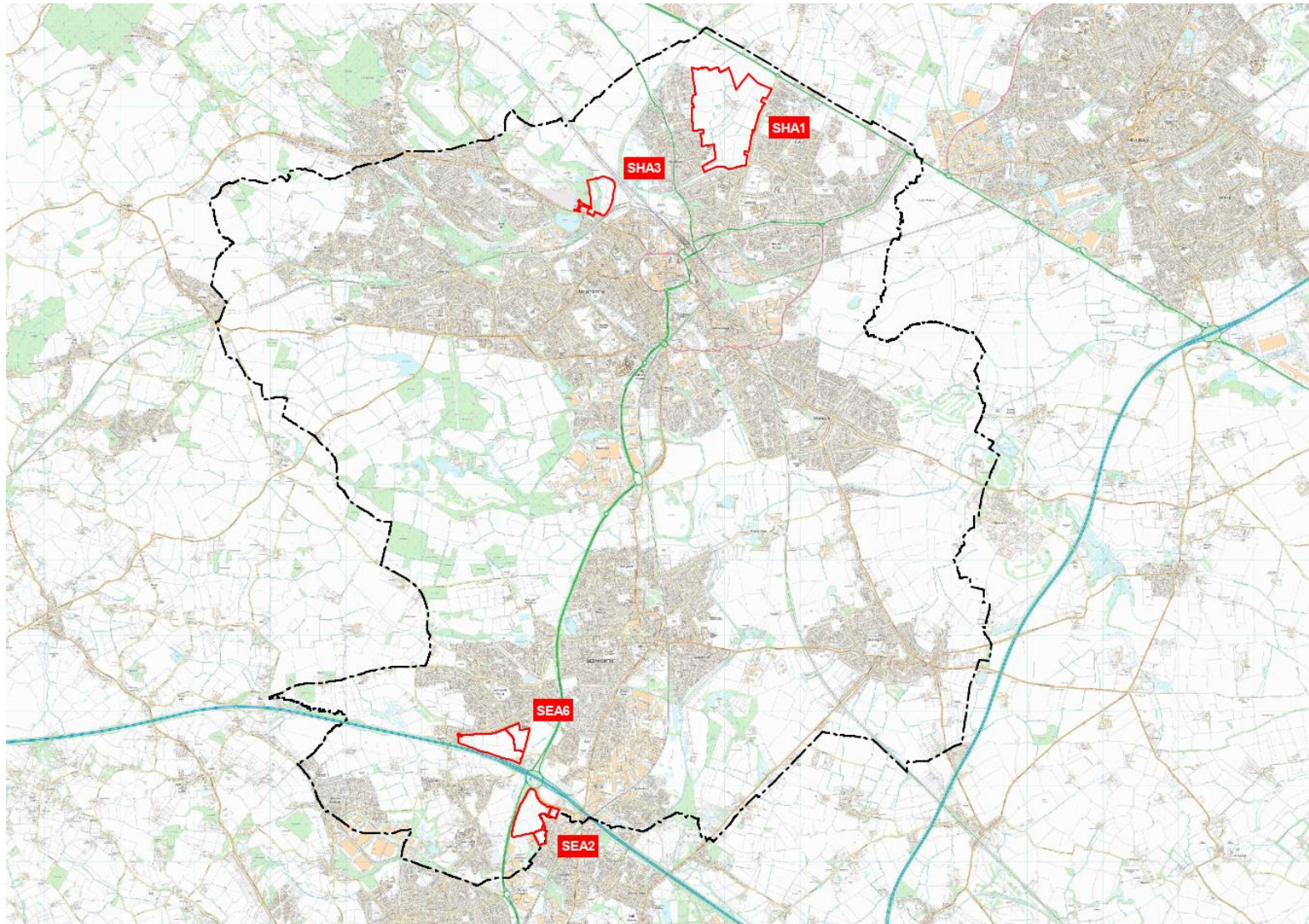


Planning Inspectors suggested itinerary. 11th March 2024

Sequence of suggested visits	Suggested postcode for parking	Page of itinerary
The location of the four suggested sites in comparison to the rest of NBBC.		Page 2
1. Residential - SHA1 - Land at Top Farm, Higham Lane north of Nuneaton.	CV11 6JY Milby Drive.	Page 3
2. Residential - SHA3 - Land at Tuttle Hill (Judkins Quarry). Drive by.	CV10 9JQ Drive by. Postcode of offices on site, Tuttle Hill.	Page 9
3. Employment and Residential – SEA2 – Land at Wilsons Lane.	CV6 6HN Old Farm Lane. First viewing point.	Page 15
4. Employment and Residential – SEA6 Bowling Green Lane Bedworth.	CV7 9GZ. Vicarage Lane. Nearest postcode to layby.	Page 22



The 4 sites we suggest you visit in relation to the boundary of NBBC. The two sites to the south are separated by the M6 motorway with access slip roads both north and south bound. The A5 is the northern boundary of the Borough.

1. Residential - SHA1 - Land at Top Farm Higham Lane Nuneaton. Use Milby Drive as postcode (CV11 6JY)

We suggest you park in the street on Milby Drive (CV11 6JY) (if not during school drop off times, as it is not too far from the site access track. It is not advisable to park on Higham Lane.

