COMMON LANE, DORDON	SK262 015	1.05	31.5	23.625	23		
POL12	LAND EAST OF WOODPACK FARM, POLESWORTH	SK 267 019	1.54	46.2	34.65	35		
POL13	RO Sycamore Avenue	SK263 016	0.56	16.8	15.12	15	448 total	
TOTAL OF PREFERRED SITES							472 (NET)	

Employment Sites Preferred Options				Total Overall	
DOR8	LAND AT GYPSY LANE, DORDON	SP 260 998	13.2	31 ha's	Employment
DOR11	LAND EAST OF BIRCH COPPICE, DORDON	SP 256 999	17.47		

Open Space Options				TOTAL OVERALL	
DOR17 (Part only)	Part of Orchard Colliery, rear of The Depot/Chestnuts Watling Street/A5		22.33	Open Space Only	22 ha's Open Space Only. Majority of site to be provided as open space - Total Area amounts to 38 has - Access Road to be provided to North
DOR10 to DOR13(part)	Recreation Land South of A5 to land west of Dordon	SK259 000 to SK 252 006	3.45 to 3.6	Land transfer	3.4 Potential Employment and 3.6 replacement open space

Polesworth & Dordon - Preferred Option Sites



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Issues and Options

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Coleshill

Total amount of housing units to be provided = 275

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Option Site reference	Cross reference number	Address/Location	Grid reference
COL1	SLA 143	LAND AT GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL	SP 195 900
COL2	PS31	PLOT AT GORSEY LANE, COLESHILL	SP 190 911
COL3	PS19	LAND OFF PARK ROAD, COLESHILL	SP 197 888
COL4	PS65	Father Hudsons Site, Coventry Rd, Coleshill	SP202 884
COL5	PS92	Land off High Street, Coleshill	SP201 889
COL6	PS123	Land at Blythways, Coleshill	SP201891

COLESHILL - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

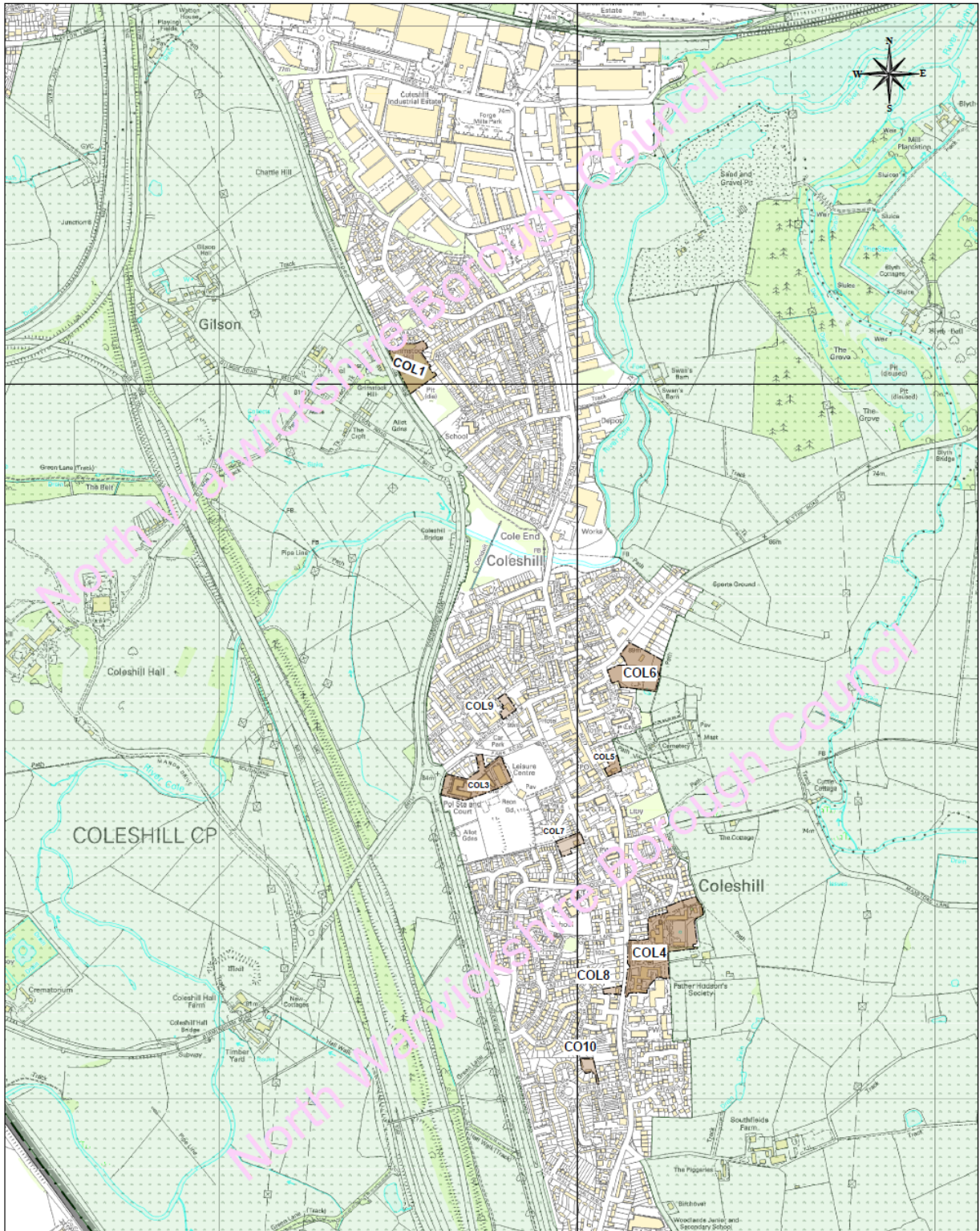
	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY					PREFERRED OPTION		
SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info

SITES WITH PLANNING PERMISSION FROM APRIL 2012								
COL8	R/O 58-60 Coventry Road	SP200833	0.092	2.76	6	6		6 units proposed
(Part COL5)	C/U Offices to 3 units, Prince Regent House Coleshill	SP201889	0.04	3	3	3	9 total	
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY								
COL1	LAND AT GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL	SP 195 900	2.13	63.9	20	20		20 max due to site constraints
COL3	LAND OFF PARK ROAD, COLESHILL	SP 197 888	1.3	39	52	52		52 - Higher density with TC location - 40/ha
COL4	Father Hudsons Site, Coventry Rd, Coleshill	SP202 884	3	90	120	120		120 - Higher density with TC location - 40/ha
COL5	Land off High Street, Coleshill	SP201 889	0.16	4.8	6	6		6 - Higher density with TC location - 40/ha
COL6	Land at Blythways, Coleshill	SP201891	1.3	39	52	52		52 - Higher density with TC location - 40/ha

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COL7	Land rear of 32 Parkfield Road	SP199887	0.28	8.4	14	14	Site with previous consent for 14, currently a PRE Current Application Potential TC site 6+ units, ex office, previously residential. Listed Building Potential additional sites provide for flexibility	
COL9	Park Cottage 22-24 Birmingham Rd Coleshill	SP198891	0.186	5.58	6	6		
COL10	Garage Site rear of 52-62 Springfields Coleshill	SP200880	0.168	5	5	5		
TOTAL OF PREFERRED SITES							275	284 (NET)

Coleshill - Preferred Option Sites



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Baddesley Ensor & Grendon

Total amount of housing units to be provided = 180

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?
(Please state the site reference number(s)).

Baddesley Options

Sites Within Current Development Boundary				
Option Site reference	Cross reference number	Address/Location	Grid reference	
BE9		LAND ADJ. 1 JEAN STREET BADDESLEY	SP271 983	0.092
BE10	SLA 151(4)	BADDESLEY CLUB,NEW STREET	SP 270 980	0.21
Sites Outside Current Development Boundary				
BE1	SLA 85	WATLING STREET, GRENDON	SP 272 995	1.02
BE2	PS84B	Land ro/ Penmire Close, Grendon	SP271 993	6.21
BE3	SLA 136	BADDESLEY ENSOR YOUTH CLUB, BOOT HILL	SP 273 992	0.53
BE4	SLA 151(2)	LAND WEST OF ST NICHOLAS ESTATE	SP 269 989	1.53
BE5	SLA 151(3)	LAND ADJ MANOR CLOSE, BADDESLEY	SP 267 988	0.52
BE6	SLA 151 (1) (PART OF SLA 73)	LAND ADJ THE HEDGEROWS, BADDESLEY	SP 271 985	0.05
BE7	SLA 73	LAND REAR OF CHURCH FARM, BADDESLEY ENSOR	SP 270 984	2.45
BE8	SLA 72	CHURCH FARM BUILDINGS, BADDESLEY ENSOR	SP 270 983	1.47
BE11	SLA 92A/PS02	LAND ADJ 3 MEADOW GARDENS, BADDESLEY ENSOR	SP273 979	0.29
BE12	SLA 92B	LAND ADJ 3 MEADOW GARDENS, BADDESLEY ENSOR	SP273 979	0.87
BE13	SLA 151/SLA 72	LAND AT SPEEDWELL LANE, BADDESLEY	SP 266 980	0.33

Grendon Options

Sites Within Current Development Boundary				
Site reference	Cross reference number	Address/Location	Grid reference	
GRE1	SLA 138	FORMER SCHOOL, GRENDON	SP 276 995	1.88
GRE2	SLA137	REFUSE DEPOT, GRENDON	SP 274 994	0.17
GRE8		OLD LIBRARY SITE Boot Hill	SP272 988	0.086

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Option	Sites Outside Current Development Boundary			
GRE3	SLA 69(1A)	LAND REAR OF 24 to 12 SPON LANE (INCLUDES ALLOTMENTS), Grendon	SP 279 994	12.48
GRE4	SLA 69 (1)	DAIRY HOUSE FARM, GRENDON	SP 279 994	10.32
GRE5	SLA 69 (2)	DAIRY HOUSE FARM, GRENDON	SP 284 994	48.25
GRE6	SLA 68	MEADOW RISE GARDEN AND PASTURE, Grendon	SP 273 989	0.59
GRE7	SLA 86/PS07	LAND ADJ 9 CARTS LANE, GRENDON	SP 273 989	0.39
GRE9	PS84A	Land off Watling Street, Grendon	SP272 998	25.82

BADDESLEY ENSOR & GRENDON - PREFERRED OPTION

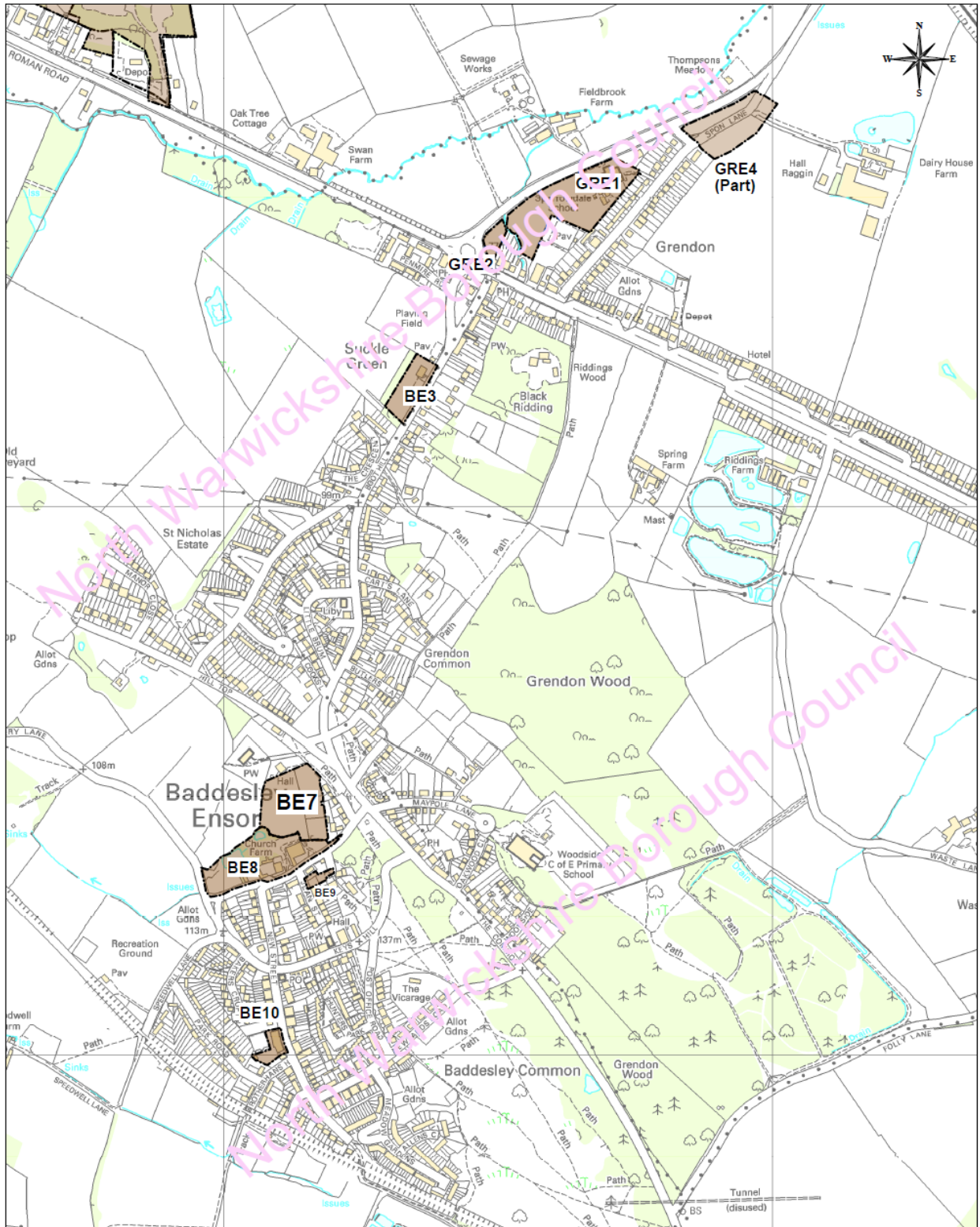
The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY								
SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	PREFERRED OPTION Total Site Potential	TOTAL OVERALL	Notes/Info
PREFERRED OPTION SITES WITHIN DEVELOPMENT BOUNDARY								
BE9	LAND ADJ. 1 JEAN STREET BADDESLEY	SP271 983	0.092	2.76	3	3		
BE10	BADDESLEY CLUB,NEW STREET	SP 270 980	0.21	6.3	7	7		
GRE1	FORMER SCHOOL, GRENDON	SP 276 995	1.88	56.4	56	56		
GRE2	REFUSE DEPOT, GRENDON	SP 274 994	0.17	5.1	5	5	71 total	
PREFERRED OPTIONS OUTSIDE DEVELOPMENT BOUNDARY								
BE3	BADDESLEY ENSOR YOUTH CLUB, BOOT HILL	SP 273 992	0.53	15.9	14	14		
BE7	LAND REAR OF CHURCH FARM, BADDESLEY ENSOR	SP 270 984	2.45	73.5	55	28		Reduce the site area by 50%

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BE8	CHURCH FARM BUILDINGS, BADDESLEY ENSOR	SP 270 983	1.47	44.1	44	44	Retain higher density to reflect conversion potential and current uses
GRE4 part	Land off Spon Lane, Dairy House Farm		1	30	27	27	Site area can be extended if necessary to accommodate flexibility
						113 total	
TOTAL OF PREFERRED SITES						184 (NET)	

Baddesley Ensor & Grendon - Preferred Site Options



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Hartshill with Ansley Common

Total amount of housing units to be provided = 400

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Sites Within Current Development Boundary				
Site reference	Cross reference number	Address/Location	Grid reference	Site area
HAR1		Vacant factory site, Atherstone Road	SP326 947	0.28
HAR4	PS21	Demolished school site, Michael Drayton School, Church road	SP 324 937	0.94
HAR10	Adjoins SLA122	Site adj 6 Moorbrooke, Morwood Lane Hartshill	SP322 944	0.24
Sites Outside Current Development Boundary				
HAR2	SLA 21	CASTLE ROAD, HARTSHILL	SP 326 942	0.14
HAR3	SLA 52	LAND AT HARTSHILL QUARRY	SP 332 925	26.67
HAR8	SLA 71	LAND AT MOORWOOD LANE	SP 317 938	10.66
ANSCOMM1	SLA 122	SLA2/PS30 RO/ 145 COLESHILL ROAD, CHAPEL END	SP 321 934	1.79
HAR9	SLA 124	PS06 LAND AT MOORWOOD LANE	SP 319 936	2.9
HAR5	SLA125	LAND ADJ ELM WAY, HARTSHILL	SP 320 939	0.33
HAR6		Land rear or 111 & 109 Oldbury Road	SP319 939	0.32
HAR7	PS90	Land at Oldbury Road, Hartshill	SP316 942	8.15

LONGER TERM SIGNIFICANT SITES HARTSHILL

- 4.9 In order to ensure that the Core Strategy has flexibility, land at Hartshill, HAR3 will be safeguarded for long term housing requirements as well as the opportunity to provide for a new senior school.
- 4.10 Hartshill is closely related to Nuneaton although seen as a separate village by those who live in Hartshill. It has two primary schools and one secondary school, all of which have catchment areas straddling into Nuneaton and in particularly the Urban Village of Camp Hill. Camp Hill has many social issues with high deprivation levels and is undergoing a transformation with major regeneration with new housing and other facilities.
- 4.11 It has its own issues which have been previously highlighted. The land being safeguarded is owned mainly by Tarmac. The land is still operational so cannot be seen as immediately available. However the owner is keen to secure its long term use as well as give the opportunity either in its entirety or in parcels to be released for

uses that would assist the continued vitality of the village. The Hartshill Parish Plan highlighted the need for housing for older people.

HAR3

Land at Hartshill will be safeguarded for future development in the longer term. The exact type and quantity of development will come forward through a development plan document

HARTSHILL - PREFERRED OPTION

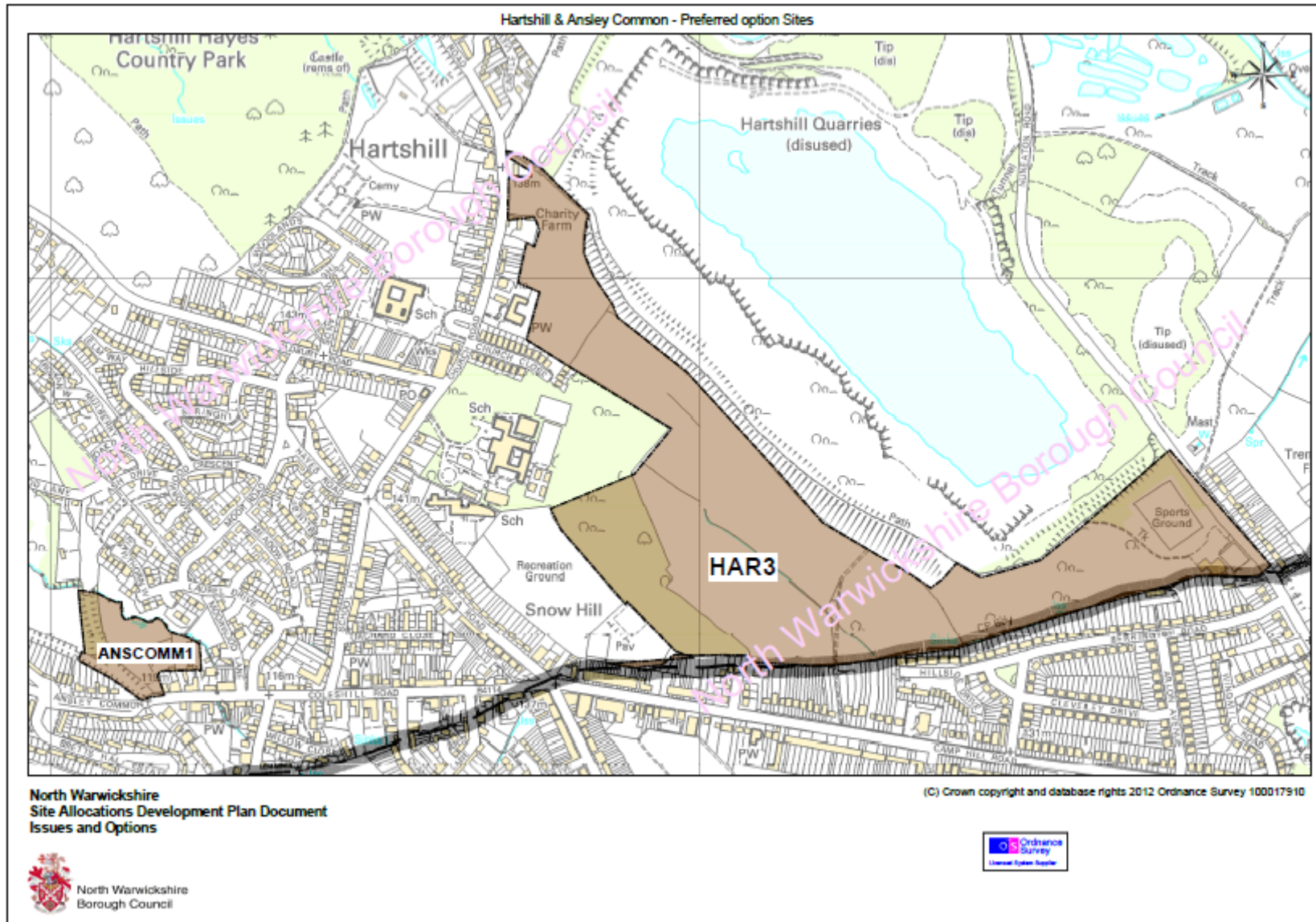
The following are the sites the Borough Council consider to be the Preferred Option for Hartshill. Your views are requested on these sites.