The site is on Higham Lane on the other side of the road to Milby Drive. The farm building access track is approximately 70m southwest of Milby Drive along Higham Lane. (see figures 1.1, 1.2 and 1.3). The public footpath goes along Top Farm access track (footpath N29). The Agent has confirmed it is ok to walk along the footpath on the track.

Alternatively, you can park in Peake Ave (CV11 6DW) and walk back out onto Higham Lane, if you just want to view from the road.

For the allocation see page 61 of Borough Plan Publication document.

This site is for at least 1,700 dwellings, GP surgery, community facilities and school. This is the remaining site of a much wider strategic allocation in the existing adopted Borough Plan (HSG1). The previous strategic site spread from the east - The Long Shoot to the west on Weddington Road. A new northern relief link road is to be provided through HSG1. The other parts have been built out or are currently being built out.

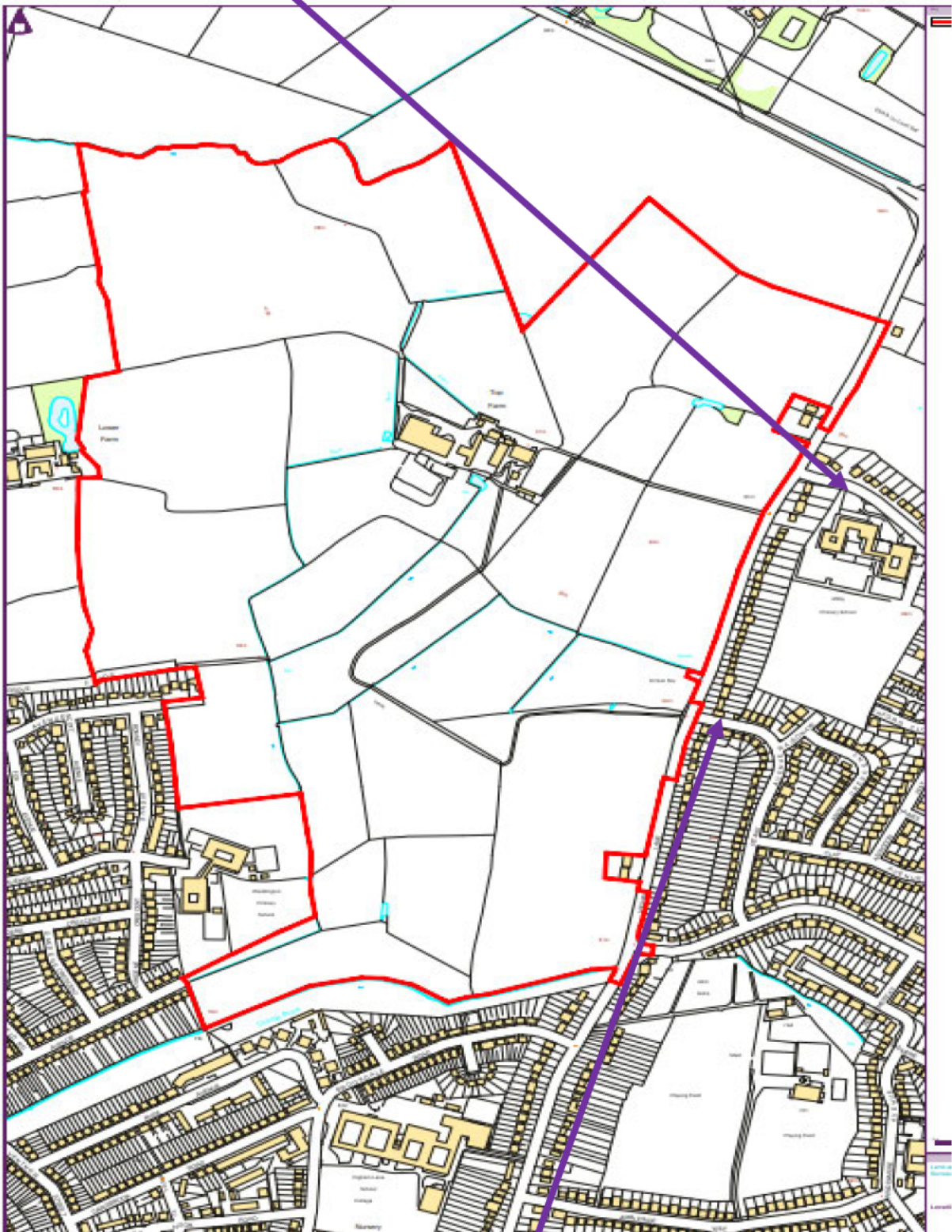
Please see Redrow and Persimmon northeast of Milby Drive and beyond this towards The Long Shoot and along the A5 is development by Taylor Wimpey, David Wilson, Vistry and Jelson and is all part of the previous wider allocation. The other developments from the previous allocation HSG1 are off Weddington Road.

SHA1 (Top Farm) currently has Outline consent Council ref: 035279 for:

the construction of residential dwellings (Class C2 and C3), mixed-use district centre (Class A1 to A5) and community and/or health centre uses (Class D1), a primary school plus land safeguarded for a secondary school and 6th form (Class D1), Green Infrastructure with formal and informal open spaces, children's play areas, allotments, structural landscaping and drainage works including surface water attenuation ponds as part of a Sustainable Drainage System, three new vehicular accesses off Higham Lane, car parking, new footpaths and cycleways, ground remodelling and demolition of existing agricultural buildings. (Outline to include access) Approved May 2022 subject to signing of S106.

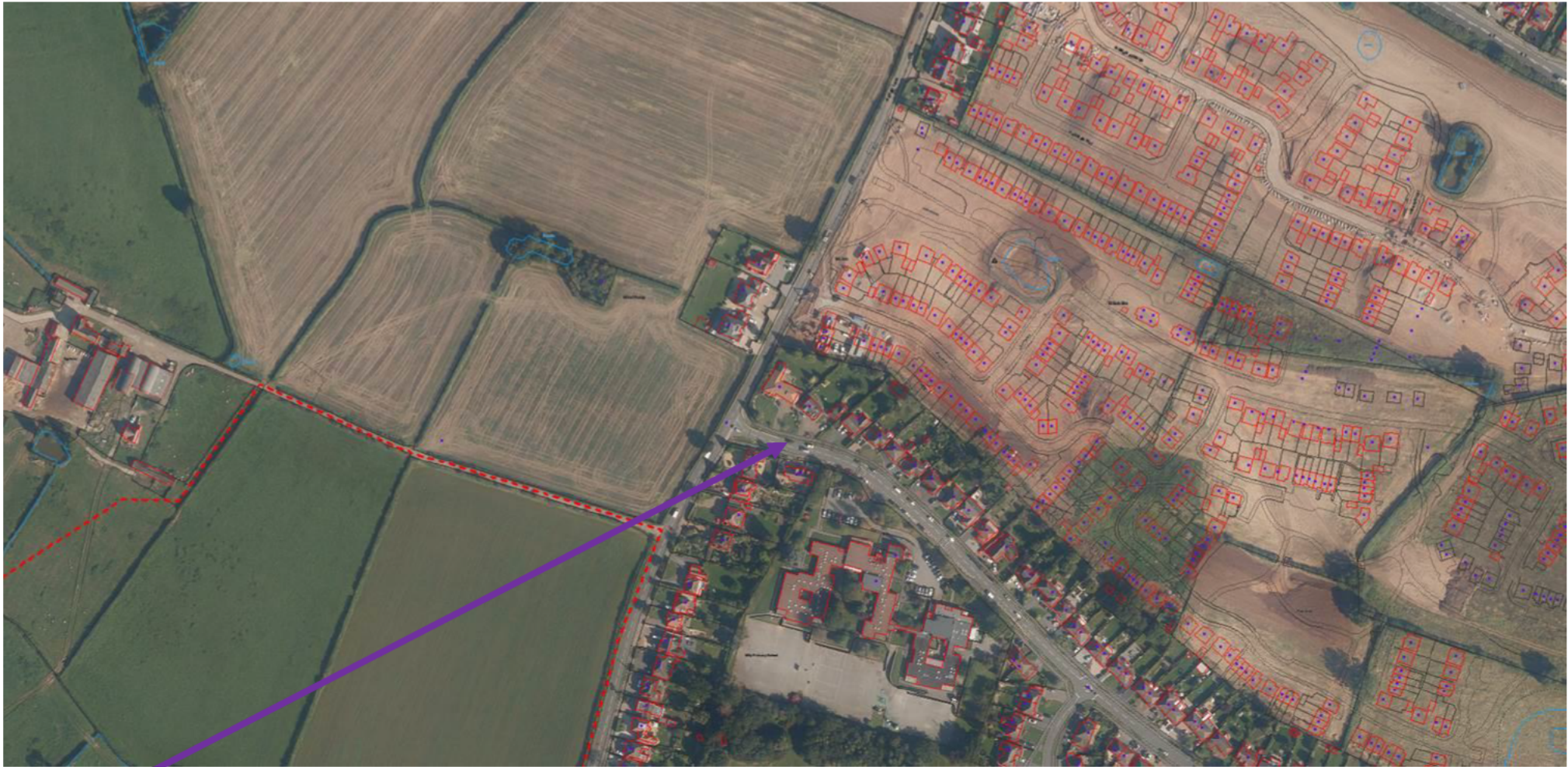
Construction of eastern part of Northern line road Reserved Matters (RM) has been approved under 039578 and the secondary school under 039665. The RM for the further part of the link road and for 55 dwellings are currently outstanding under 039762 and 039779.

Park here in Milby Drive.



Alternatively on street parking at Peake Ave (CV11 6DW).

Figure 1.1 -SHA1 Top Farm. Outline approved red line plan and showing suggestion to park on road on Milby Drive (CV11 6JY) or Peake Ave (CV11 6DW).



Milby Drive

Figure 1.2 shows Milby Drive in relation to the farm track on the opposite side of Higham Lane to Milby Drive and approx. 70m southwest of Milby Drive. The red dash line shows the public Right of Way footpath route into the site along the farm track. Okayed with Agent.