SA DPD Reference	SITE NAME	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total housing from Preferred sites	Total Site Potential	Notes/Info
SITE OPTIONS OUTSIDE DEVELOPMENT BOUNDARY							
HAR3	LAND AT HARTSHILL QUARRY	26.67	800.1	600.075	This 600 figure is further reduced to reflect the open space recreation and woodland area currently on site, which should be excluded from the overall net figure and amounts to approximately 3has (100 units). Also access layout & through road will reduce figure further (100?). Up to 400+ units to help deliver improved upgraded school	400	Key site to help deliver funding contribution towards school improvement. The site could potentially deliver more over the longer term, subject to education, recreation provision and other services/access road layout
ANSCOMM1	RO/ 145 COLESHILL ROAD, CHAPEL END	1.79	53.7	40.275	40	40	The Site on the boundary with Ansley Common is included to help provide some flexibility in delivery and provide for the needs of Ansley Common settlement.
					Total Preferred Option only	440	

We need to deliver **400 units** for Hartshill and Ansley Common and the preferred option can deliver more than this figure.

Nevertheless, the preferred option net figure may reduce as the main site involved does include some constraints and an existing Sports Club and Ground.

These are likely to require accommodating within the site so will reduce potential capacities further. (potentially up to 2 to 3 ha's)



Old & New Arley

Total amount of housing units to be provided = 90

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Option	Sites Within Current Development Boundary				
Site reference	Cross reference number	Address/Location	Grid reference	Site area	
ARL1	PS120(B)	Land at Rectory Road	SP203 908	0.03	
ARL2		Herbert Fowler School, Ansley Lane (WCC)		0.65	
ARL3	PS22	RECTORY COTTAGES, OLD ARLEY	SP 282 902	1.58	
ARL4		Former Silver Knight, Colliers Way (Mixed Use option)		2.64	
ARL5		Land adjoining Frederick Road, Arley		0.153	
ARL6		Corley Motors, George Street		0.27	
ARL7	SLA 97	PS23	FORMER MINERS WELFARE CLUB, ARLEY	SP 291 896	0.93
ARL8					
ARL9		Land adj 72 Gun Hill, Arley		0.043	
ARL10		Land adj 82 Sycamore Crescent, Arley		0.124	

ARLEY NEW & OLD - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

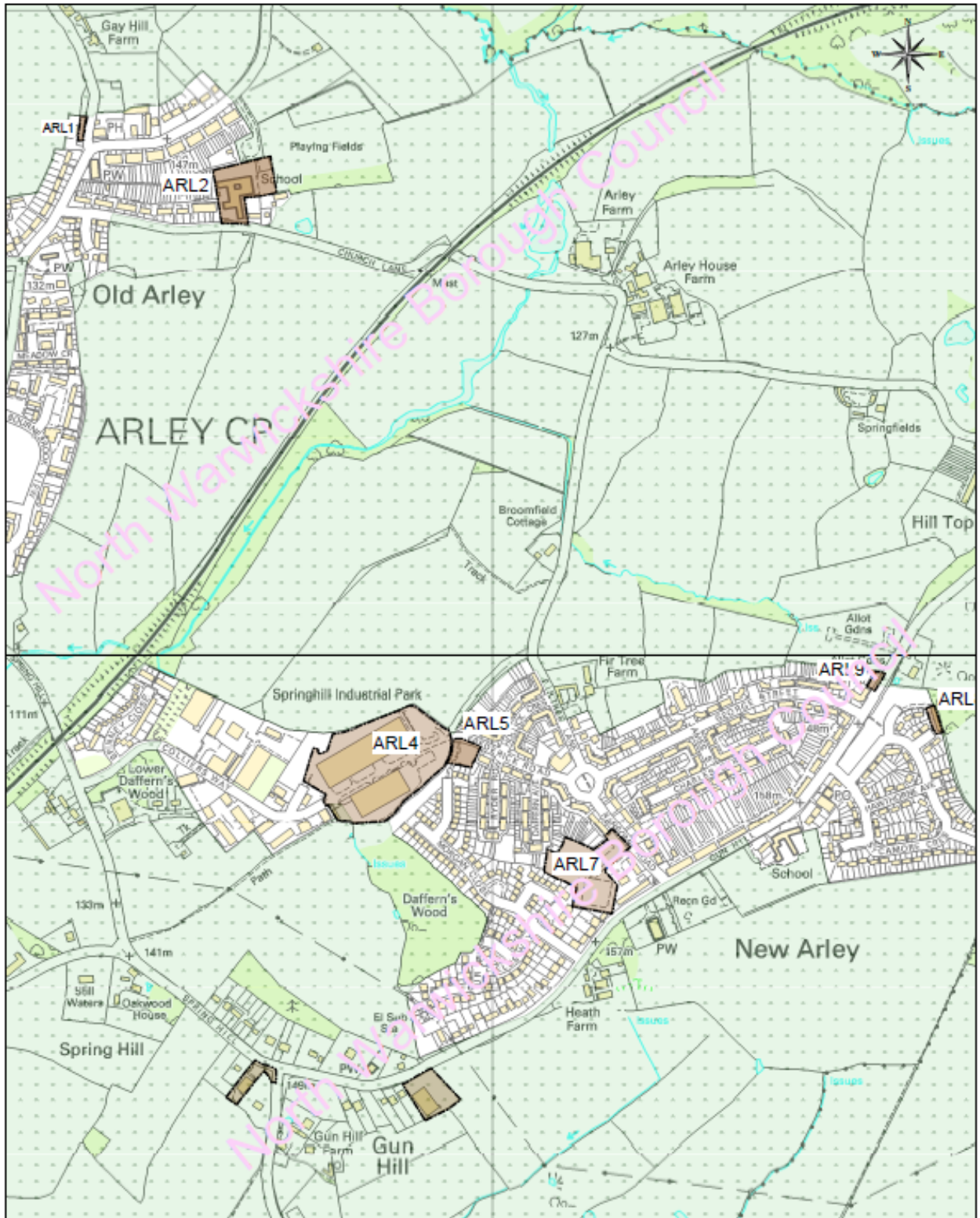
	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY					PREFERRED OPTION	
SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	Notes/Info
SITES WITH PLANNING PERMISSION							
ARL7	FORMER MINERS WELFARE CLUB, ARLEY	SP 291 896	0.93	27.9	42		42 units granted consent in mid 2012
	Arley Surgery				3		Green Belt Redevelopment Site - 3 units approved mid 2012
	Arley Working Mens Club				10		Green Belt Redevelopment Site - 10 bungalows granted consent late 2012
						55 total	
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY							
ARL1	Land at Rectory Road	SP203 908	0.03	0.9	1		
ARL2	Herbert Fowler School, Ansley Lane (WCC)	SP286 907	0.65	19.5	24		Increase density to reflect existing built area/volume

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ARL5	Land adjoining Frederick Road, Arley	SP289 898	0.16	4.59	5	Increase density to reflect existing built area/volume
ARL8	Old garage site adj 148 Sycamore Crescent	SP296 899	0.058	1.74	2	
ARL9	Land adj 72 Gun Hill, Arley	SP295 899	0.043	1.29	2	
TOTAL OF PREFERRED SITES				TOTAL OVERALL		35 total
						89(NET)

Potential windfall may deliver additional units to address minor shortfall

Arley, New & Old - Preferred Site Options



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Kingsbury

Total amount of housing units to be provided = 50

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

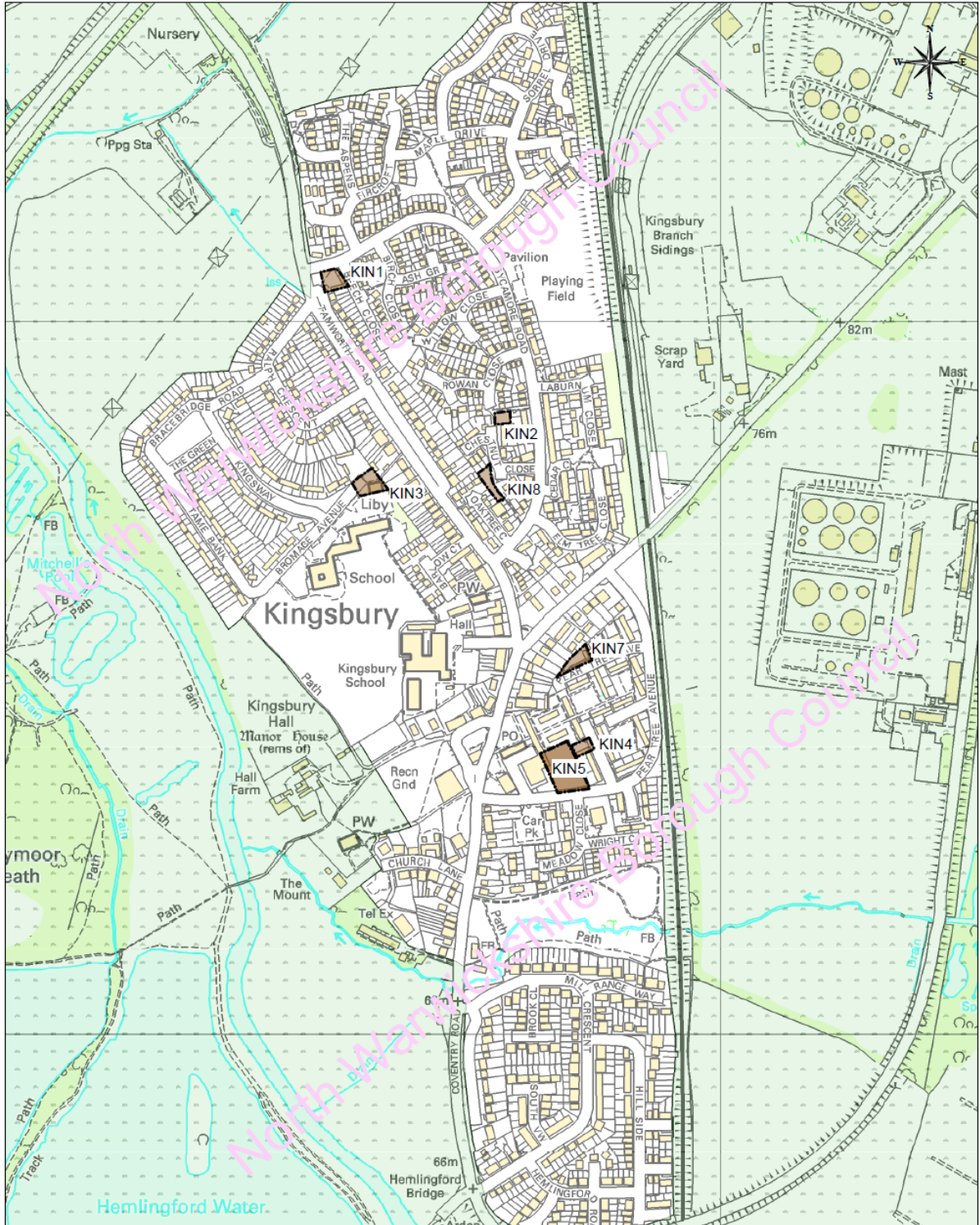
Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
KIN 1		Garages off Beech Close (NWBC)	SP214 970	0.084
KIN2		Land adj 18 Chestnut Close, Kingsbury (NWBC)	SP216 968	0.04
KIN3		Kingsbury Library site, Bromage Avenue (WCC)	SP215 967	0.11
KIN4		Garage site at Pear Tree Avenue	SP218 964	0.05
KIN5	PS20	SITE OFF PEAR TREE AVENUE, KINGSBURY	SP 217 963	0.29
KIN6		Car Park at Pear Tree Avenue	SP217 963	0.28
KIN7		Garage site adjoining 53 Pear Tree Avenue	SP217 965	0.077
KIN8		Land rear of 11 - 15 Chestnut Close, Kingsbury (NWBC)	SP216 967	0.061

KINGSBURY - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

KINGSBURY - PREFERRED SITE OPTIONS						
The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.						
SA DPD Reference	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	PREFERRED OPTION Total Site Potential
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY						
KIN 1	Garages off Beech Close (NWBC)	SP214 970	0.084	2.52	3+ potential units	3
KIN2	Land adj 18 Chestnut Close, Kingsbury (NWBC)	SP216 968	0.04	1.2	2 units potential	2
KIN3	Kingsbury Library site, Bromage Avenue (WCC)	SP215 967	0.11	3.3	3+ potential	3
KIN4	Garage site at Pear Tree Avenue	SP218 964	0.05	1.5	2 units potential	2
KIN5	SITE OFF PEAR TREE AVENUE, KINGSBURY	SP 217 963	0.29	8.7	9 units potential	9
KIN7	Garage site adjoining 53 Pear Tree Avenue	SP217 965	0.077	2.31	2	2
KIN8	Land rear of 11 - 15 Chestnut Close, Kingsbury (NWBC)	SP216 967	0.061	1.83	Rounded up to 2	2
TOTAL OVERALL						23 units in total
WINDFALL ALLOWANCE OF 27 (18 SINCE 2006) TO DELIVER 50 UNITS BY 2018 Potential for additional units coming forward through windfall sites and redevelopment sites.						

Kingsbury - Preferred Option Sites



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Water Orton

Total amount of housing units to be provided = 50

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

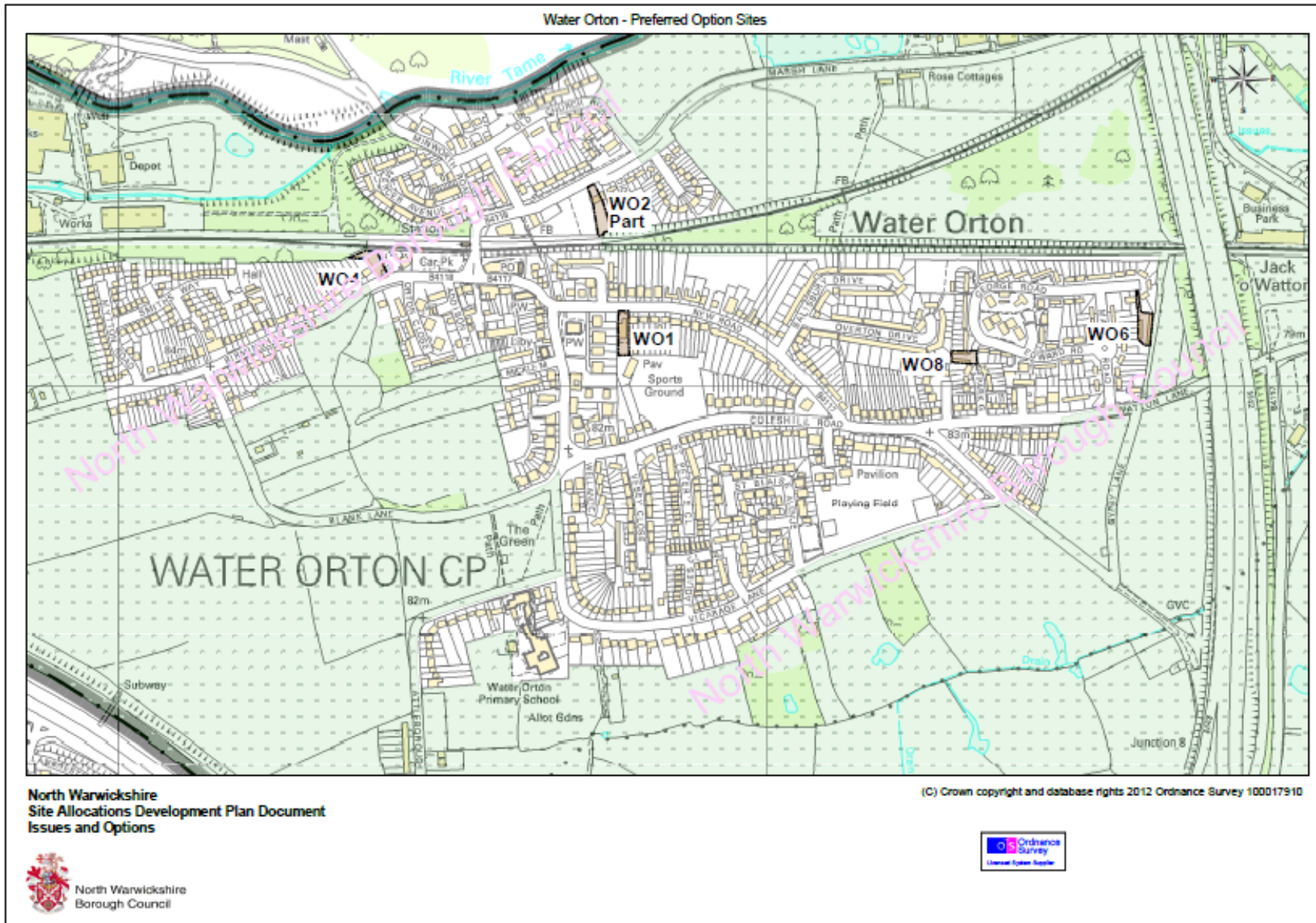
(Please state the site reference number(s)).

Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
WO1	SLA 109	CHURCH HALL, NEW ROAD, W/ORTON	SP 177 910	0.11
WO2	PS24	LAND ADJ DOG INN, MARSH LANE WATER ORTON	SP 177 912	0.21
WO3		New Road, Water Orton	SP179 911	0.75
WO4		Land adj 12 Birmingham Road	SP173 911	0.093
WO5		Land at George Road	SP182 911	0.38
WO6		Garage Site, Maud Road	SP185 910	0.115
WO7		Land RO/ 151-165 Plank Lane	SP176 909	0.175
WO8		Garage site, off George Rd/Edward Rd water Orton		0.075

WATER ORTON - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

WATER ORTON - PREFERRED SITE OPTIONS								
The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.								
SA DPD Reference	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	PREFERRED OPTION Total Site Potential	TOTAL OVERALL	Notes/Info
ALL SITES WITHIN DEVELOPMENT BOUNDARY								
WO1	CHURCH HALL, NEW ROAD, W/ORTON	SP 177 910	0.11	3.3	3	3		
WO4	Land adj 12 Birmingham Road	SP173 911	0.093	2.79	3	3		
WO6	Garage Site, Maud Road	SP185 910	0.115	3.45	3	3		
WO8	Garage site off St Georges Road	SP	0.075	2.25		2		
WO2a	Additional Land adj Dog Inn, including No 50 Marsh Lane.	SP	0.13	3.9	4 additional units	4		
TOTAL OF PREFERRED SITES							15 units in Total	SHORT OF ALLOCATIONS
INCLUDE POTENTIAL WINDFALL ALLOWANCE OF 35 FROM PAST DEVELOPMENT RATES TO ACHIEVE 50 BY 2028								



Ansley

Total amount of housing units to be provided = 40

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Sites Outside Current Development					
Options	Boundary				
Site reference	Cross reference number		Address/Location	Grid reference	Site area
ANS1	SLA 58		PADDOCK, VILLAGE FARM, ANSLEY	SP 296 918	0.88
ANS2	SLA 61	FDO 0855	LAND R/O ST LAWRENCE ROAD, ANSLEY	SP 301 915	5.17

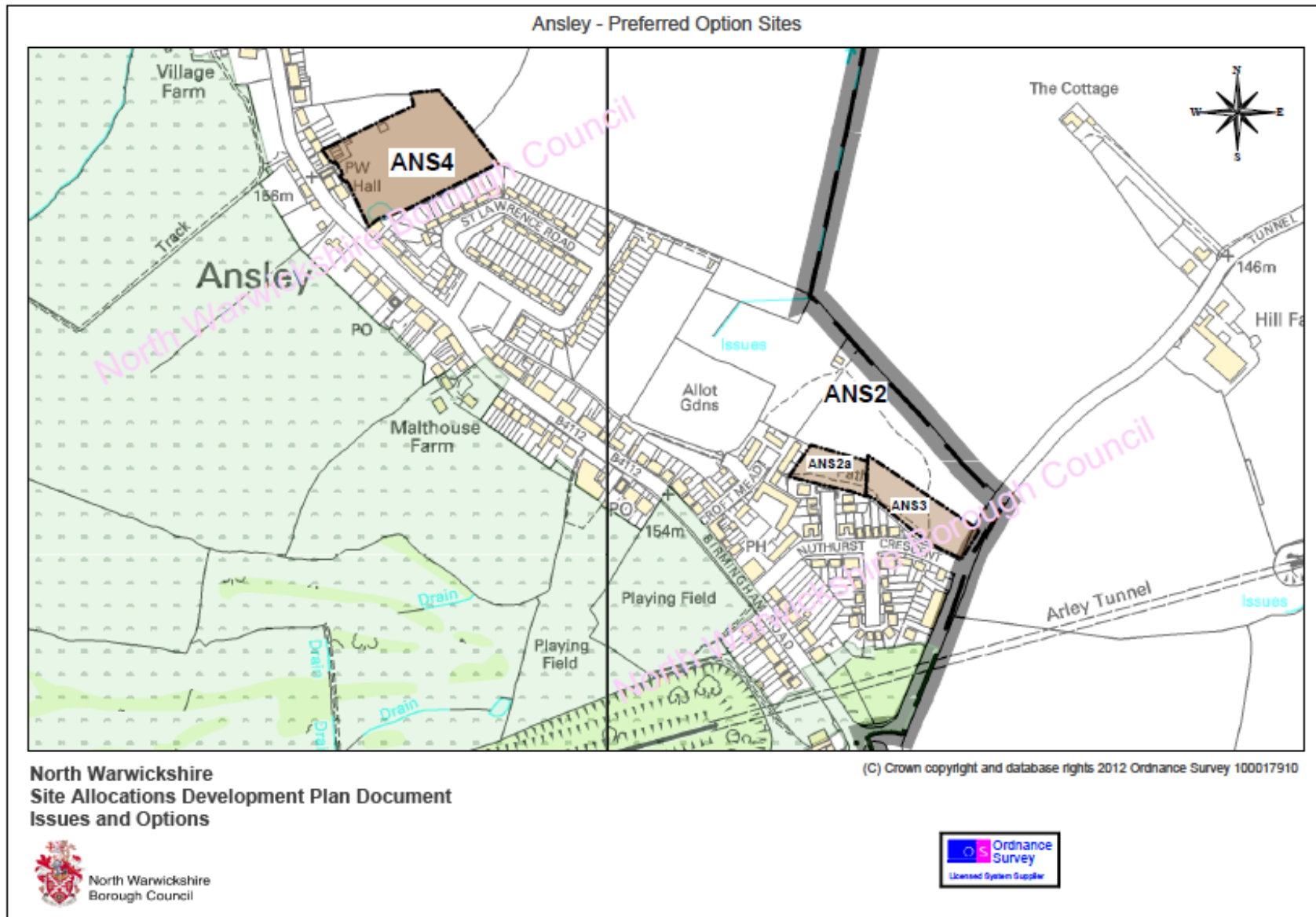
This large site above can be subdivided into smaller parts. Land off Nuthurst Crescent has previously been considered for Affordable Housing.

ANS3	SLA 82		EAST OF SHAWBURY LANE, CHURCH END	SP 243 908	0.64
ANS4	SLA 147	FDO828	R/O CHURCH, B'HAM ROAD, ANSLEY	SP 297 917	1.46

ANSLEY - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	Notes/Info
PREFERRED OPTION SITES OUTSIDE DEVELOPMENT BOUNDARY							
ANS3 (Part ANS2)	LAND R/O NUTHURST CRESCENT, ANSLEY	SP 301 915	0.5	15	15	15	
ANS2A (Part ANS2)	LAND OFF NUTHURST CRESCENT, ANSLEY	SP 302 914	0.15	5	5	5	Affordable housing proposal
ANS4	R/O CHURCH, B'HAM ROAD, ANSLEY	SP 297 917	1.46	43	32	20	Reduce the site potential to 20 and phase development over plan period
TOTAL OF PREFERRED SITES					TOTAL OVERALL - 40(NET)		



Austrey

Total amount of housing units to be provided = 40

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Sites Within Current Development Boundary

Cross reference number	Address/Location	Grid reference	Site area
PS58	Land adj 8 Main Road, Austrey	SK 293 067	0.03

Sites Outside Current Development Boundary

SLA 24	PS33/FD0834	CRISP FARM, CHURCH LANE, AUSTREY	SK 293 063	4.85
SLA 30	PS51	HOLLYBANK FARMHOUSE/BLYTHES BARN, AUSTREY	SK 293 068	0.29
SLA 33		THE CROFT, NORTON HILL, AUSTREY	SK 298 062	1.52
SLA 48	PS27	APPLEGARTH, NORTON HILL, AUSTREY	SK 297 062	0.29
SLA 50	PS52	LAND NEAR CHURCH, AUSTREY	SK 295 063	0.03
SLA 51	PS 09	LAND AT NEWTON LANE, AUSTREY	SK 291 068	0.68
SLA 113	FD0850	LAND WEST OF GLEBE RISE, AUSTREY	SK 296 060	0.77
SLA 123		LAND OFF MAIN ROAD, AUSTREY	SK 295 067	0.54
SLA 27	PART OF FD0171	HOLLY BANK FARM, AUSTREY	SK 293 069	0.18

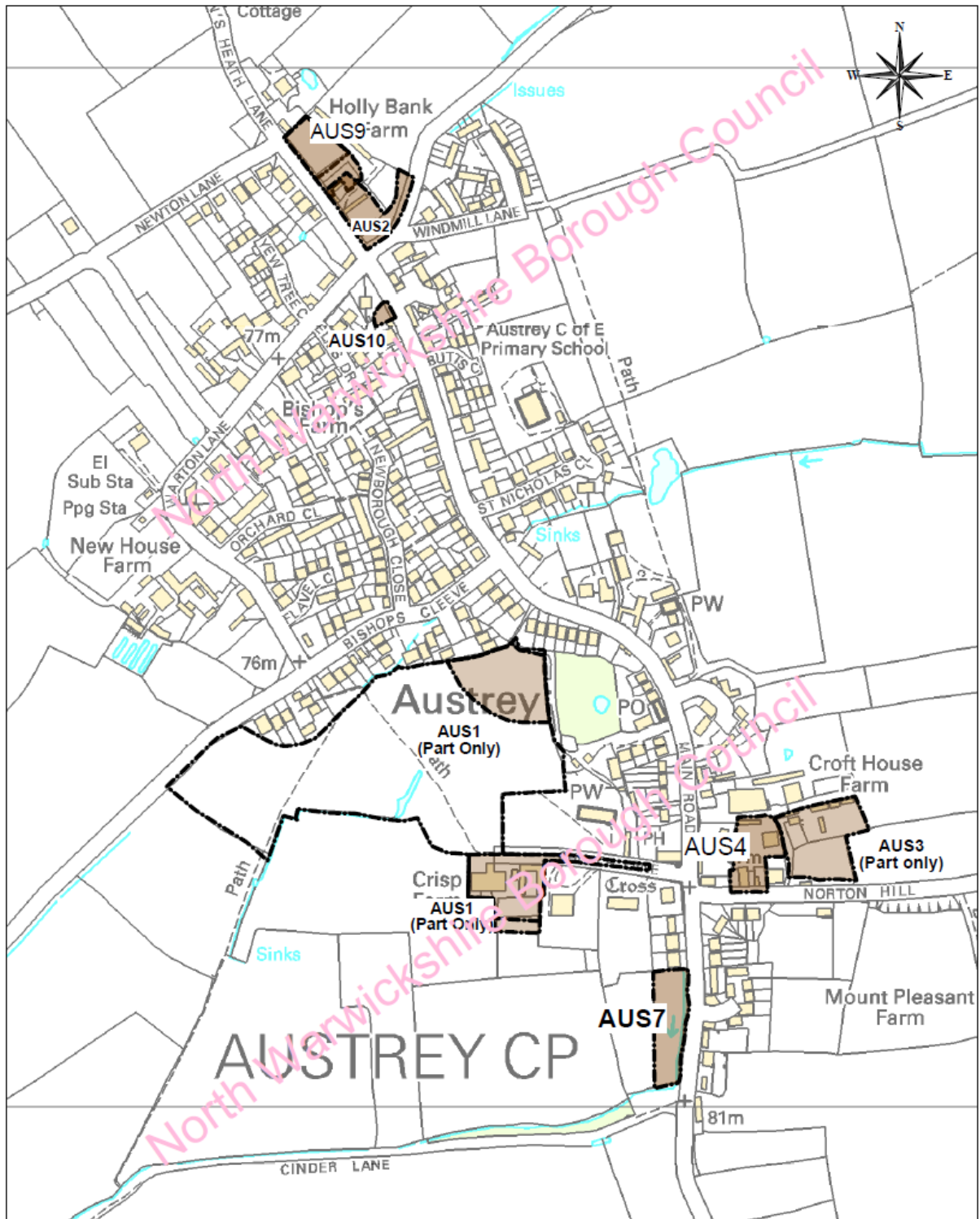
AUSTREY - PREFERRED OPTION

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info
SMALL SITES WITHIN DEVELOPMENT BOUNDARY								
AUS10	Land adj 8 Main Road, Austrey	SK 293 067	0.03	0.9	1	1	1	

PREFERRED OPTION SITES OUTSIDE DEVELOPMENT BOUNDARY									
SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	Gross No of units	Net No of units	Net No of Units		Delivery of max of 10 per site will provide sufficient for 40 units in village on flexible mix of sites	
AUS1 part	Land south of Bishops Cleeve/North of Crisp Farm Austrey	SK 293 063	0.50	15	13	10		Potential ransome strip issue. May provide flexibility of site availability	
AUS1 part	Part Crisp Farm, Church Lane Austrey	SK 293 063			10+	10		Crisp Farm conversions and part site only	
AUS2	Hollybank Farmhouse, Blythes Barn, Austrey	SK 293 068	0.29	8.7	5	5		Number reduced by on-site dwelling. 5 max	
AUS3 part	Part of the Croft, Norton Hill, Austrey	SK 298 062	0.50	15	13	10			
AUS4	Applegarth, Norton Hill, Austrey	SK 297 062	0.29	8.7	8	8		Potential access issues.	
AUS7	Land west of Glebe Rise, Austrey	SK 296 060	0.77	23 - use only part of site	10	10 only		Part site only, frontage onto Glebe Rise. 10 units max	
AUS9	Hollybank Farm, Austrey	SK 293 069	0.18	5.4	5.4	5	58 potential		
TOTAL OF PREFERRED SITES							40(NET)		

Austrey - Preferred Option Sites



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Curdworth

Total amount of housing units to be provided = 15

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

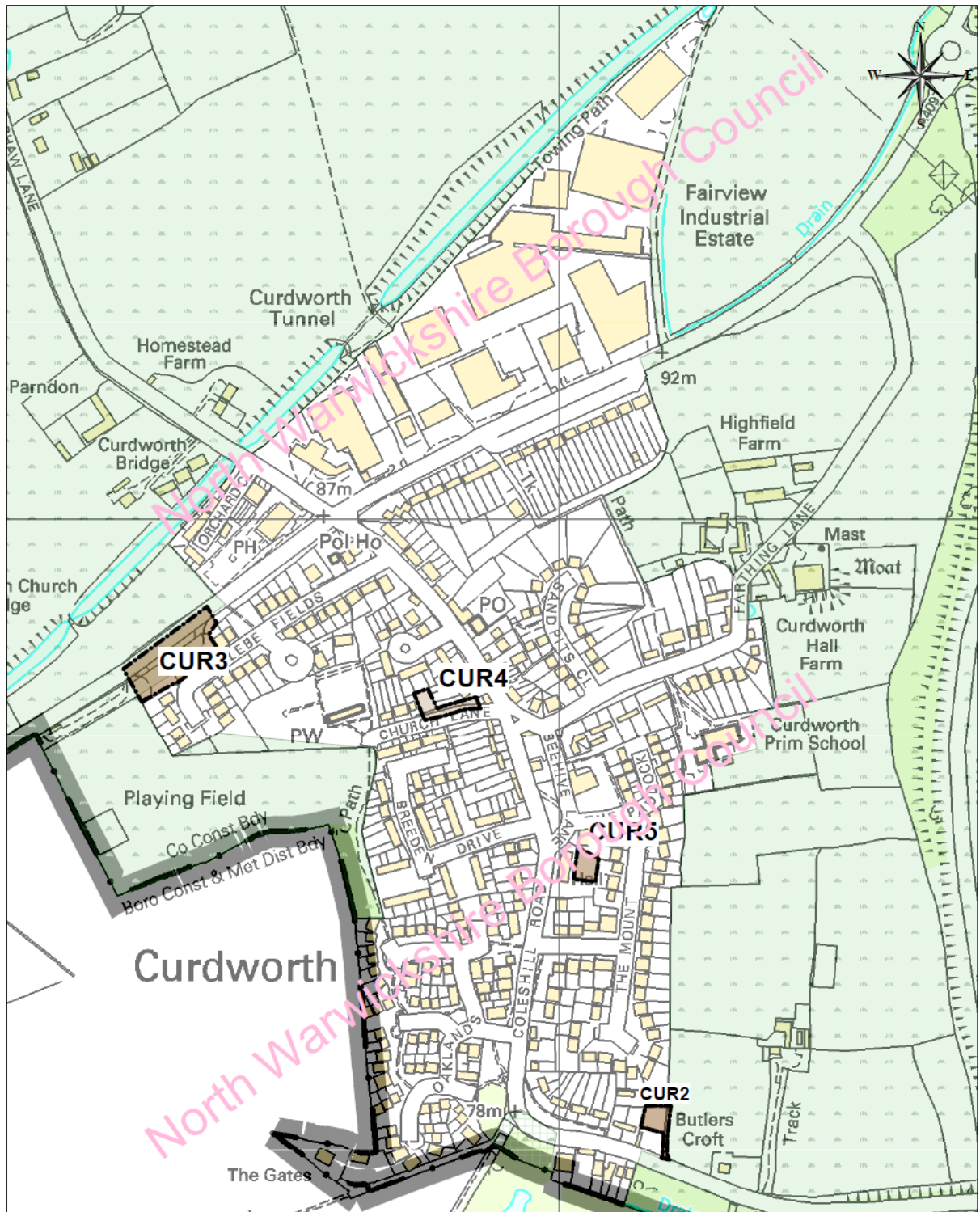
Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
CUR2	PS100	Land at 111 Coleshill Rd, Curdworth	SP180 924	0.07
CUR3		Victor Valet Kingsbury Road - Community Services & Residential	SP176 928	0.3
CUR4		Land off Church Lane	SP178 928	0.08
	Sites Outside Current Development Boundary			
CUR1	SLA 99	XDP, FAIRVIEW IND ESTATE, CURDWORTH Mixed Uses/Commercial	SP 179 931	0.7

CURDWORTH - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

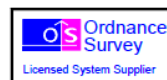
SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info
ALL SITES WITHIN DEVELOPMENT BOUNDARY								
SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS Density 30/ha	NET	Overall Total for sites in Preferred Option		
CUR2	Land at 111 Coleshill Rd, Curdworth	SP180 924	0.07	2.1	2	1		1 unit proposed
CUR3	Victor Valet Kingsbury Road - Community Services & Residential	SP176 928	0.3	9	9	9		Nursing Home/Flat development proposed
CUR4	Site off Church Lane		0.08	2.4	3	3 units		Small, higher density (40ha) cottage style development potential
CUR5	Land Rear of Village Hall		0.06	2+	2	2 units		Potential redevelopment option?
TOTAL OF PREFERRED SITES							15 units in Total	

Curdworth - Preferred Option Sites



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Fillongley

Total amount of housing units to be provided = 30

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Sites Within Current Development Boundary

Site reference	Cross reference number	Address/Location	Grid reference	Site area
FIL1		Fillongley Social Club, Ousterne Lane	SP279 871	0.2
FIL2		Land adj 35 Eastlang Road	SP282 871	0.14
FIL3		Land at RO Ashleigh, Coventry Rd	SP286 865	0.347

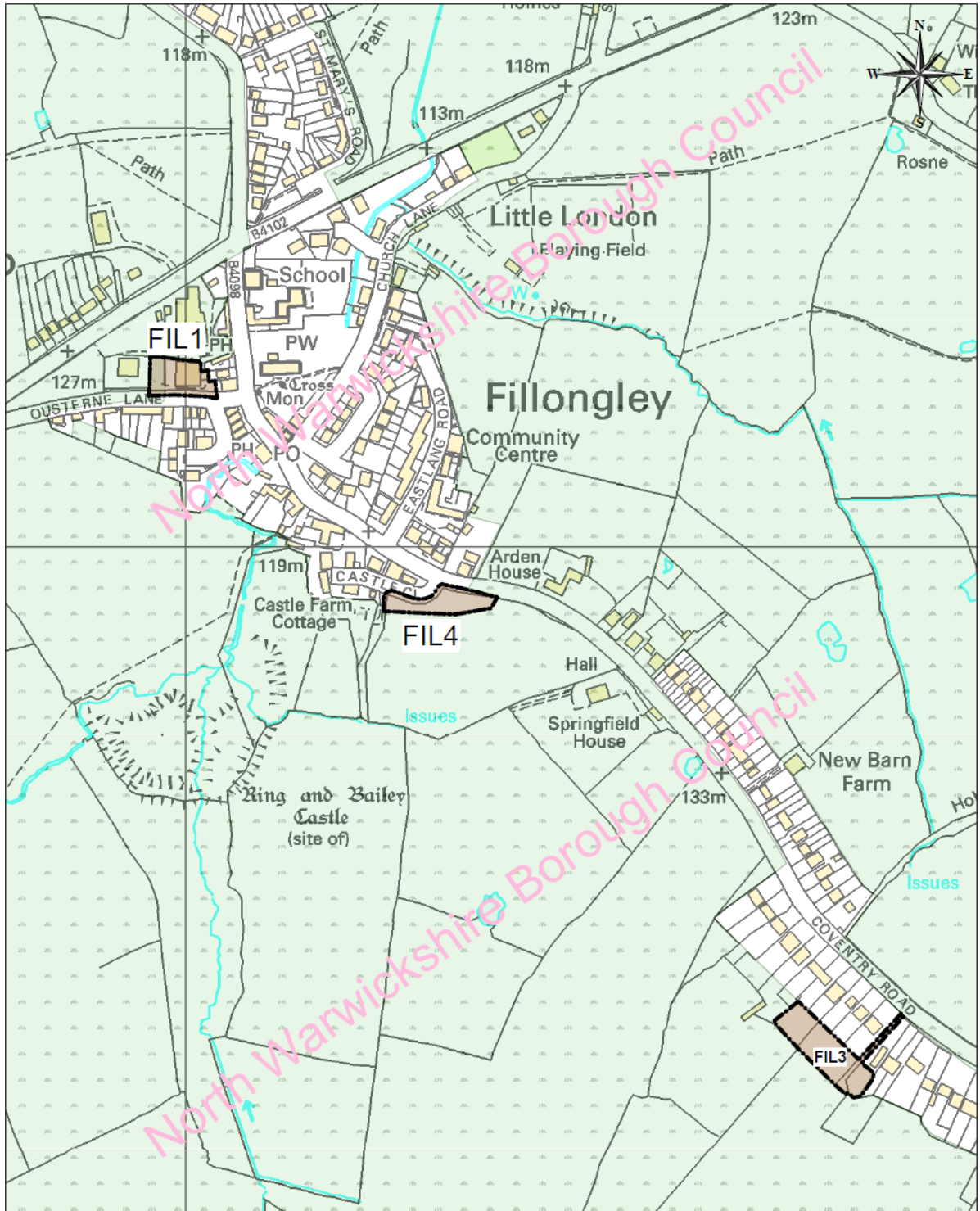
FILLONGLEY - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY								
FIL1	Fillongley Social Club, Ousterne Lane	SP279 871	0.2	6	6	12		Higher Density for village centre site
FIL3	Land at RO Ashleigh, Coventry Rd	SP286 865	0.347	10.41	10	10		
FIL4	Site at Castle Close		0.205	6.15	3	3		Narrow site - within DB
TOTAL OF PREFERRED SITES							25 TOTAL	Shortfall

ALLOW A WINDFALL ALLOWANCE OF 5 OVER PLAN PERIOD - To reflect past build rates.