Figure 1.3 View of farm track access to farm buildings of Top Farm and Right of Way footpath

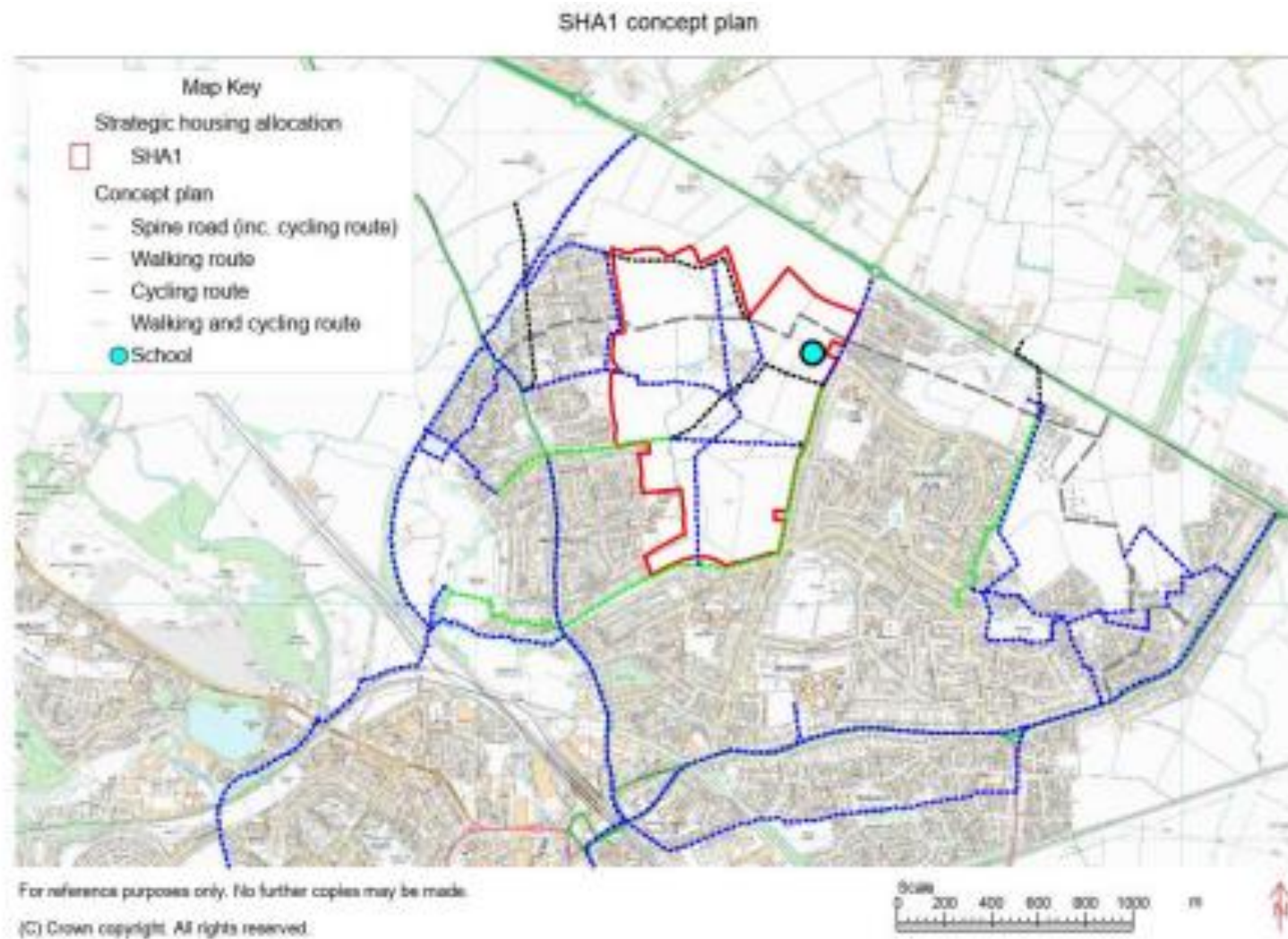


Figure 1.4 Strategic Allocation map in Borough Plan Publication.

HSG1 and SHA1

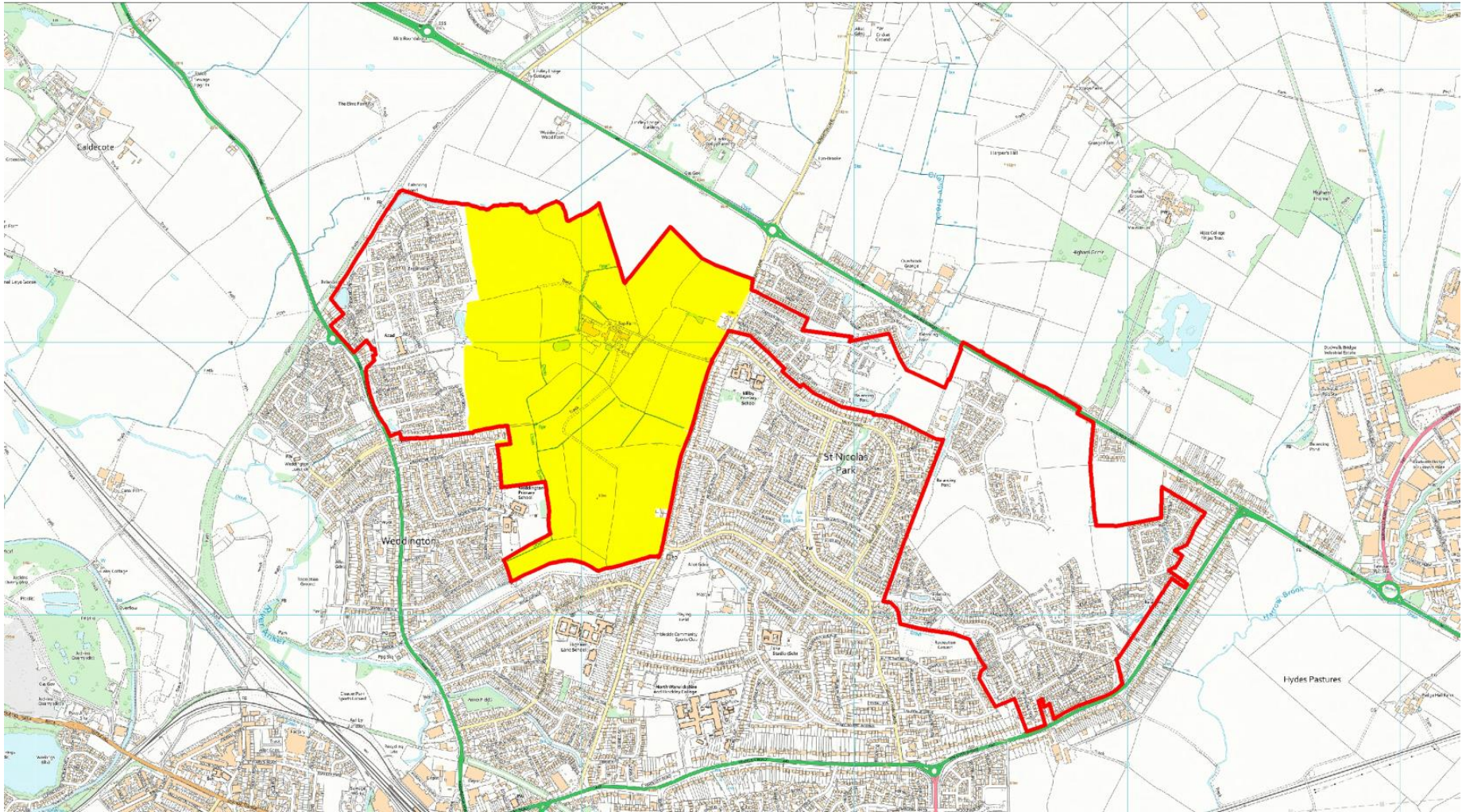


Figure 1.5 shows the context of the allocation (SHA1) in relation to the previous larger strategic allocation HSG1, which was the wider strategic site in current adopted Local Plan. Plan shows Top Farm in yellow and which is now the sole part of the allocation taken forwards as the rest is now developed or being developed.

2. Residential - SHA3 - Land at Tuttle Hill (Judkins Quarry) Nuneaton. **CV10 9JQ**. Drive by.

As this is a former quarry and recycling site, PPE and an induction meeting would be required to go onto the site and therefore, I understand you wish to do a drive by.

As you drive along Tuttle Hill from Nuneaton Town Centre the site is just beyond the canal bridge on the right. Drive past the site and you can then turn around in Arrow Road which is a traffic signalled junction on the left beyond the site. The site is just under approx. 1km from the dandelion fountain on the Town Centre ring road.

Unfortunately, I am not sure whether you will gain anything from a drive by. Below is the street scene of the current entrance to the site and recycling centre, The building behind the red car is a former house now used as offices and is where the post code has been provided from.



Figure 2.1 Google Street View of current entrance

There are no rights of way on the site but there is one close to the site off Stoney Road (unadopted road) but it isn't a pleasant Right of Way and parking is limited in the area. Nonetheless figure 2.3 shows the Right of Way footpath in a red dashed line.

For the allocation see page 69 of Borough Plan Publication document (red line plan page 70)

This site is allocated for at least 350 dwellings. There is a current planning application for the site under Council reference 040102 for:

Outline application for residential development for up to 400 new dwellings, a new highway access off Tuttle Hill, two bridges over the Coventry Canal,