Fillongley - Preferred Option Sites



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Hurley

Total amount of housing units to be provided = 30

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Sites Within Current Development Boundary

Site reference	Cross reference number	Address/Location	Grid reference	Site area
HUR1	PS91	Land at Knowle Hill, Hurley	SP237 956	0.23
HUR2	PS11	Land off Queens Way, Hurley	SP239 959	0.4
HUR4		Land rear of 115 Knowle Hill off Damson Drive, Hurley	SP244 958	0.122

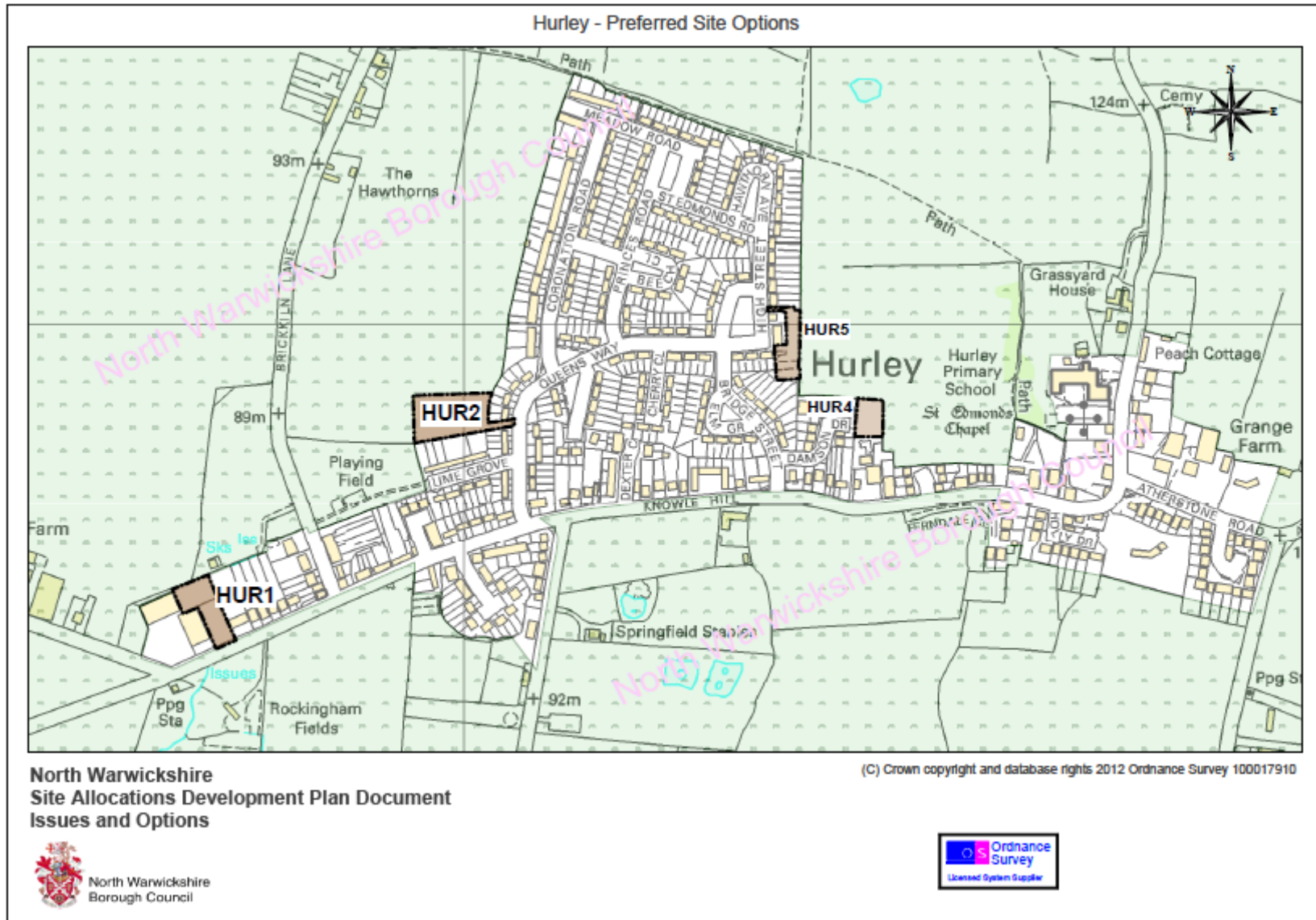
Option Sites Outside Current Development Boundary - In Green Belt

HUR3	SLA 20	LAND AT KNOWLE HILL, HURLEY - Part within Development Boundary	SP 245 959	4.12
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HURLEY - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	Notes/Info
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY							
HUR2	Land off Queens Way, Hurley	SP239 959	0.4	12	15	15	Site with Planning Consent - Allocate to protect for future - 15 units Granted Consent 2012
HUR1	Land at Knowle Hill, Hurley	SP237 956	0.23	7	7	7	
HUR4	Land rear of 115 Knowle Hill off Damson Drive, Hurley	SP244 958	0.122	4	4	6	Increase density to reflect village centre site
HUR5	Old garage site rear of shops, High Street Hurley		0.17	5	4	4	Access and layout issues
TOTAL OF PREFERRED SITES						32 TOTAL	



Newton Regis

Total amount of housing units to be provided = 15

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

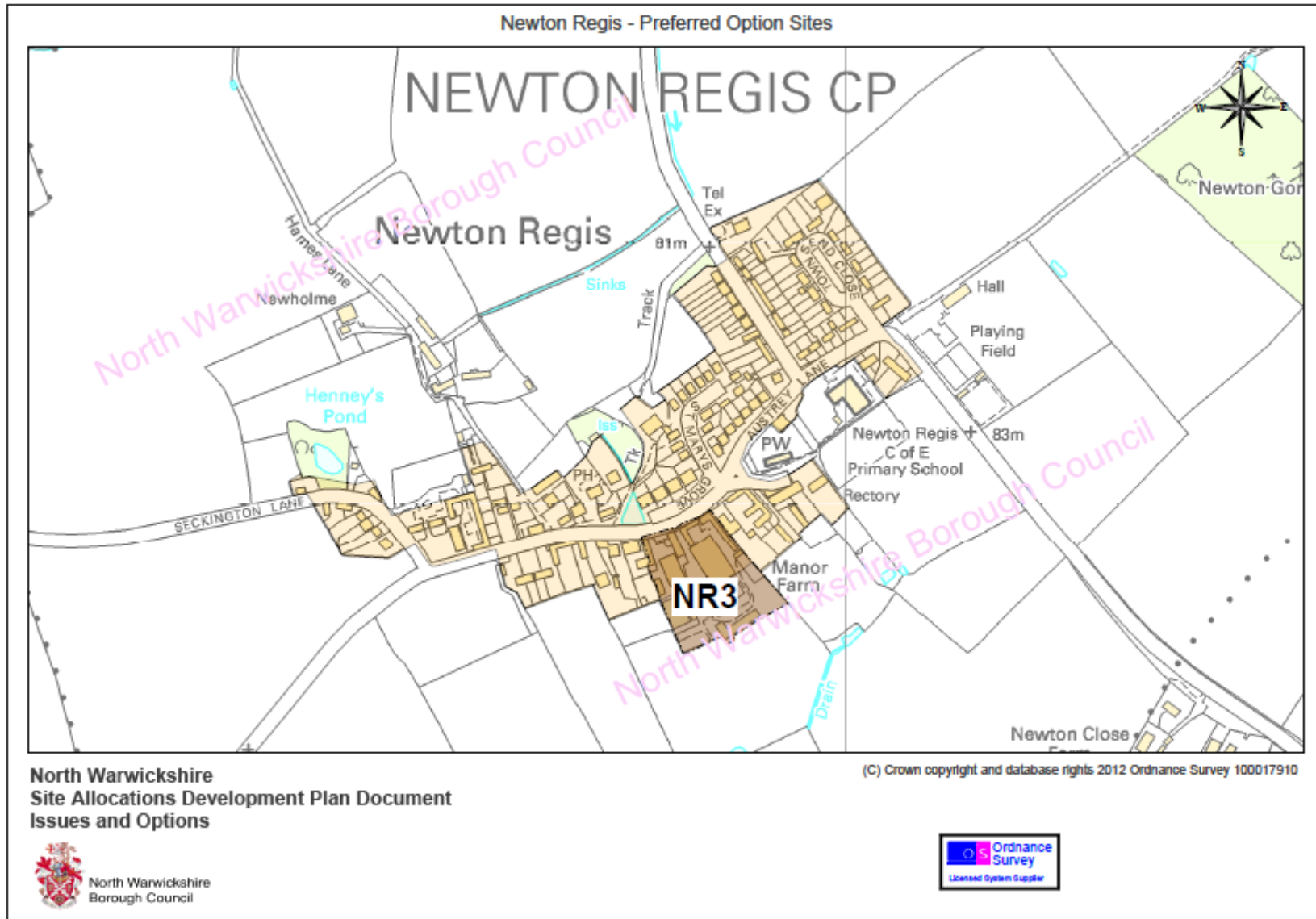
Sites Within Current Development Boundary				
Site reference	Cross reference number	Address/Location	Grid reference	Site area
NR3	SLA 103	MANOR/BADDONS FARM, MAIN ROAD, NEWTON REGIS	SK 278 073	1.38
Sites Outside Current Development Boundary				
Option NR4	SLA 102	LAND AT SECKINGTON LANE/MAIN ROAD, NEWTON REGIS	SK 274 073	0.27
NR5	SLA 104	RO/ HENNEYS POND, NEWTON REGIS	SK 275 074	0.78
NR1	SLA 105	LAND ADJ HAMES LANE, NEWTON REGIS	SK 277 075	2.98
NR2	SLA 117	LAND OFF AUSTREY LANE, NEWTON REGIS	SK 280 074	2.65

NEWTON REGIS - PREFERRED SITE OPTION

The following is the Council's Preferred Option site for Newton Regis. Your views are requested on this site.

NEWTON REGIS - PREFERRED SITE OPTIONS

SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	Notes/Info
PREFERRED OPTIONS WITHIN AND ADJOINING DEVELOPMENT BOUNDARY							
NR3	MANOR/BADDONS FARM, MAIN ROAD, NEWTON REGIS (part)	SK 278 073	1.38	41.4	15	15	15 in Total (further potential available)
TOTAL OF PREFERRED SITES						15 TOTAL	



Piccadilly

Total amount of housing units to be provided = 5

The table below identifies all reasonable alternative sites put forward for this settlement.
(Please state the site reference number(s)).

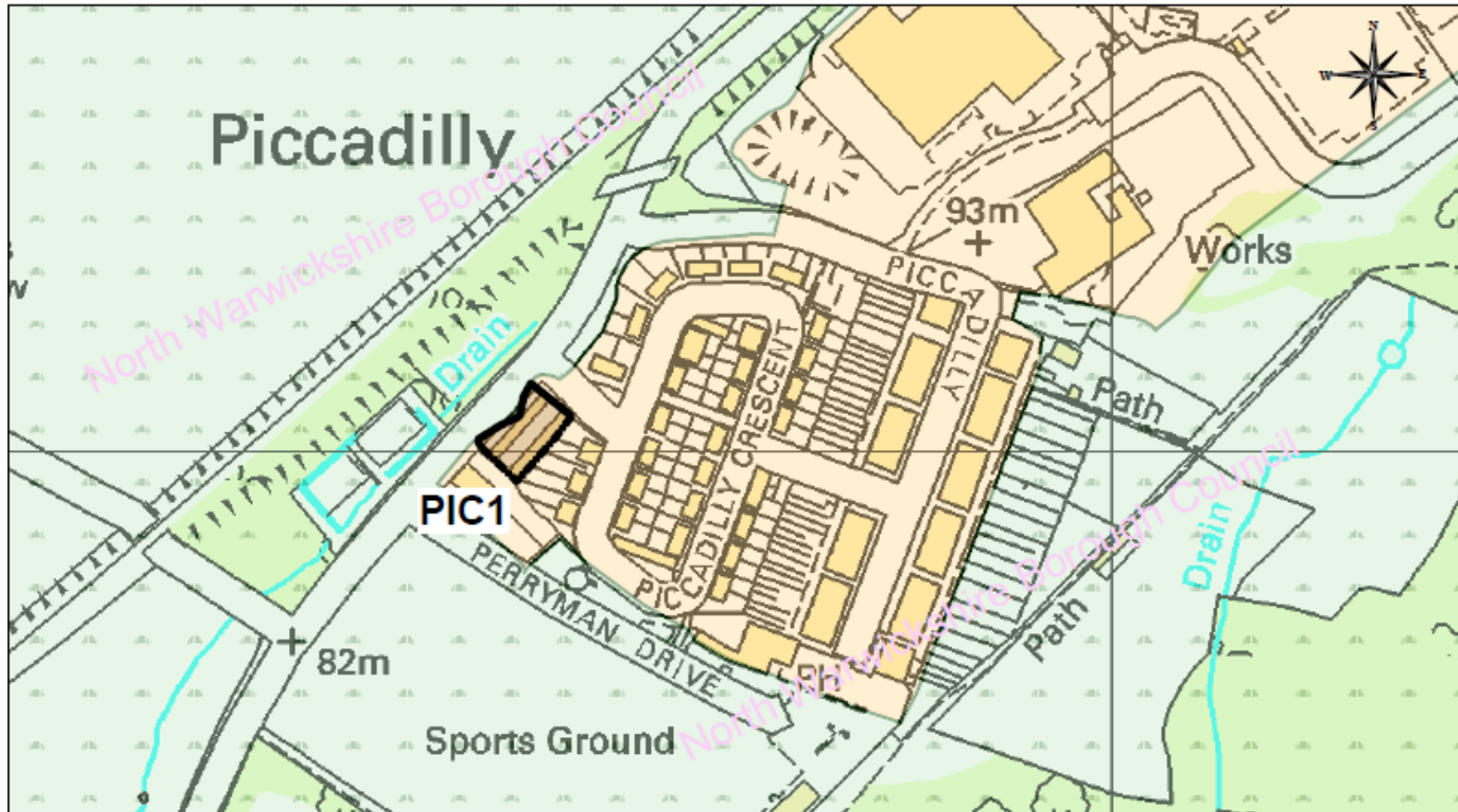
Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
PIC1		Garage Site off Picadilly Crescent		0.105

PICADILLY - PREFERRED SITE OPTIONS

The following site the Borough Council considers to be the Preferred Option at this stage.
The Preferred option is to carry forward the site noted above. Your views are requested on this site.

SA DPD Reference	Site Name	Grid Reference	Size (Ha)	Gross Housing Figure Density 30/ha	Net Housing Figure	Notes/Info
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY						
PIC1	Garage Site off Picadilly Crescent	SP227 980	0.105	3	5	higher density terrace (40ha) will achieve housing requirement
TOTAL OF PREFERRED SITES					5 in Total	

Piccadilly - Preferred Option Site



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Shuttington

Total amount of housing units to be provided = 10

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Option	Sites Inside Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
SHUT4		Openspace off Milners Drive	SK253 052	0.106
SHUT5		Land adj Ivyleigh Villas, Church Lane	SK254 052	0.027
SHUT6	SLA 142	RO/ 2 CHURCH LANE, SHUTTINGTON(partly in)	SK 254 052	0.27

Sites Outside Current Development Boundary

SHUT1	SLA 22	MANOR FARM BUILDINGS, SHUTTINGTON	SK 255 054	1.46
SHUT2	PS66	Land ro Milner Drive/ Main Road, Shuttington	SK 254 054	0.65
SHUT3	PS96	land off Shuttington Lane, Shuttington	SK253 052	0.43

SHUTTINGTON - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

	SITES OPTIONS					PREFERRED OPTION	
SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	Notes/Info
PREFERRED OPTION SITES WITHIN DEVELOPMENT BOUNDARY							
SHUT5	Land adj Ivyleigh Villas, Church Lane	SK254 052	0.027	1	1	1	
PREFERRED OPTION SITES OUTSIDE DEVELOPMENT BOUNDARY							
SHUT1	Manor Farm Buildings, Shuttington	SK 255 054	1.46	43 potential. Include part site only	12	12	Only part of site proposed to reflect housing requirement
						Total 10 minimum	

Shuttington - Preferred Option Sites



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Shustoke

Total amount of housing units to be provided = 15

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
SHUS1	SLA 79	LAND SOUTH OF COLESHILL ROAD, SHUSTOKE(Partly inside)	SP 225 908	1.72

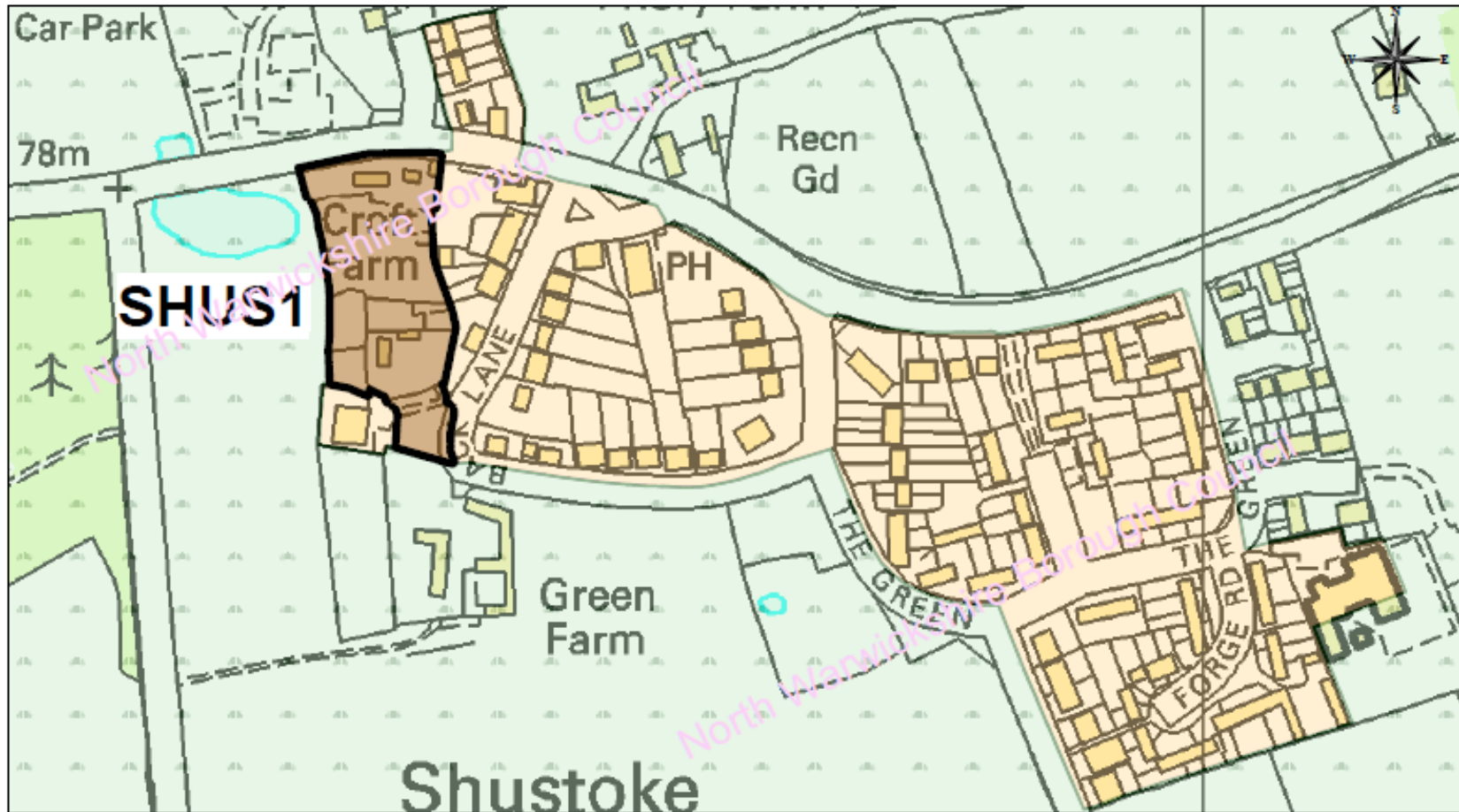
SHUSTOKE - PREFERRED SITE OPTIONS

The following site the Borough Council considers to be the Preferred Option at this stage. The Preferred option is to carry forward the site noted above.

SHUSTOKE - PREFERRED SITE OPTIONS

SA DPD Reference	SITE NAME	Grid Reference	Size (Ha)	Gross Housing Figure Density 30/ha	Net Housing figure	Total Site Potential	Notes/Info
PREFERRED OPTIONS WITHIN DEVELOPMENT BOUNDARY							
SHUS1	Land South of Coleshill Rd, Shustoke (Partly inside)	SP 225 908	1.72	51.6	15 Part site only	15	* Area within DB 0.7 ha only. Redevelopment of up to 15 units potential
* Only half of site put forward to reflect the rest of site lies within Green Belt. Part site could still come forward as potential exceptions site for affordable housing						Up to 15 in Total	

Shustoke - Preferred Option Site



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Warton

Total amount of housing units to be provided = 45

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

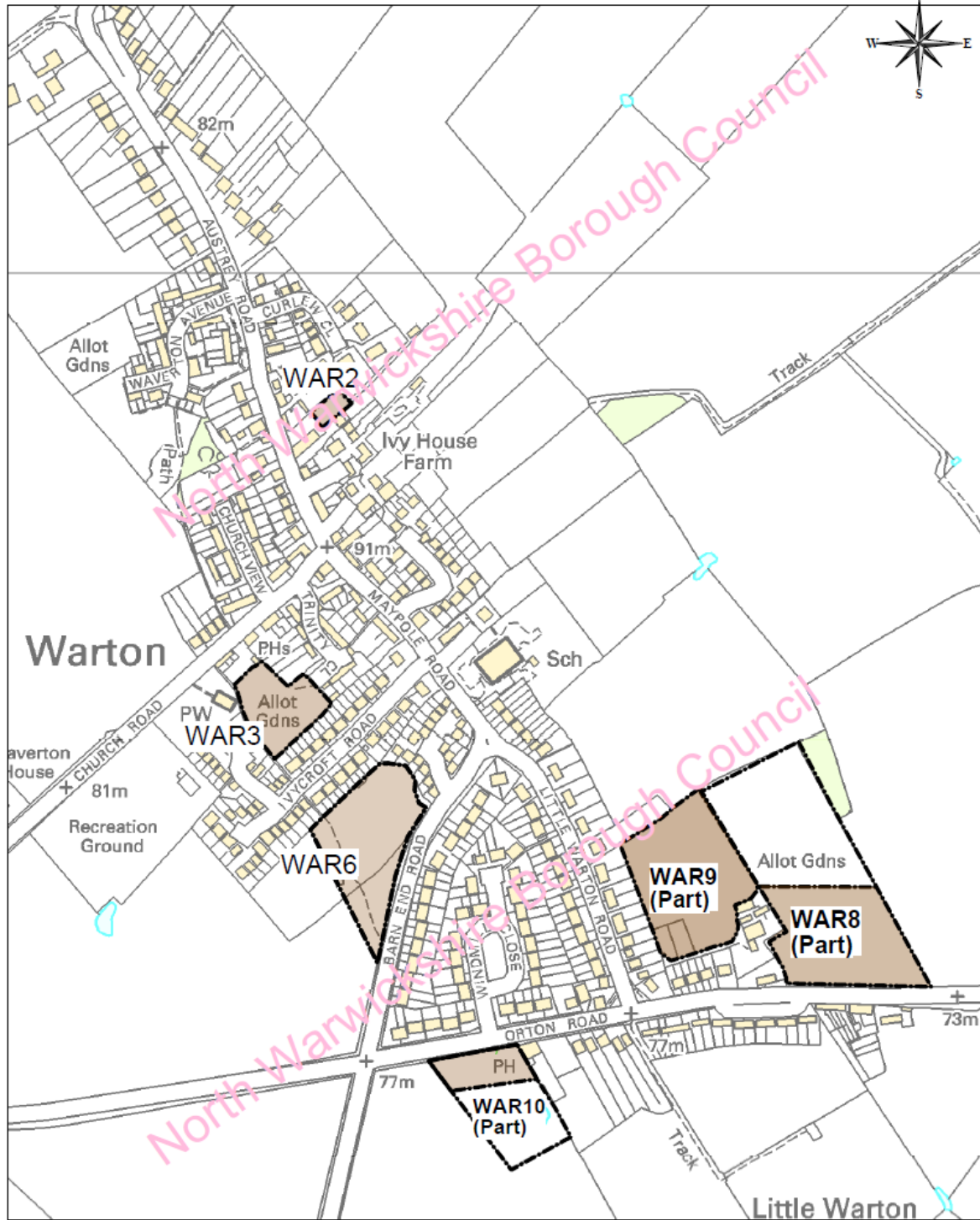
Option	Sites Within Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
WAR1	PS25	WAVERTON AVENUE, WARTON	SP 281 038	1.53
WAR2		Land adj the paddocks, Austrey Road	SK283 038	0.066
WAR3		Land RO Trinity Close, Warton	SK282 035	0.47
WAR4		Land South of the Elms, Austrey Road (extant planning consent)	SK280 041	0.2
	Sites Outside Current Development Boundary			
WAR5		Land SE of the Elms, Austrey Road	SK280 041	0.383
WAR6	SLA 5	FD0858 LAND ADJ BARN END ROAD, WARTON (part of site is ex waste tip)	SK 283 034	1.31
WAR7	SLA 6	FD0858 LAND ADJ BARN END ROAD, WARTON (also covers part of WAR6)	SK 283 033	2.03
WAR8	PS78	FD0815 Land at Orton Road, Warton	SK287 034	2.5
WAR9	PS110	Land off Little Warton Rd, Warton	SK286 384	1.3
WAR10	PS88	Land adj Fox and Dogs, Warton	SK285 302	0.85
WAR11	SLA 28	PS01 ORTON ROAD, WARTON	SK289 032	1.9