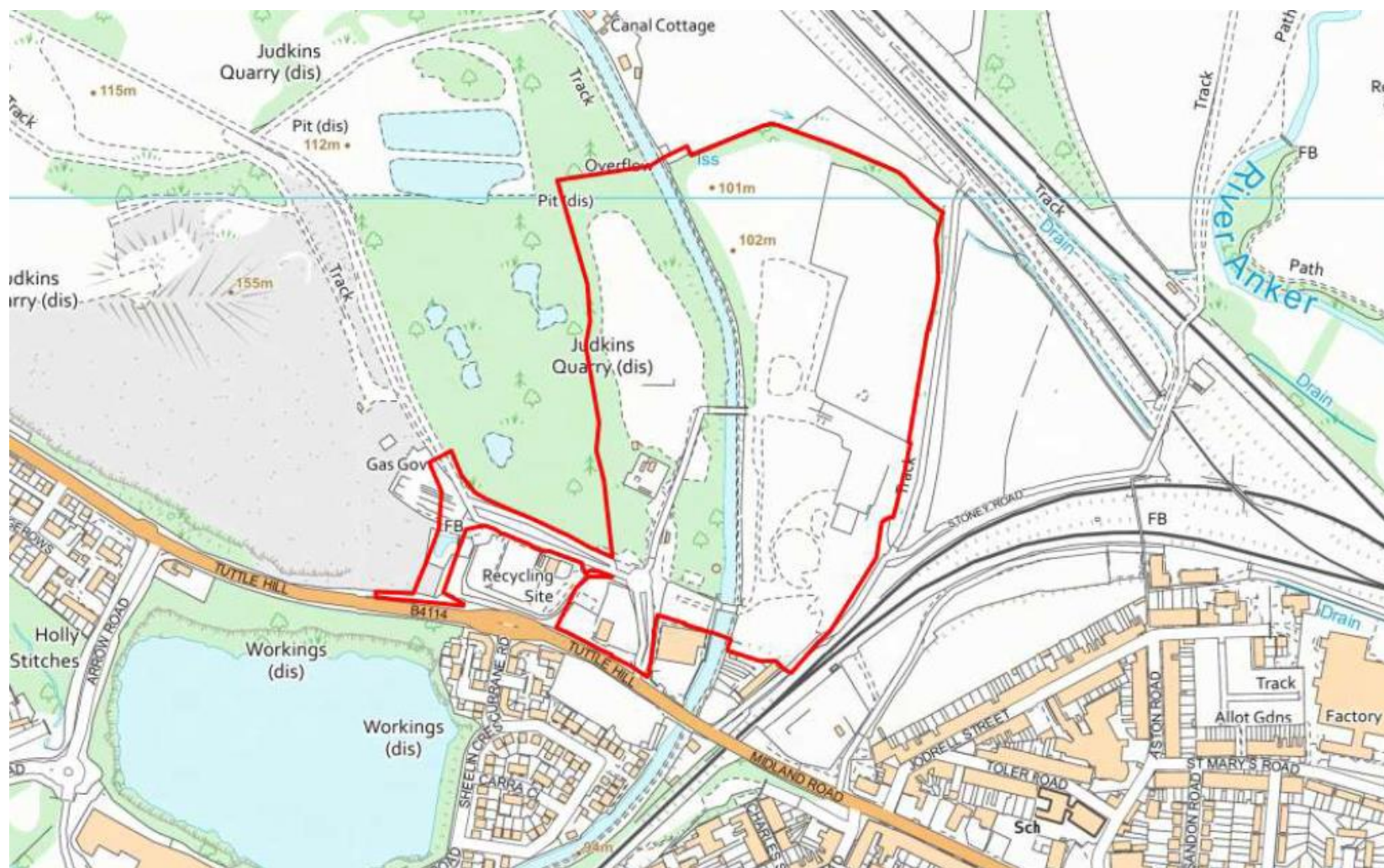
widening of Weddington Walk, landscaping, and associated infrastructure on land at Judkins Quarry, Nuneaton (all matters reserved apart from Access)

Paragraph 7.62 of the Borough Plan Publication states about future development potential at the wider site. This is at its early stages
, so has therefore not been included in the Plan.

This wider site has the potential to yield more housing and a major employment site in the future.

We have as part of the Strategic Transport Assessment for the evidence base undergone an Assessment of the wider site.

This wider site has the potential to provide strategic employment land once the current West Midlands Combined Authority Strategic Land Needs Study has been provided and published.



reference purposes only. No further copies may be made.

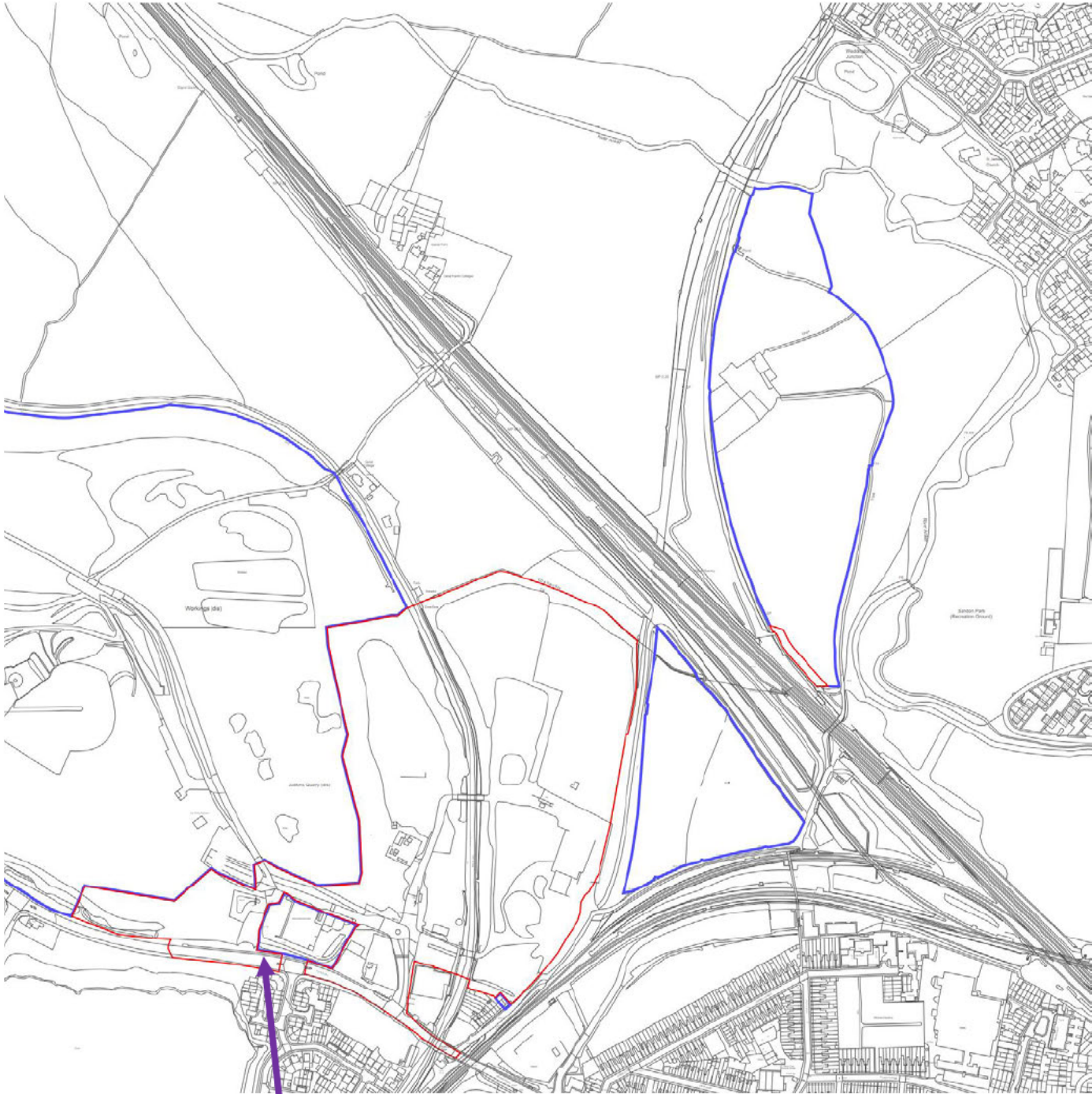
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Figure 2.2 Tuttle Hill (Judkins quarry) The red line plan in the Borough Plan Publication.



This is the office building that the postcode has been given for. The red dashed line on the opposite side of the canal bridge is the Right of Way footpath along Stoney Road.

Figure 2.3 The site in relation to the nearest Right of Way footpath.



This is the road of Tuttle Hill

Figure 2.4 Location Plan recently submitted for planning application for the site. Council ref. 040102.



Figure 2.5 Proposed Master Plan submitted with current Planning application 040102.

3. Employment and Residential – SEA2 – Land at Wilsons Lane.

It is recommended that this site is viewed from the end of the road outside 21 Old Farm Lane CV6 6HN no access to the site at this location.

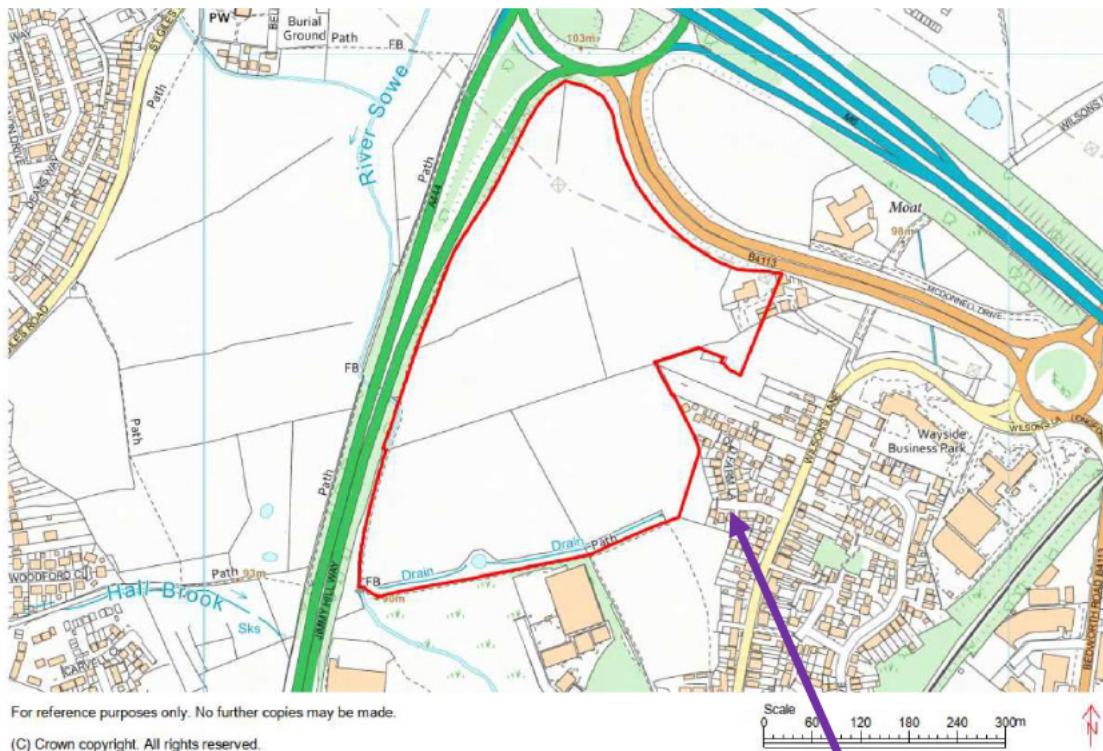
For the allocation see page 85 of Borough Plan Publication document.



Figure 3.1 Looking from Old Farm Lane where it is suggested you view the site from. Park on the opposite side of the road to this house 21 Old Farm Lane CV6 6HN



Figure 3.2 Looking through gate towards strategic development land. No Right of Way footpath into field at this point. Nearest area is proposed to be the extension of the residential with the residential to the left and beyond and to the right the proposed employment land



Park in

Park near - 21 Old Farm Lane and view site though locked gate at end of road.