WARTON - PREFERRED SITE OPTIONS

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

SA DPD Reference	SITE NAME	Grid Reference	SIZE (HA)	GROSS HOUSING FIGURE Density 30/ha	NET HOUSING FIGURE	Total Site Potential	TOTAL OVERALL	Notes/Info
PREFERRED OPTION SITES WITHIN DEVELOPMENT BOUNDARY								
WAR2	Land adj the paddocks, Austrey Road	SK283 038	0.066	1.98	2	2		
WAR3	Land RO Trinity Close, Warton	SK282 035	0.47	14.1	10	10	12 total	10 units - Gradient and access issues
PREFERRED OPTION SITES OUTSIDE DEVELOPMENT BOUNDARY								
WAR6	LAND ADJ BARN END ROAD, WARTON (part of site is ex waste tip)	SK 283 034	1.31	39	29	20		LIP site - Old Waste tip and ground contamination issues. Potential future additional 10 for flexibility and viability
WAR8	Land at Orton Road, Warton	SK287 034	2.5	75	56	10		
WAR10	Land adj Fox and Dogs, Warton	SK285 302	0.85	25.5	23	6		6 only proposed at front. - To deliver a social and community use/facility?
WAR9	Land off Little Warton Rd, Warton	SK286 384	1.3	39	29	10 only	46 total	Retain for long term flexibility potential. Access only from WAR8
TOTAL OF PREFERRED SITES							58 units in Total	

Warton - Preferred Site Options



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Issues and Options**

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Whitacre Heath

Total amount of housing units to be provided = 20

The following table provides the full list of reasonable alternative sites put forward for consideration.

Sites Within Current Development Boundary

Site reference	Cross reference number	Address/Location	Grid reference	Site area
WH1		Land at 72 Nether Cottage, Whitacre Heath	SP219 931	0.2
WH2		Land adjoining 17 Birmingham Road, Whitacre Heath	SP218 928	0.14

Sites Outside Current Development Boundary

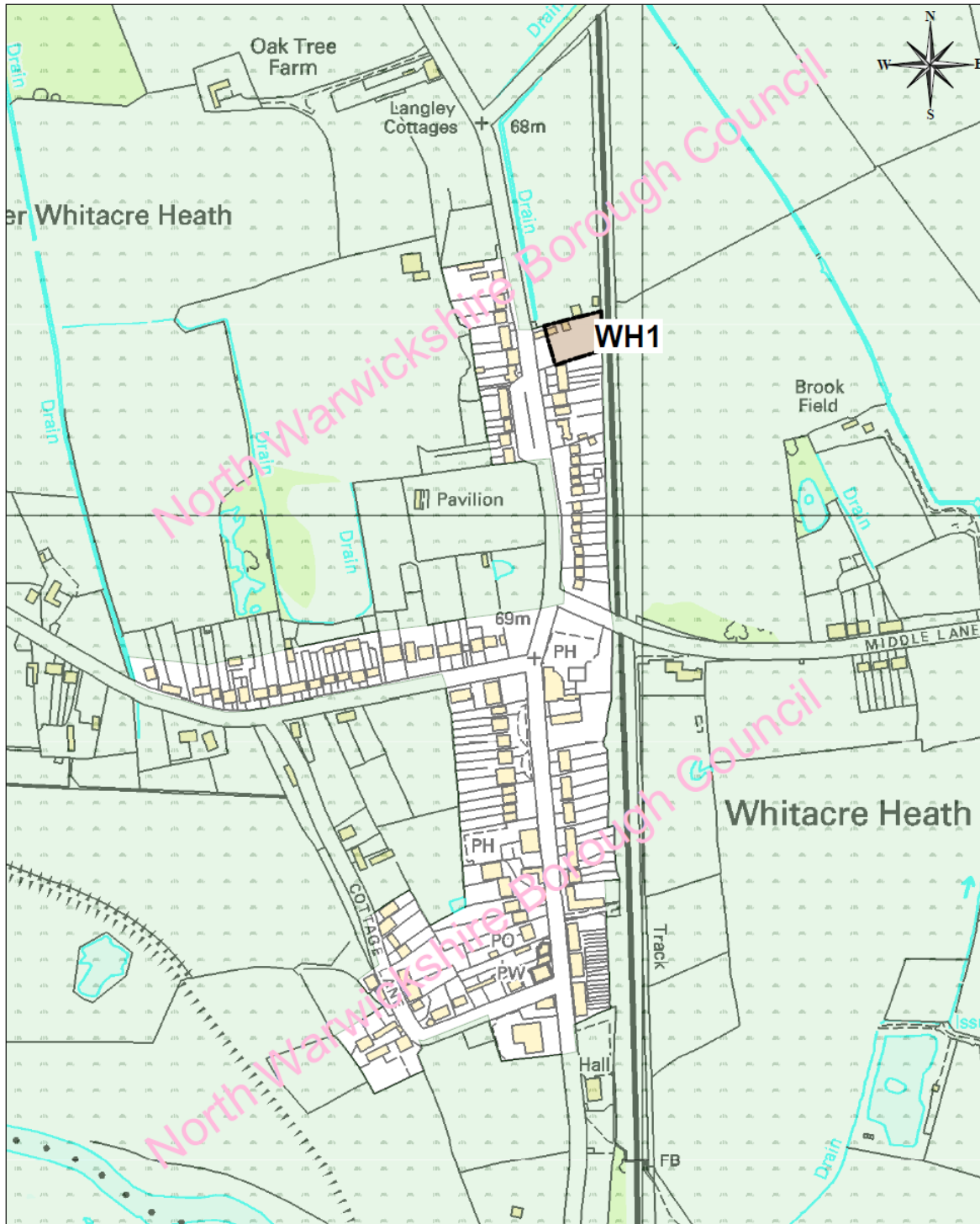
Option	Cross reference number	Address/Location	Grid reference	Site area
WH3	SLA 64	LAND AT STATION ROAD, WHITACRE HEATH	SP 218 924	1.46

WHITACRE HEATH Preferred Option Site

The following site the Borough Council considers to be the Preferred Option at this stage. Your views are requested on this site.

SA DPD Reference	SITES OPTIONS WITHIN DEVELOPMENT BOUNDARY		Housing Figure Density 30/ha			PREFERRED OPTION	Notes info
	SITE NAME	Grid Reference	SIZE (HA)	GROSS	NET	Total Site Potential	
WH1	Land at 72 Nether Cottage, Whitacre Heath	SP219 931	0.2	6	6	6	All sites must await completion of EA Flood defence scheme
TOTAL OF PREFERRED SITES						6 units in Total	
WINDFALL ALLOWANCE OF 14 - To reflect past build rates and potential Green Belt redevelopment sites coming forward. Delivery of 20 by 2028							

Whitacre Heath - Preferred Option Site



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Wood End**Total amount of housing units to be provided = 30**

Which proposed housing site or sites (or which part of a site or sites) shown on the map would you prefer to see developed for housing in the future?

(Please state the site reference number(s)).

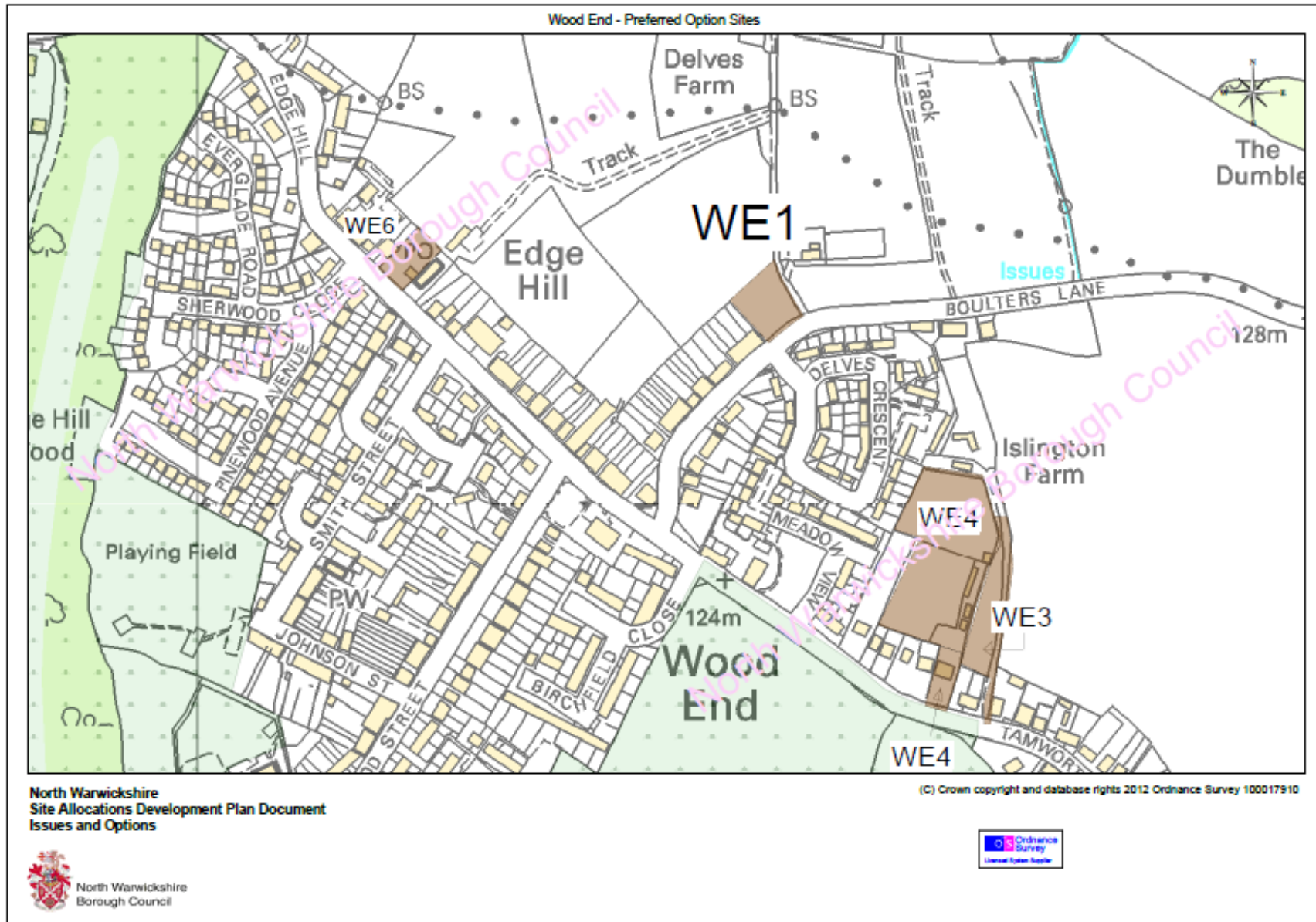
Option	Sites Outside Current Development Boundary			
Site reference	Cross reference number	Address/Location	Grid reference	Site area
WE1	SLA 11	LAND AT DELVES FARM, WOOD END	SP 242 985	8.3
WE2	SLA 15	LAND AT WOOD END	SP 248 982	15.53
WE3	SLA 31	LAND OFF TAMWORTH ROAD, WOOD END	SP 246 981	0.2
WE4	PS 63	Land rear of Tamworth Road and 115 Tamworth Road, Wood End	SP245 982	0.94
WE5	SLA 8	R/O THE OAKS, LAUREL COURT, WOOD END	SP 241 985	0.26
WE6	PS87B	Land off Tamworth Road, Wood End(East)	SP249 977	18.16

WOOD END - PREFERRED OPTION SITES

The following are the sites the Borough Council consider to be the Preferred Options at this stage. Your views are requested on these sites.

WOOD END - PREFERRED OPTION SITES

SA DPD Reference	SITE NAME	GRID REFERENCE	SIZE (HA)	Gross No of units	Net No of units	Option Priority	Option 1 potential housing delivery	Total of sites inside and outside DB	Notes/Info
PREFERRED OPTION SITES WITHIN DEVELOPMENT BOUNDARY									
WE6	Site adjoining Co-Op, 15 Tamworth Road, Wood End	SP 241 984	0.11	3.3	3	1	3	3	Retain for 3 units max only
PREFERRED OPTION SITES OUTSIDE DEVELOPMENT BOUNDARY									
WE1a Part	Land off Boulters Lane	P249 983	0.18	5.4	4.05	1	4		Further potential to rear of site.
WE3	LAND OFF TAMWORTH ROAD, WOOD END	SP 246 981	0.2	6	6	1	6		
WE4	Land rear of Tamworth Road and 115 Tamworth Road, Wood End	SP245 982	0.94	28.2	25.38	1	25	35	Access issues. May require demolition
TOTAL OF PREFERRED SITES								38 TOTAL	



Additional Housing Options

Housing for Older people

- 4.12 With increasing age profiles in many of our settlements the issue of how to address the housing needs of the Borough's elderly population is rising. This is particularly significant where the need may involve a level of care and the lack of supply means continued 'under occupation' of existing housing, which can stagnate housing markets, limiting turn over and release of other housing more suitable for families. In certain circumstances the sites identified may be considered for specialist elderly housing, particularly where the site could address the needs for a range of settlements in an area.

If you know of any sites that you feel would be suitable to be developed for specialist accommodation to meet the needs of older people (including continuing and extra care facilities)?

Or, if you think any of the potential residential sites identified in Maps in the Settlement sections would be suitable sites.

- 4.13 Where necessary the development boundaries as shown on the Proposals Map will be altered to take account of the developments that are brought forward as preferred options in the future. A number of smaller sites currently within the settlement development boundaries are also likely to come forward. These are indicated at the bottom of each relevant settlement table above.

Affordable housing Sites

- 4.14 A number of the housing sites listed in the various settlements are currently owned or controlled by the Borough Council, County Council or similar local or public authorities.
- 4.15 Both the County and Borough Council have previously identified the delivery of Affordable housing as one of their main priorities. To address this issue both authorities have adopted policies of developing their own sites, specifically older council garage sites, for affordable housing wherever possible. The Borough Council have already undertaken a number of such developments successfully and it is intended that this approach be continued where finances and land supplies permit. This will be a key method in delivering the overall 40% affordable housing requirement the Core Strategy requires. These sites will be identified in the Local Investment Plan, which is regularly reviewed.
- 4.16 These sites can be the focus of financial contributions from both large and small open market sites that are accommodated within the borough's settlements. Larger sites will still be expected to deliver a significant level of on-site affordable housing delivery but those smaller sites that fall below a threshold where viable on-site affordable housing is difficult to achieve will still be expected to deliver/provide a financial contribution towards off-site delivery through the sites identified in the Local Investment Plan.

Sites submitted but not identified in this document

- 4.17 A large scale Borough wide Map has been produced which identifies the availability of sites submitted well beyond those adjacent to the boundaries of each settlement. The council do not intend to allocate these sites for any specific development at this stage and does not, in general consider these sites as in sustainable locations that would enable them to deliver some sustainable form of development. They could, however, provide an opportunity for development that requires a countryside location, or relate to appropriate countryside uses, such as for recreation, tourism and access to the countryside. Similarly, they could provide opportunities for exceptions type development of local or national significance such as for

affordable housing (where well related to an existing settlement) or development related to energy generation possible linked with a rural by product (BioMass and/or BioGas energy solutions).

5 GREEN BELT SETTLEMENTS

- 5.1 Within the Green belt the following settlements do not have a development boundary. They are therefore “washed over” by Green Belt restricting development to only that which is considered ‘appropriate’ as defined in the National Planning Policy Framework (NPPF).
- 5.2 The NPPF definition of appropriate development in the Green Belt includes the terms “limited infilling in villages”. The NPPF also notes that “If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt.
- 5.3 If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”
- 5.4 The settlements within North Warwickshire that are currently ‘washed over’ and included wholly within the Green Belt are as follows;
- Middleton
 - Corley
 - Corley Moor
 - Furnace End
 - Astley
 - Lea Marston
 - Nether Whitacre
- 5.5 These settlements are considered to have some potential for infill plots, in view of the NPPF definition. There are a number of Options to address this issue which can be summarised as follows;

INFILL OPTION 1

Define a “Green Belt Infill Boundary” for the relevant settlements, within which infill development will be accommodated.

INFILL OPTION 2

The relevant settlements suggested at this stage for benefiting from a ‘Green Belt Infill Boundary’ include; Astley, Furnace End, Middleton, Corley, Corley Moor and Nether Whitacre and Lea Marston. Are these settlements appropriate and are there any others that should be included?

- 5.6 The above option requires consultation on the most appropriate boundary and plots/properties to include within that boundary and the relevant settlements that will benefit from an “Infill Boundary”. The Policy determining what development can take place within an infill boundary will be included in the Development Management Document. The “Green Belt Infill Boundary” Maps for each settlement are included in Appendices (*To be Provided*), with Options for sites identified.
- 5.7 In addition there are a number of dispersed hamlets and conglomerations of dwellings that, although contributing to the number of dwellings within a Parish, are too dispersed and not well related to the settlements within that Parish or have insufficient services and facilities to warrant inclusion/identification in the Settlement Hierarchy and are not considered sustainable locations for development. Within and outside of these areas it is not considered suitable to accommodate “infill” developments as such would constitute

inappropriate unsustainable development in the Green Belt, unrelated to any clear, cohesive settlement, contrary to the aims of the National Planning Policy Framework.

6 Open Spaces

Issues

- 6.1 A significant amount of North Warwickshire total area is open space, which comprises open countryside in agricultural uses, woodland, private and public open space (including historic parklands and country parks), recreation uses such as golf courses and playing fields and some significant areas of ex industrial/commercial uses, now cleared but classed as “brownfield” land. Within the built up areas Parks, public gardens, allotments and other green areas are also classified as open space. Together these areas form an important part of North Warwickshire’s character, not only for residential amenity and recreational purposes, but also for their Biodiversity value, and role in reducing flood risk and climate change.
- 6.2 With regard to the Draft Core Strategy, the Council seeks to retain and enhance the open space in the Borough. The majority of these are small open spaces, which have been classed as 'Amenity Greenspace' that often encompass large verges, corner greens, and other open space that may not necessarily have a recreational value, but nonetheless, play a role in enhancing biodiversity, and can add to the leafy character of an area. Similarly, whilst many of these areas are small, combined they form a considerable area, and can help to reduce the risk of surface water flooding through natural drainage, and also help in absorbing carbon dioxide.
- 6.3 Green Belt will be retained and no review of current boundaries is proposed. The majority of Open Space designations identified in the current Local Plan will be carried forward for inclusion in the Site Allocations Plan. A small number of these previous open space areas are, however, identified for specific developments or have been excluded following development coming forward through the normal application route, particularly in those Green Belt settlements where the availability of development sites is limited.
- 6.4 The sites proposed for designation as Open Space, including changes between the current Adopted Local Plan and the emerging Site Allocations Plan’s designated Open Spaces are listed in Appendix A. It should be noted that new or amended open space could also be delivered either through the Neighbourhood Plan process.
- 6.5 The designation of these sites as Open Space does not necessarily mean they will be retained as such for ever, but will depend on the level and type of open space deficiency within a settlement and the opportunity to enhance public access to open space, as well as maintain visual amenity and biodiversity.
- 6.6 We are seeking your views on these open space boundaries until such time that a Neighbourhood Development Plan replaces any specific Open Space Allocations/designations within a settlement or Parish. The delivery of a Neighbourhood Plan can add to the open space designation (rather than simply replace) where individual Parishes identify land of Local Amenity Importance and interest, which they are seeking to protect from development. Nevertheless it should be stressed that a Neighbourhood Plan must still conform to the Core Strategy. On an individual settlement basis the housing figures identified within the Core Strategy must still be delivered and targeting all (undeveloped) land within a development boundary as of “Local Amenity” importance for protection, without robust evidence, support and justification will bring greater pressure on Greenfield sites to deliver the identified housing requirement.
- 6.7 It should be noted that the sites designated as open space all lie within the current settlement development boundaries. It is not the Council’s intention to seek to designate or identify sites outside the development boundaries. Many of these benefit from protection through other planning policies such as Green Belt, by other legislation that protects land in

formal recreational and educational use, as well as land designated as of historical or natural interest (such as Sites of Special Scientific Interest, Historic Parks and Gardens or Scheduled Ancient Monuments). In addition significant areas of Flood Plain lie close to or within the Borough's main settlements contributing to and providing the opportunity for maintaining open space, aspect/character and visual amenity by virtue of the restriction the flood plain places on potential development.

- 6.8 The Open Spaces, Sports and Recreation (PPG17) study (2008), Green Space Strategy 2008-2018 and recent North Warwickshire Playing Pitch strategy October 2010 identify both formal and informal Open Space resources and assets within the Borough. This provides the evidence base for preventing loss of open space where deficiencies exist but also enabling re-development for alternative open space uses, where necessary supported by some 'enabling' development on site.

Options for Open Spaces

OS1

Maintain current Open space designations within current development boundaries as identified in the Adopted Local Plan (Current Local Plan open space designation)

OS2

Include additional Open Space sites, based on a review and responses received (within development boundaries only).

OS3

Remove Open Space designations either on an individual basis or wholly to allow re-development where supported by evidence.

New Open Space/Recreation Proposals

Dordon

- 6.9 The area proposed for potential employment and mixed development at currently includes and/or surrounds the Dordon football club pitch. There is the potential for relocating this facility north of the A5 on land at the rear of the ambulance station. This may have the benefits of improving access (particularly pedestrian) to the facility/asset by locating closer to the majority of the community, enabling improved quality of facilities through enabling development and directing financial contributions towards the replacement facility.
- 6.10 As the land is controlled by a Charitable trust there are a number of legal issues that may make the relocation difficult to achieve. The option of relocation should nevertheless be considered as it enables a more planned, comprehensive development of the land south of the A5 and a site Option, DOR13, has been included for consideration. The site is included for reference in the list of development sites for Dordon.

DOS13

Identify a Site opportunity for accommodating open space/recreation uses involving relocation from land south of A5 to land north of A5, to facilitate improved recreational provision and facilitating employment and/or mixed development opportunities.

Atherstone

- 6.11 The current housing requirement targeted at Atherstone is likely to be met principally through land to the north west of the town, the sites off Rowland's way and Durno's nursery. If these sites are developed they are likely to generate significant pressure on existing recreation facilities in the area, particularly formal recreation pitches. The nearest available playing pitches are on Royal Meadow Drive/Race Meadow, approximately 1.25 to 2 km from the site.
- 6.13 However, land to the north and north east of the site (within the road loop formed by Old Holly Lane/B4116 and Sheepy Road, leading to the Anker River) has also been submitted by the landowner for development potential. Significant parts of this land lies currently within floodplain (Zones 2 & 3), which reduces the likelihood of future housing potential. This does not, however, preclude use of the land for recreation purposes, which could deliver some development potential/benefit to the landowner while addressing some of the recreation needs likely to be generated, including having sufficient land outside the flood plain to accommodate new changing rooms and other supporting facilities which are currently limited in size, availability and quality (Playing Pitch strategy October 2010). It is noted that the north of Atherstone has fewer Rights of Way and accessible public countryside links compared to the south and east of the town, where access to the Outwoods, along the canal towpath and between Witherley and Mancetter benefits from reasonably good footpath provision.
- 6.11 An option is proposed to allocate this land for future recreation purposes to address the demand, shortfall and need for improvement in capacity and quality of formal recreation pitches and facilities. Care will be needed in the treatment of the boundaries of this site due to the sensitive nature of the Landscape Character in the area to the north west of Atherstone (Landscape character Assessment and Capacity study August 2010). An element of mixed use, including some housing, some formal and informal recreation including enhanced landscaping could be considered/proposed. The delivery of this land for recreational uses may also have an added benefit of enabling access to the countryside around the River Anker and contribute to the creation of a circular off road pedestrian/cycle route around Atherstone. This would help link the main areas of housing with formal and informal recreation, (including Natural Open Space at the proposed Riverside Local Nature Reserve) and education facilities, helping improve opportunities/ benefits for health and well being, reducing the need for car journeys reducing emissions of carbon and other pollutants.

Atherstone Recreation Option 1 - ATH14

Land between Old Holly Lane and Sheepy Road to be allocated for Recreational playing Pitches and supporting facilities

Atherstone Recreation Option 2

Do not allocate additional land but concentrate/target off-site contributions to existing recreational facilities only, including Roral Meadow Recreation area and facilities at Queen Elizabeth School Sports Specialist College.

Potential Pedestrian/Cycle/Bridleway Recreation Routes along Former Rail Routes.

- 6.14 Currently there is only 1 potential off-road cycle recreation route identified in the Adopted Local Plan. This is the old railway line link between Baddesley Colliery Site and Birch Coppice. This proposal is primarily to enable the link to be returned to rail use to facilitate the Planning Consent for airport parking on the old colliery site. However, this has the benefit of maintaining its availability for sustainable cycle link to Birch Coppice and

Dordon/Wood End for commuting/employment and recreation/countryside access potential. It is proposed that this current allocation be maintained in the Site Allocations Plan.

Option RR1

Maintain Safeguarding of former rail route between Baddesley Old Colliery and Birch Coppice.

- 6.15 There are other potential routes within the Borough that could potentially deliver other benefits, particularly for economic development opportunities, facilitating sustainable methods of access to a number of Tourism/Recreation related facilities and uses.
- 6.16 Longer term there may be opportunity to develop these links into circular routes, particularly in the south west of the Borough. The use of the Whitacre to Hampton-in-Arden former rail route, with links to the rights of way that cross this former rail route, connecting Coleshill and surrounding settlements with the NEC, Birmingham Business Park, Recreation/Tourism businesses and facilities at Packington, Shustoke and Maxstoke.
- 6.17 Similarly, former colliery links from Ansley Common/Hartshill to Ridge Lane also provide opportunities for improved access to the countryside, rights of way network and facilities such as Purley Chase Golf Club and Hartshill Hayes.
- 6.18 Some links have already become paths and part of the Right of Way network and already contribute to improving countryside and rural settlement accessibility. However, some are not part of the network yet their survival, in some cases structurally significantly still extant, provide a great opportunity to improve rural accessibility and economic development opportunities.
- 6.19 The following former rail routes are therefore identified as potential options for safeguarding from future development that may prevent their re-use for alternative and sustainable transport links and economic opportunities.

Safeguarding Former Rail Route Links

Option RR2

Hampton in Arden to Whitacre

Option RR3

Former Colliery Route Ansley Common to Ridge Lane

Option RR4

Baddesley Colliery/Folly Lane to A5/West Coast Main Line (Holly Lane Roundabout Atherstone)

Option RR5

Wood End - Kingsbury Wood – Kingsbury Link and Picadilly former Tramway

Option RR6

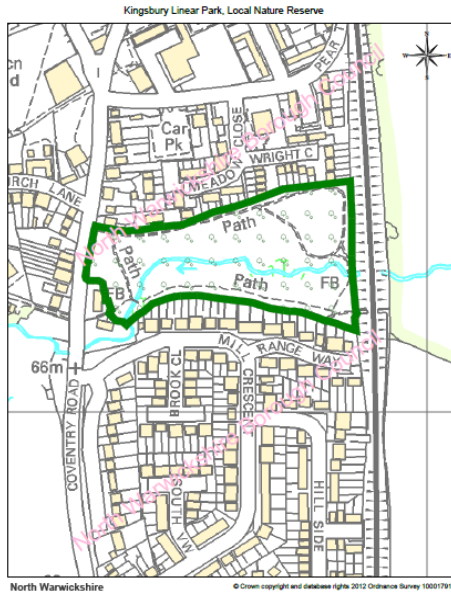
All or part of the above links.

Local Nature Reserves

6.20 The Borough Council control a number of sites which have potential for enhancing and improving Biodiversity and the natural environment while facilitating access for educational, recreational needs and community health and well being. Some sites are already accessible and serve their communities as informal recreation, providing natural open space. Those that are currently not accessible there is the intention to develop as Local Nature reserves and further facilitate access and biodiversity improvements.

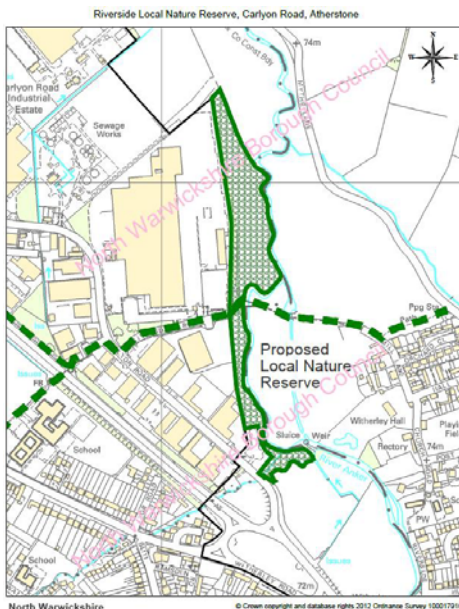
6.21 The proposed Local Nature Reserves are listed as follows;

DAFFERNS WOOD, NEW ARLEY



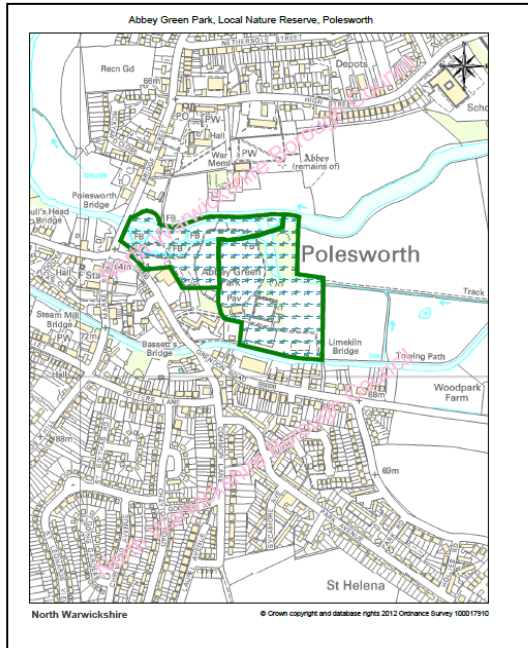
6.22 Daffern's Wood is about 2.42 hectares in size and was purchased by North Warwickshire Borough Council in 1992. It once was part of Arley Wood which in turn was part of the Arden Forest covering most of Warwickshire. The wood is classified as Ancient Woodland. Ancient Woodland is an important habitat for many rare and threatened species of animals and plants. Ancient Woodlands date back to 1600 or before and developed naturally (without manmade planting). Only 20% of the total wooded area in Britain is Ancient Woodland making its preservation and management of great importance.

RIVERSIDE, ATHERSTONE



- 6.23 The Riverside site is located behind the Carlyon Road industrial estate in Atherstone. The area is a small but long band of grassland following the river Anker with a narrow band of newly planted trees screening the rear of the industrial units. Running through the area is a public footpath which leads to a bridge over the river and links the area with Witherley in Leicestershire and other walking routes.

POLESWORTH, ABBEY GREEN PARK

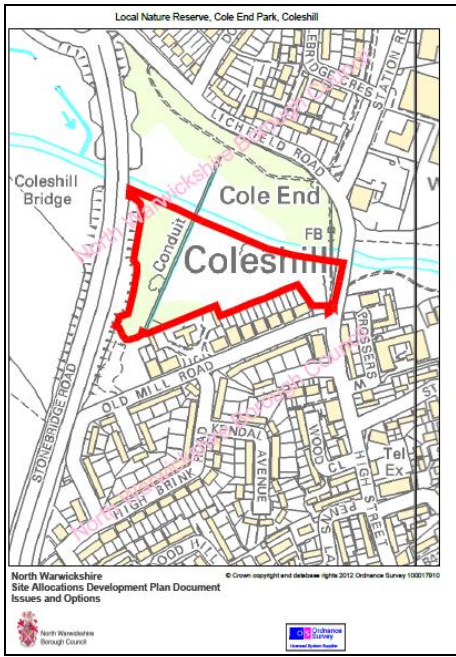


- 6.24 The River Anker flows through the Abbey Green site. The silted up channels and reed beds make it an interesting area to develop for wildlife. The aim is to create a riverside wildlife area following the Anker and creating a focal point for the park. There is also potential to create a riverside walk and perhaps fishing platforms.

COLESHILL, COLE END PARK

- 6.25 The project would focus on the area of the park south of the River Cole, in particular the area linking the children's play area accessed from Old Mill Road with the park. This area is currently boggy and overgrown with the invasive weed Himalayan Balsam. The project would create a nature walk from the play area and possibly areas of native planting, wildflower meadow and woodland within this part of the park.

Draft - Site Allocations Plan and Preferred Options - November 2012



7 OTHER USES/SITES

- 7.1 The above Options have concentrated on those uses such as Housing and Employment, which the Borough Council have a specific requirement to deliver over the Plan period.
- 7.2 Some of the services and facilities needed to support such development sites have also been referred to, such as Open Space/recreation facilities and Retail services.
- 7.3 However, these are concentrated on sites and proposals already known by the Borough or actively being pursued/delivered by the Borough.

Are there any other specific uses, proposals or sites you feel are not covered, identified or addressed by the above Options in this Site Allocations Issues and Options Plan?

If there are would you please give details, indicating where relevant, the site, the use or proposal and reasons why this should be included as an option in the Site Allocations Plan.

Open Space Allocation Changes from current Adopted Local Plan Designations

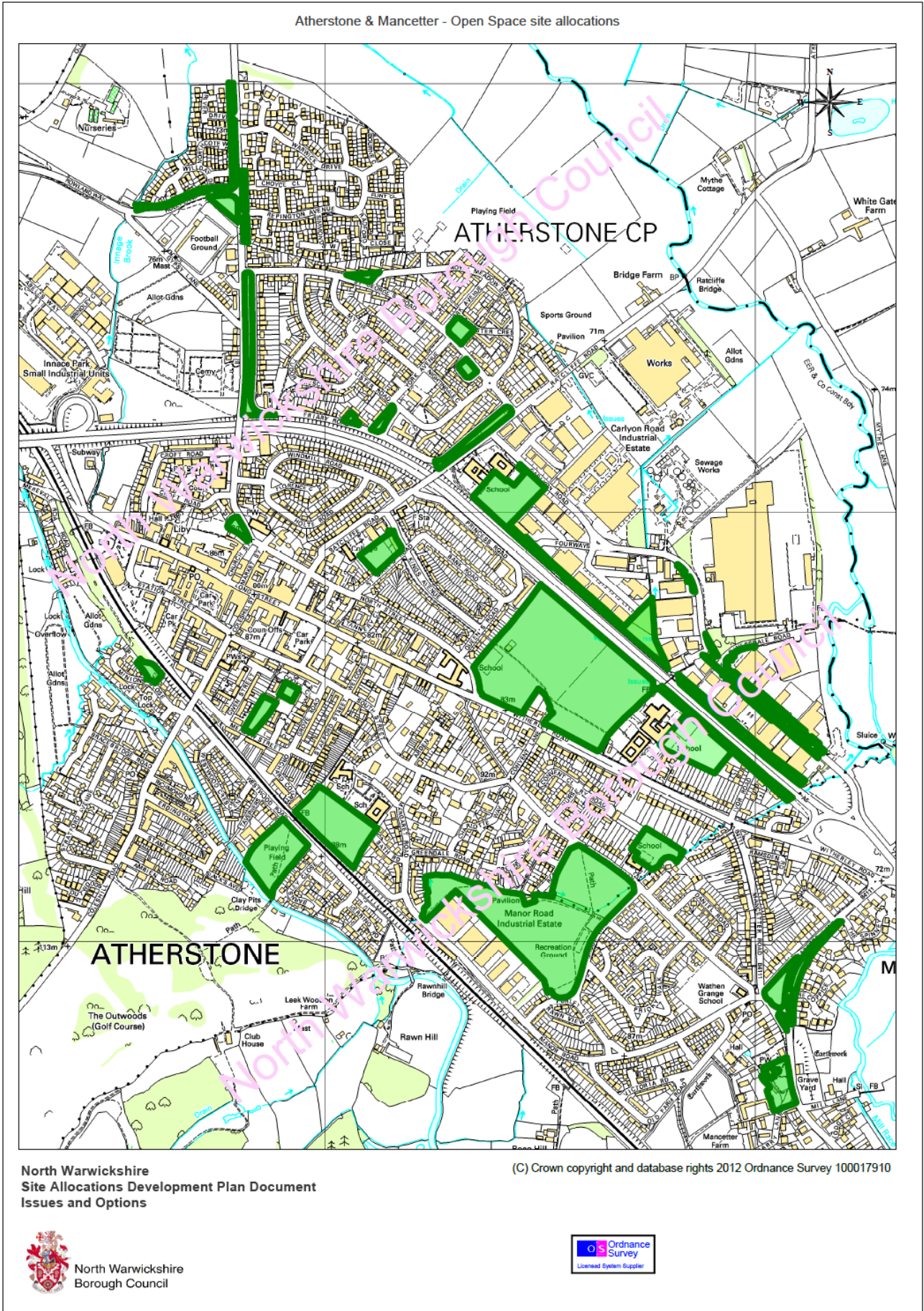
Deletions

- 1) Atherstone – Deletion of open space designations at Lister Road, Atherstone. Site identified for potential housing and open space.
- 2) Coleshill – Grimstock Hill (part). Area covered by old quarry deleted. Site identified for potential housing and open space. Remaining open space retained.
- 3) Mancetter – Land off Church Walk/Manor Road Mancetter. Site allocated for housing. Proposal for Extra Care Homes.
- 4) Old bowling green, Miners Welfare site, Arley. Site has consent for housing.

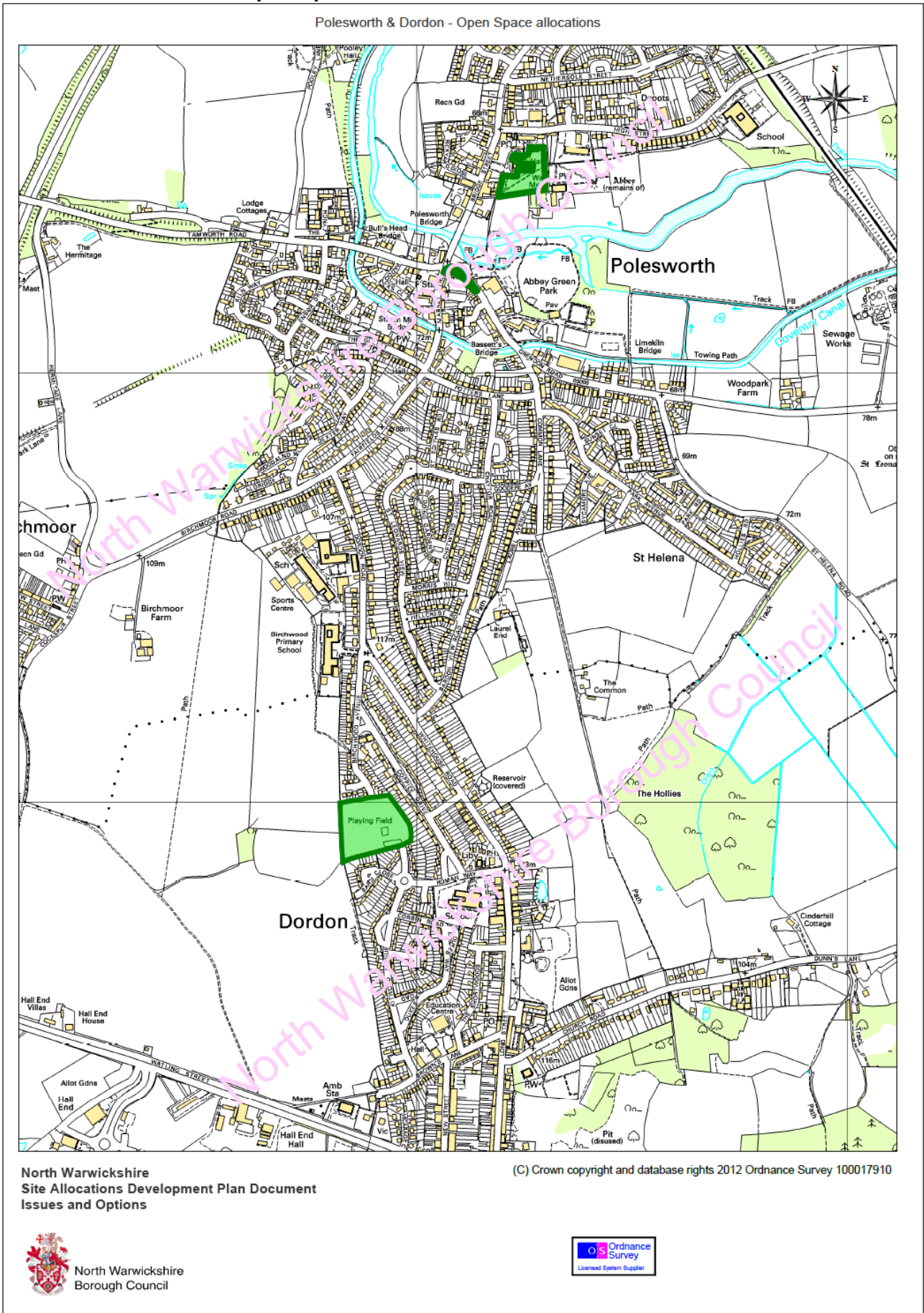
Additions

- 1) Land at Warton. Include new wildlife nature site and allotments off Waverton Avenue. Other sites identified as Local Nature Reserves (LNR's)

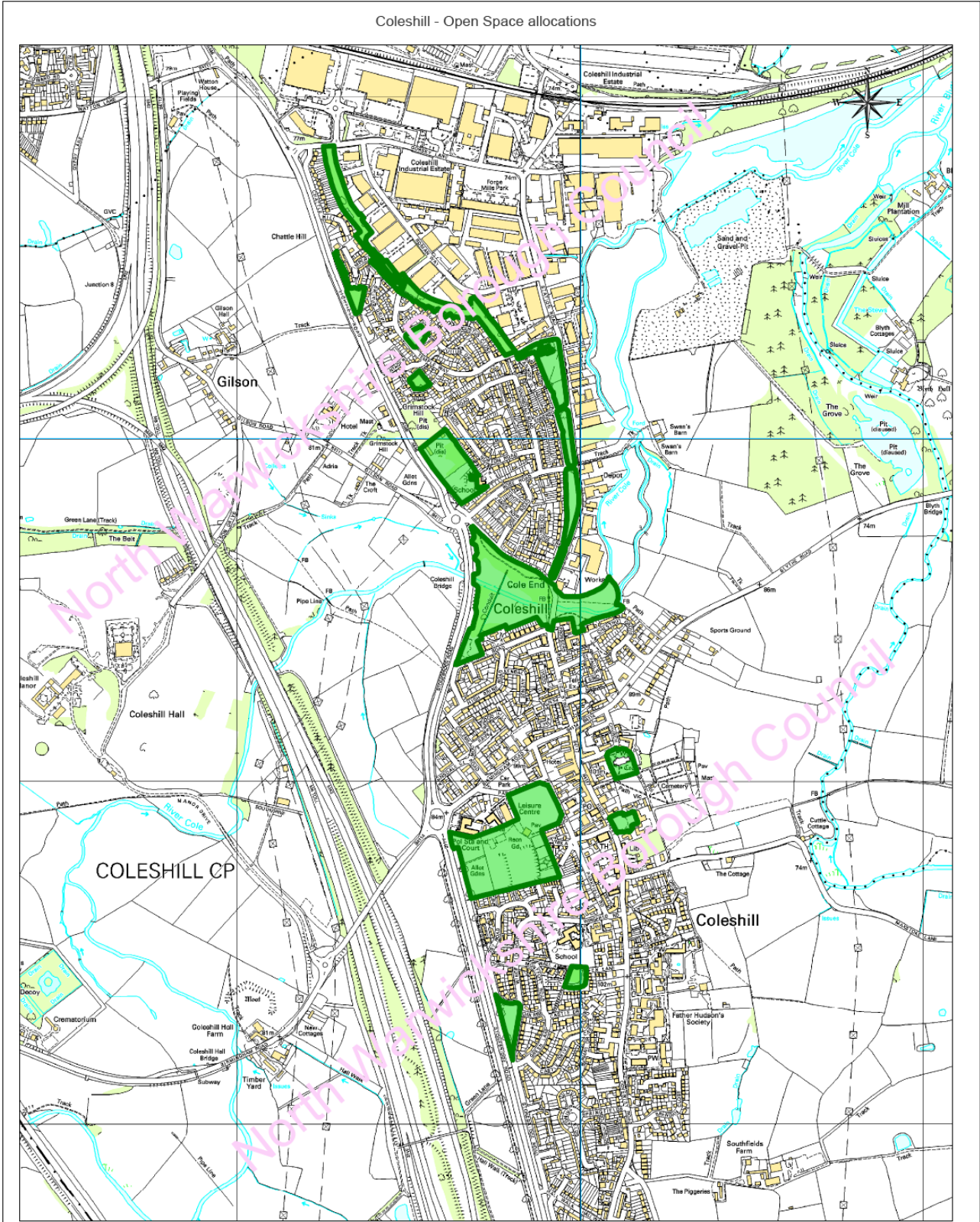
Atherstone & Mancetter – Open Space Allocation



Polesworth & Dordon – Open Space Allocation



Coleshill – Open Space Allocation

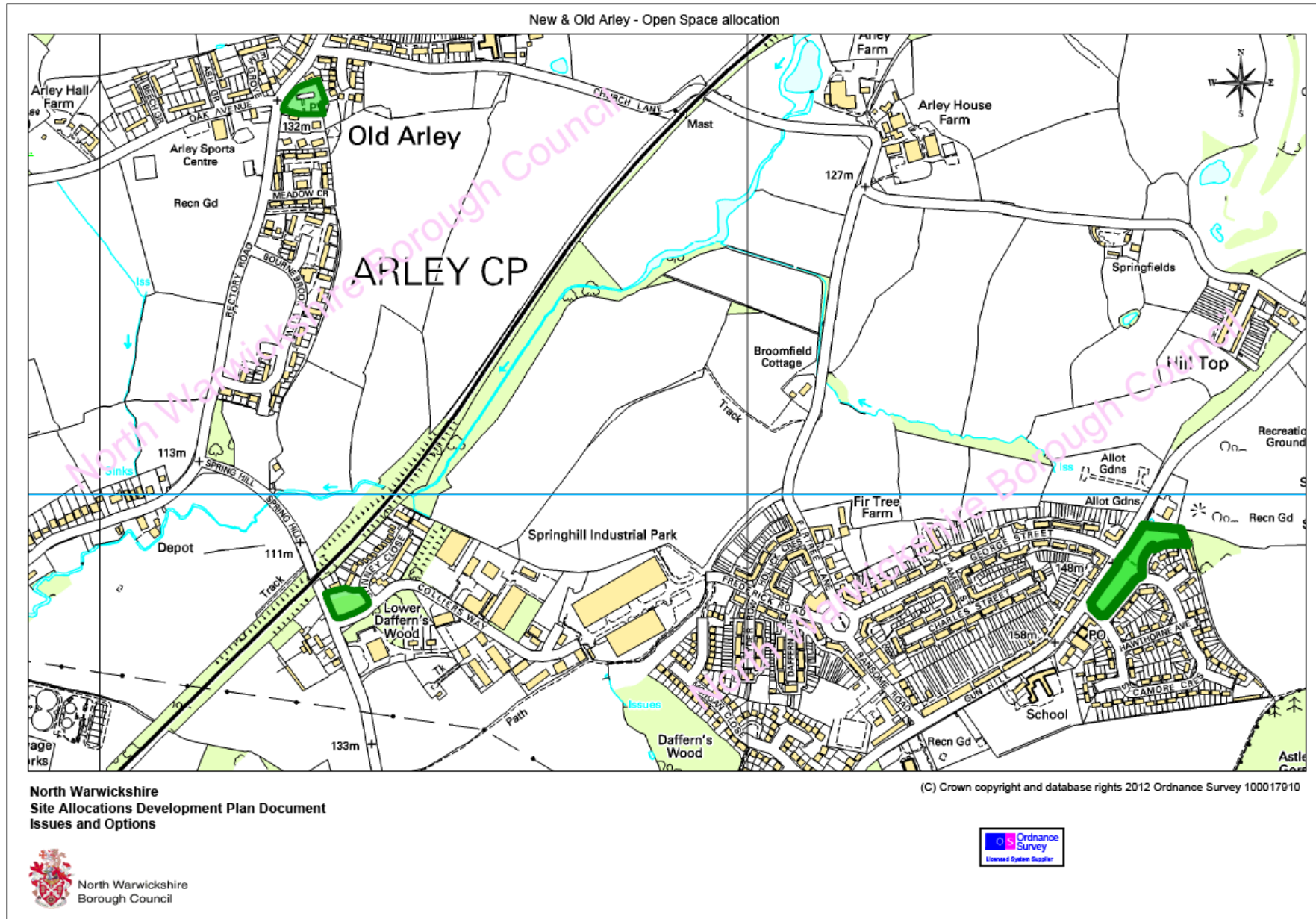


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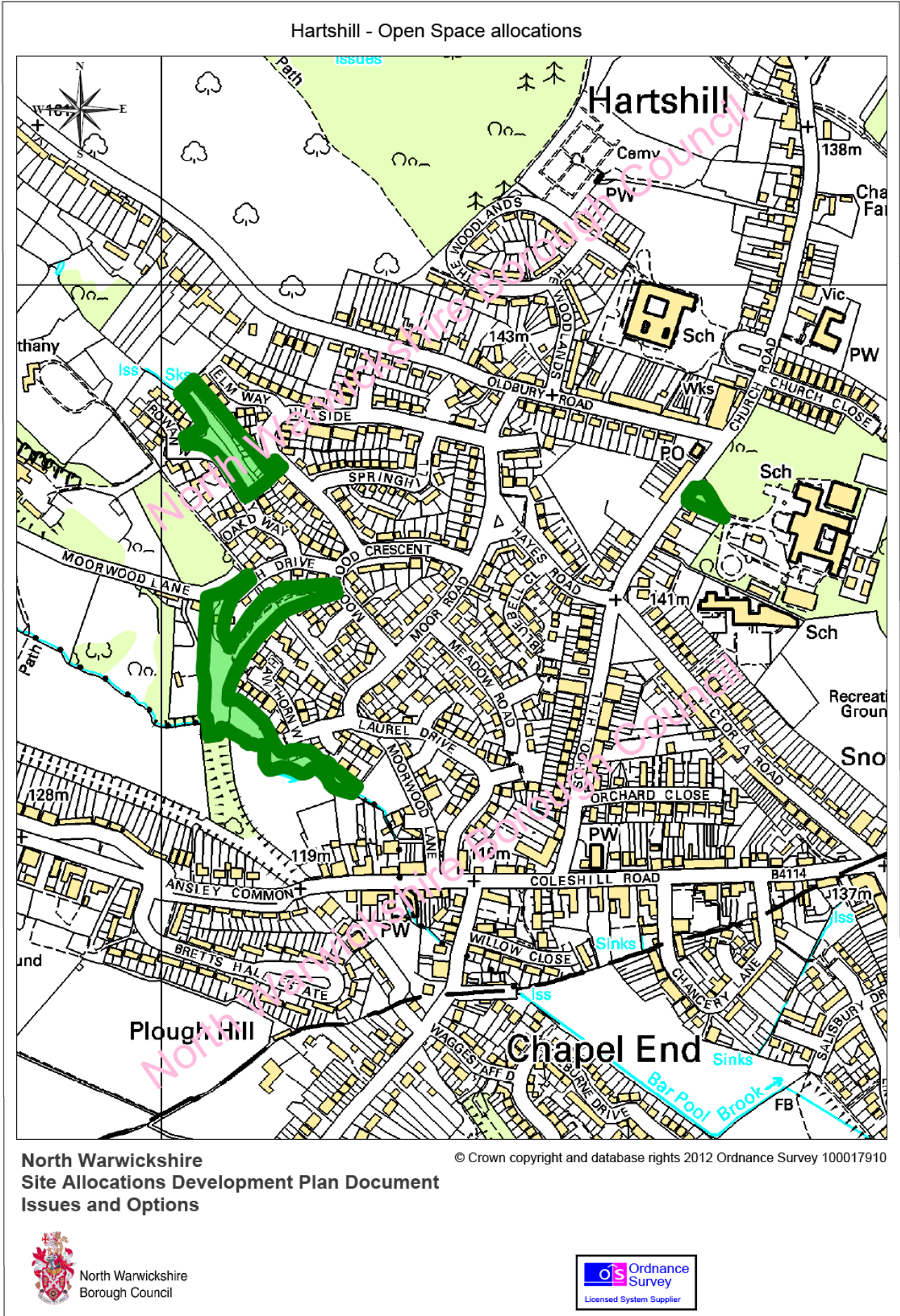
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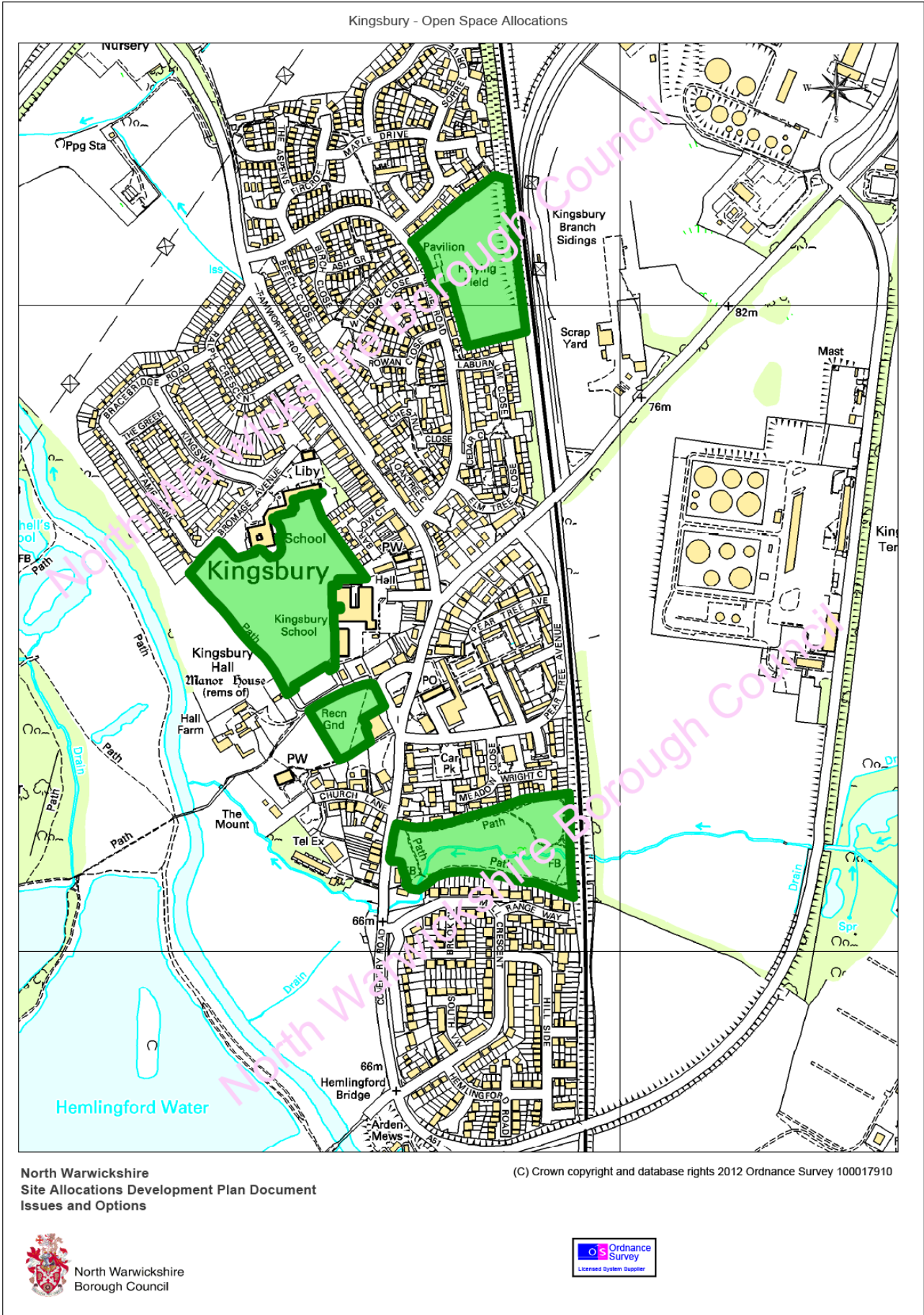
Arley – Open Space Allocation



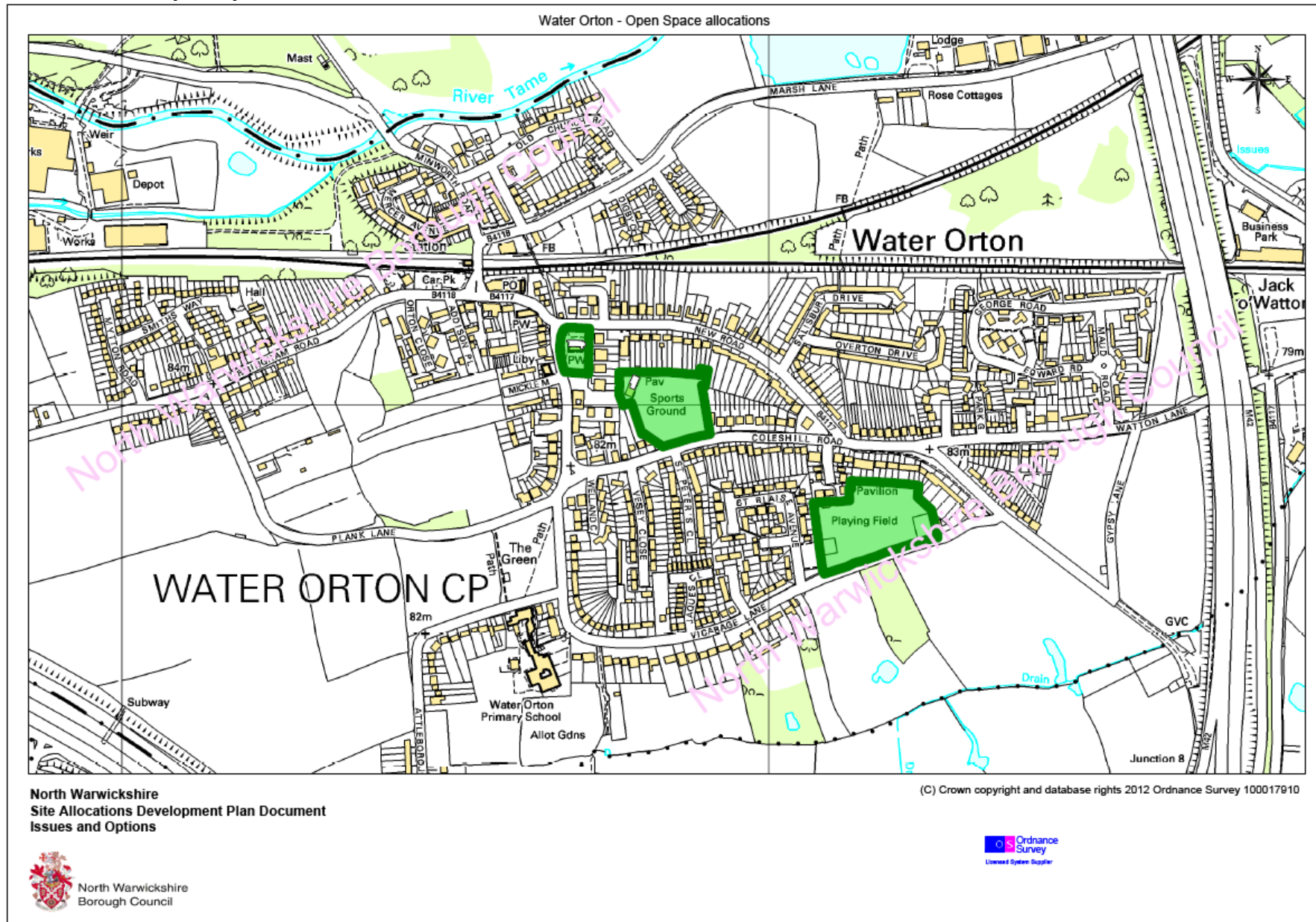
Hartshill – Open Space Allocation



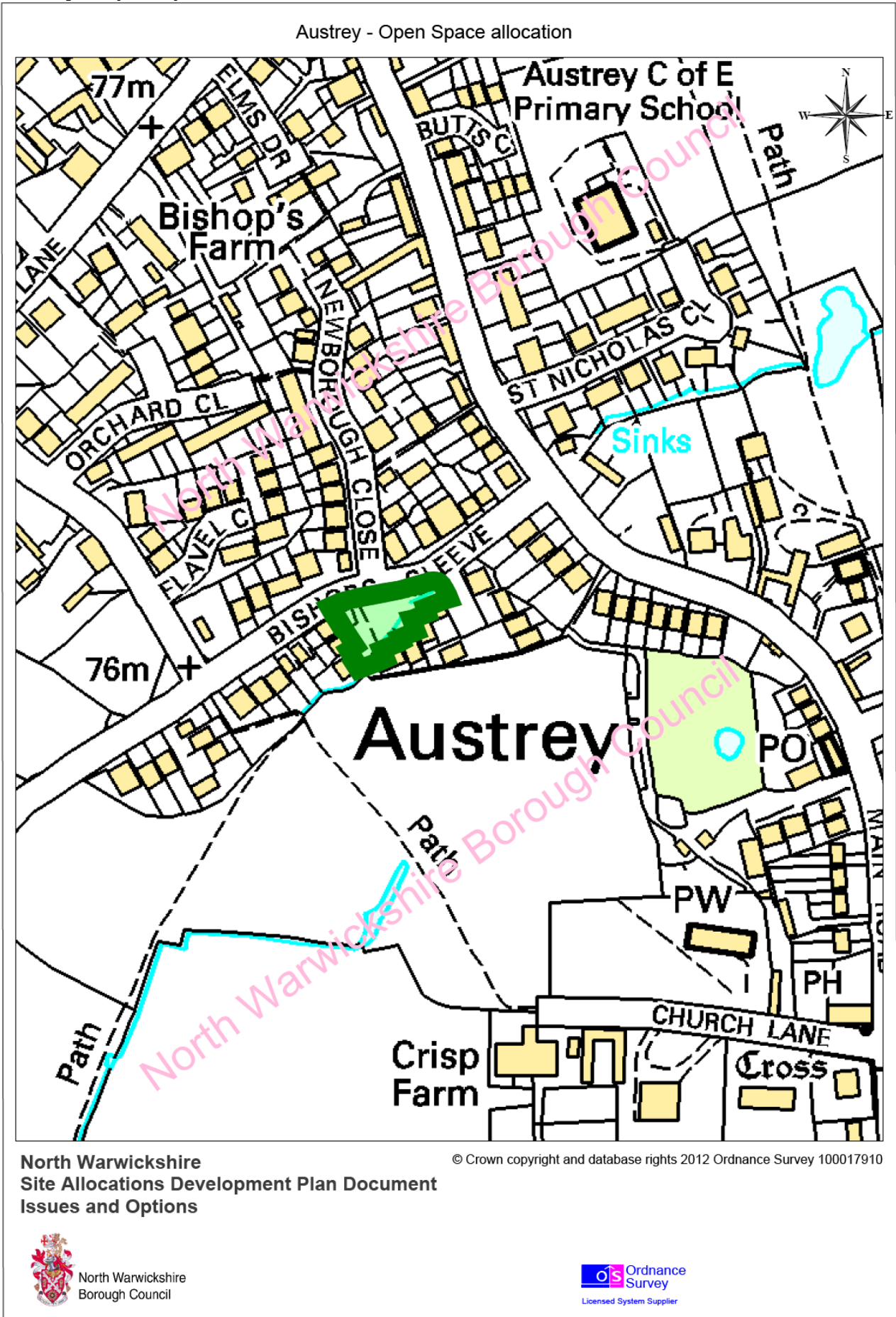
Kingsbury – Open Space Allocation



Water Orton – Open Space Allocation

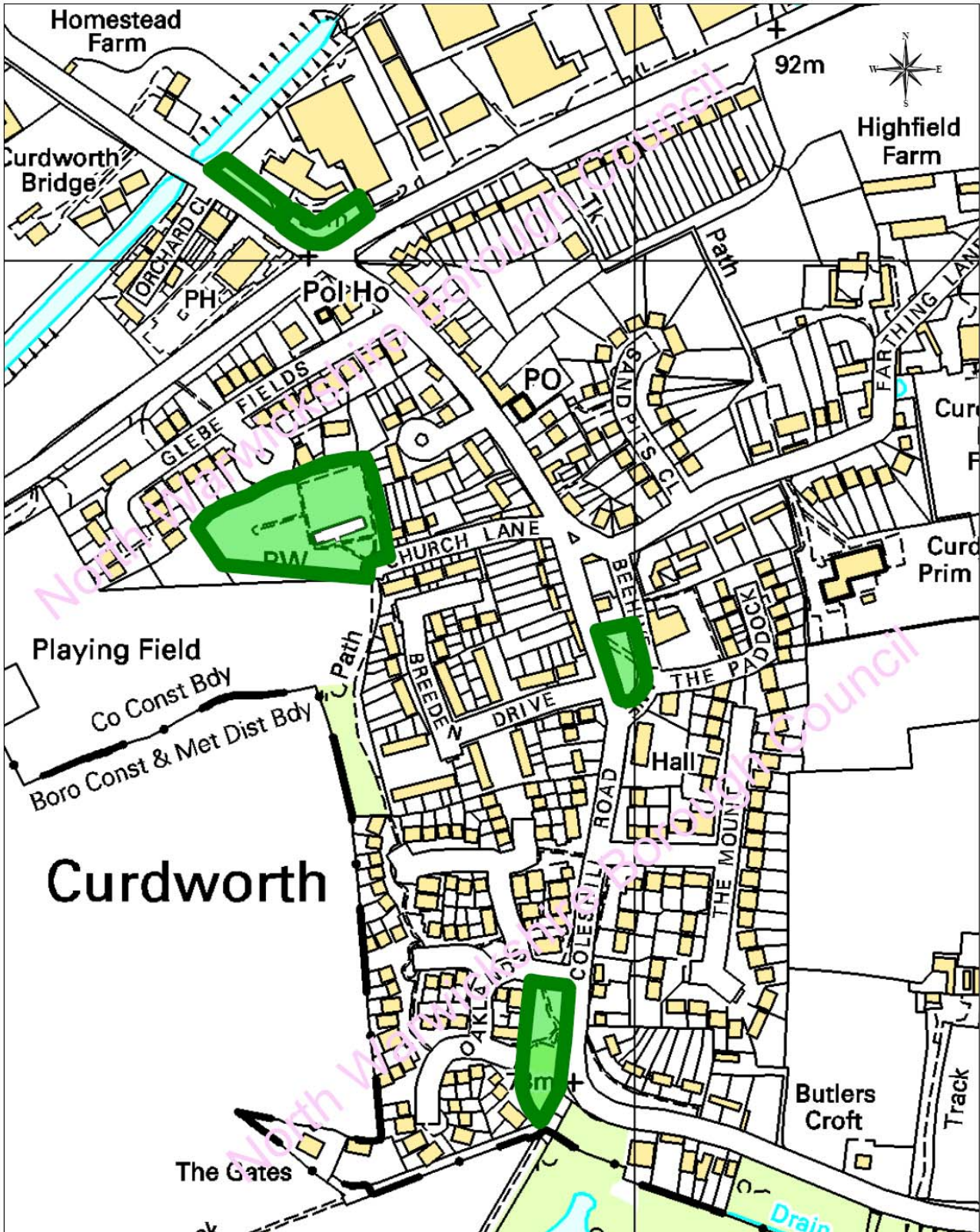


Austrey – Open Space Allocation



Curdworth – Open Space Allocation

Curdworth - Open Space allocations

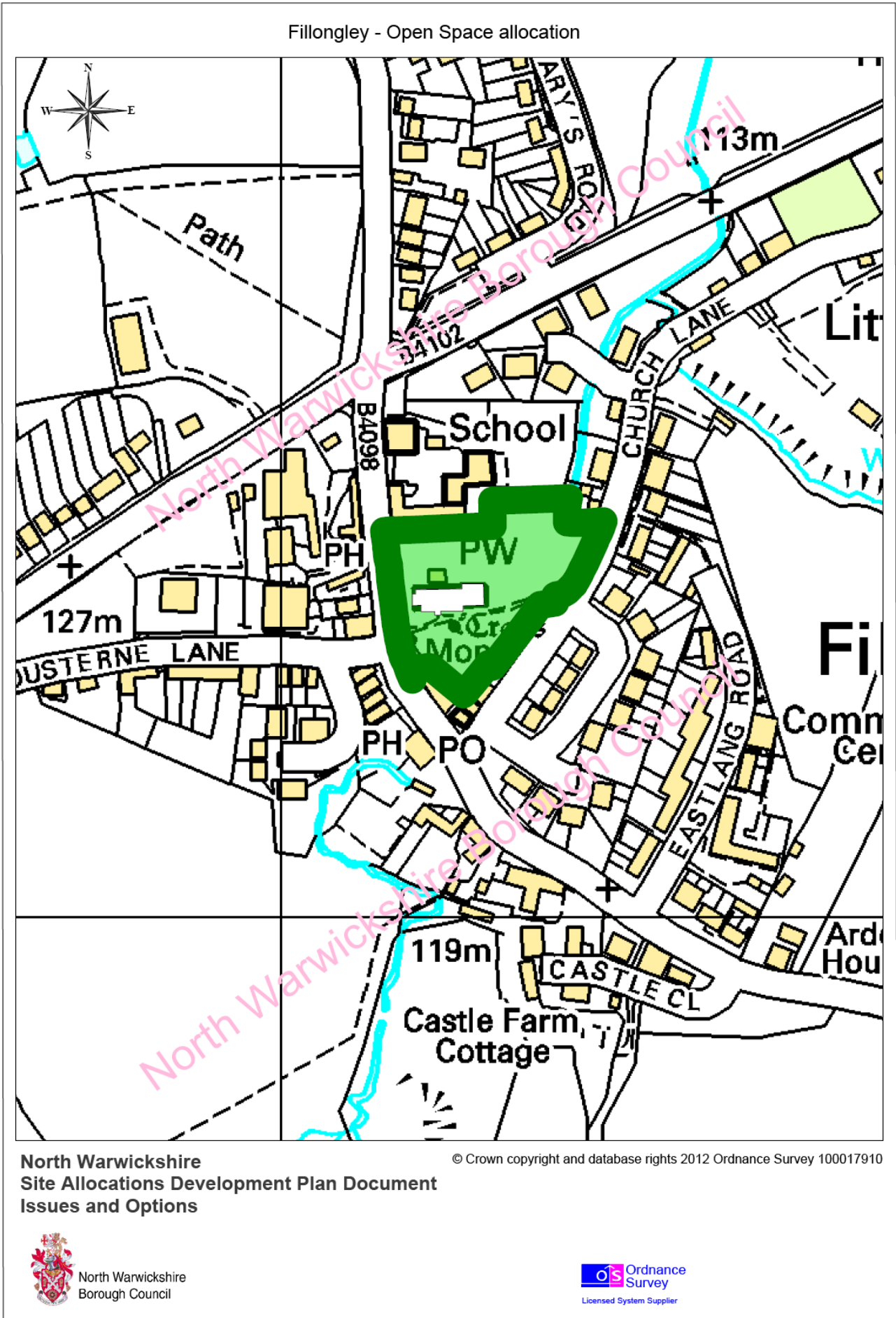


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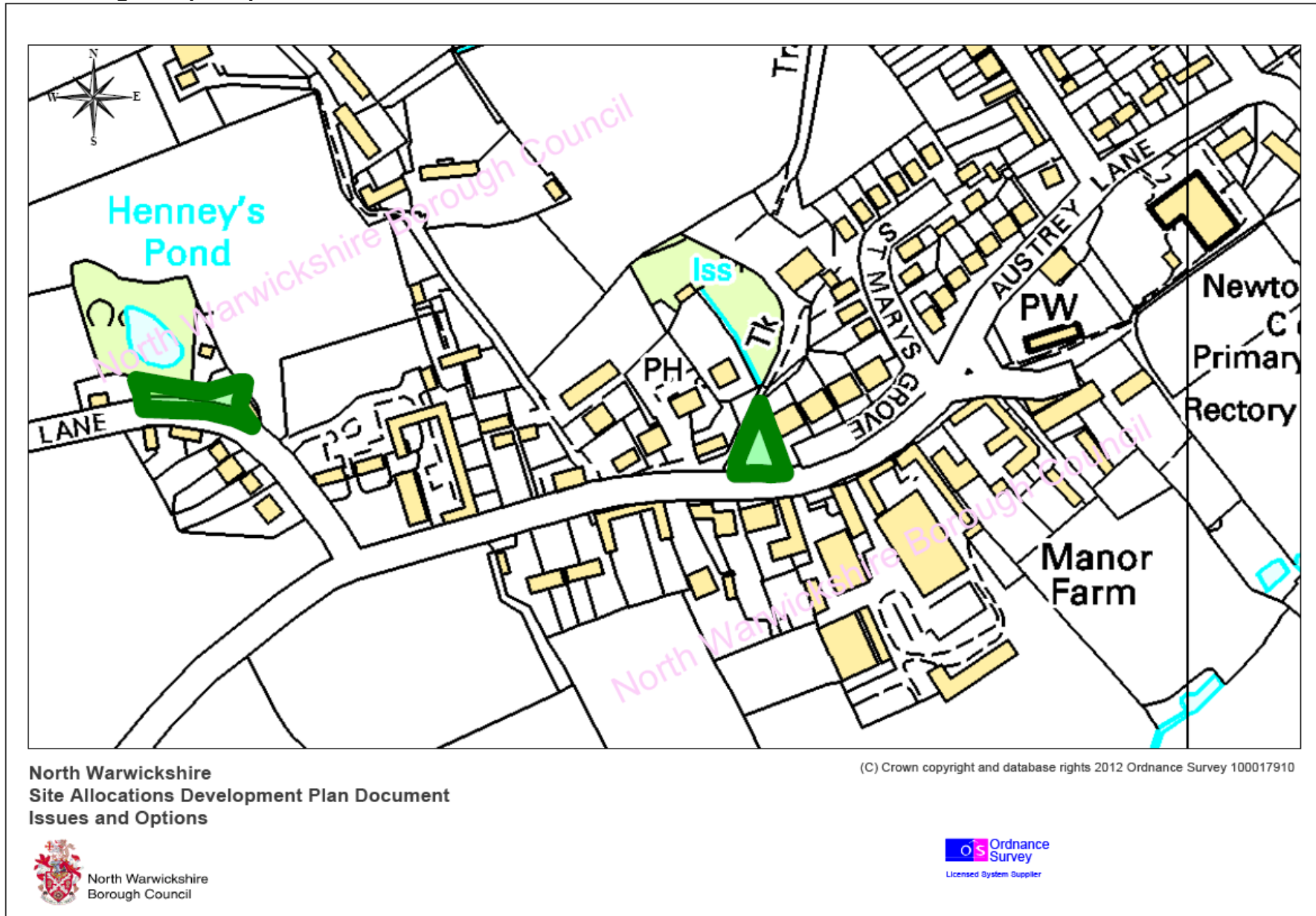
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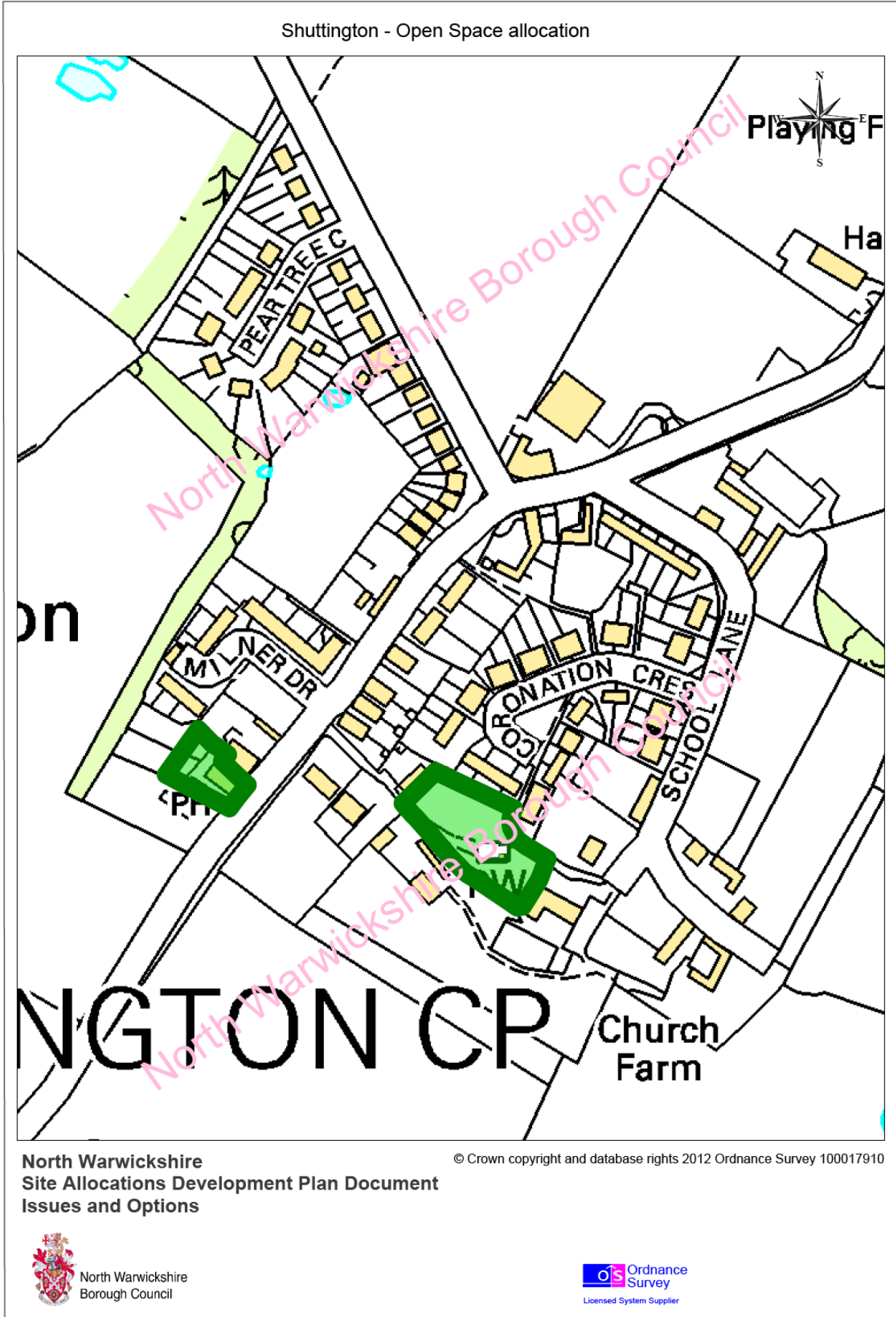
Fillongley – Open Space Allocation



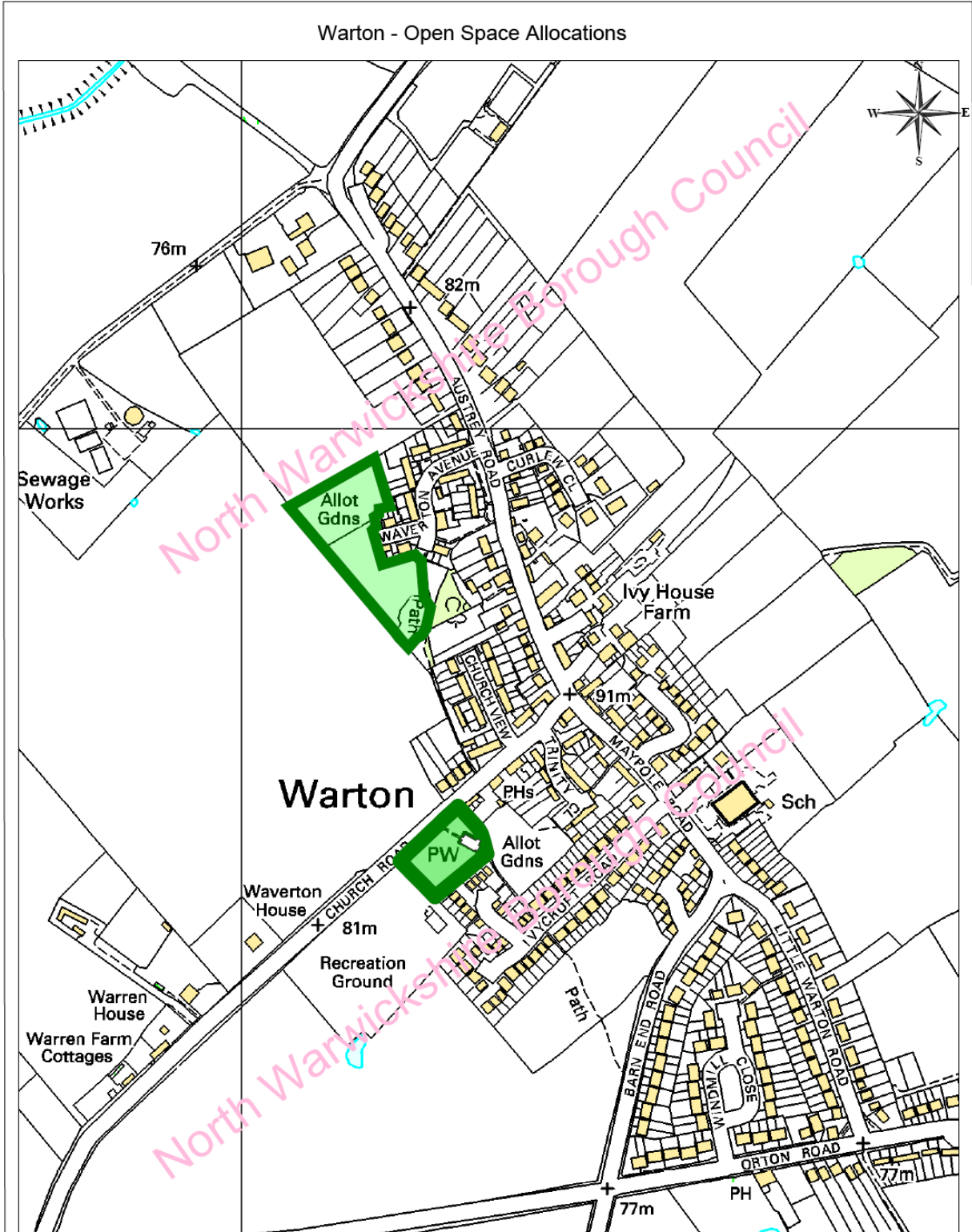
Newton Regis – Open Space Allocation



Shuttington – Open Space Allocation



Warton – Open Space Allocation



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Whitacre Heath – Open Space Allocation

Whitacre Heath - Open Space allocations



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