Figure 3.3 Red line allocation plan in Borough Plan Publication for employment park of allocation

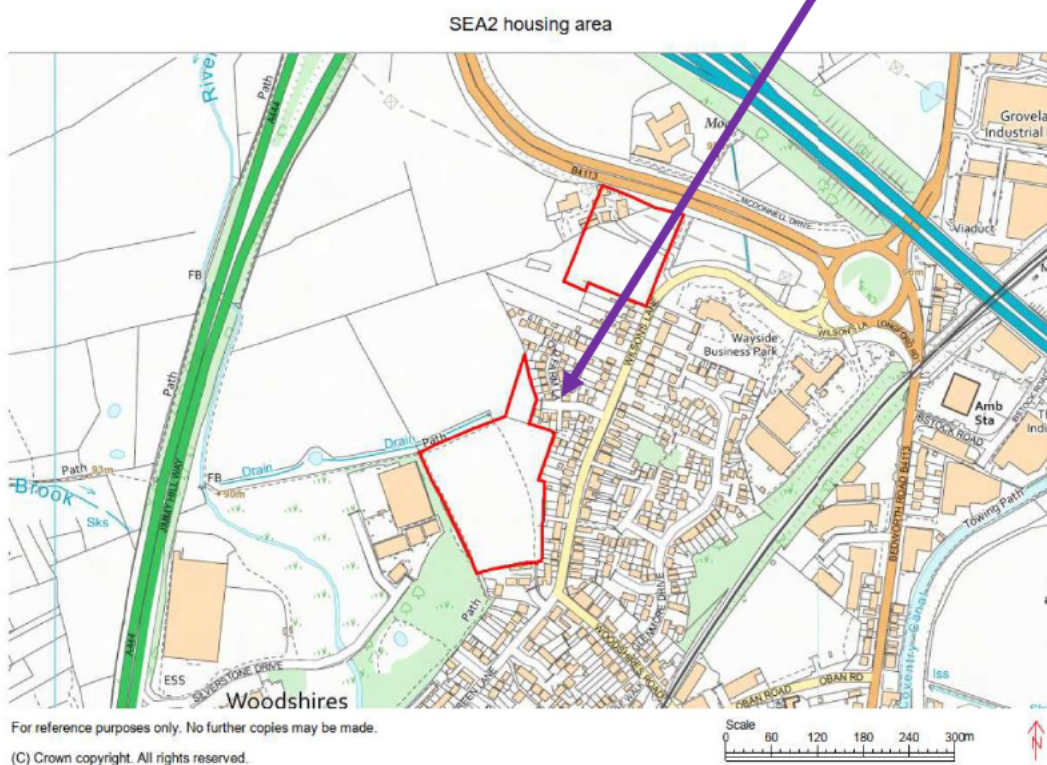


Figure 3.4 Housing part of strategic allocation from the Borough Plan Publication. However, the current approved Outline proposes that all the residential is in the southern portion and the northern section is employment.

If you wish to park temporarily to view the site from other boundaries there is a layout by on Pickards Way (B4113) northwest bound eg towards the M6 island. There is also a farm access track off Wilsons Lane that you can park in temporarily, but it is an access so please don't move too far from the car. The Novotel on the opposite side of the road is postcode **CV6 6HL**. Agents of Allocation have okayed viewing from the farm track.

Layby



Locked and gated farm track giving very temporary unofficial parking at start of Wilsons Lane. Nearest post code is the Novotel on opposite side of road **CV6 6HL**.

Figure 3.5 Two Temporary parking areas to view site.

Apologies we didn't get to check the Rights of Way were still ok as there were road works in Wilsons Lane after Old Farm Lane which closed the road entirely and would have meant a diversion, but we were limited for time due to Public Inquiry work in the last few weeks.

However, the following figures 3.6 and 3.7 provide details of a Right of Way footpath into the site.



Figure 3.6 showing rights of way in the site. Red dash line is rights of way. Purple dash line is boundary between NBBC and Coventry City Council.



Figure 3.7 Zoomed in from previous figure. There are two rights of way onto the site to the rear of 12 Wilsons Lane (CV6 6AD).

After number 12 Wilsons Lane the road name changes to Rowleys Green Lane. The Right of Way footpath is off Rowleys Green Lane. There is on street parking on Rowleys Green Lane/Wilsons Lane. The red dashed line is the Right of Way, the purple dashed line is boundary between NBBC and Coventry City Council. These Rights of Way are almost opposite Woodshires Road Longford Coventry. The Agent says these should still be open.

The site currently has an Outline consent under Council reference 037237 for:

Outline application for the demolition of existing buildings and the erection of up to 73 dwellings and up to 55,750 sqm of employment/commercial floor space (comprising of 50,000 sqm of B8 use (including 2,500 sqm ancillary E(g)(i) office) and 5,750 sqm of B2/ B8/E(g)(iii) uses (including 300 sqm ancillary E(g)(i) office)), complete with access, local area for play (LAP), land remodelling, landscaping, attenuation and the diversion of a Public Right of Way (REF B25) with all matters reserved except for access.

The site also needed cross boundary consent from Coventry City Council reference OUT/2020/1505 who refused their part of the application, but which was allowed at Appeal reference APP/U4610/W/23/3319687.

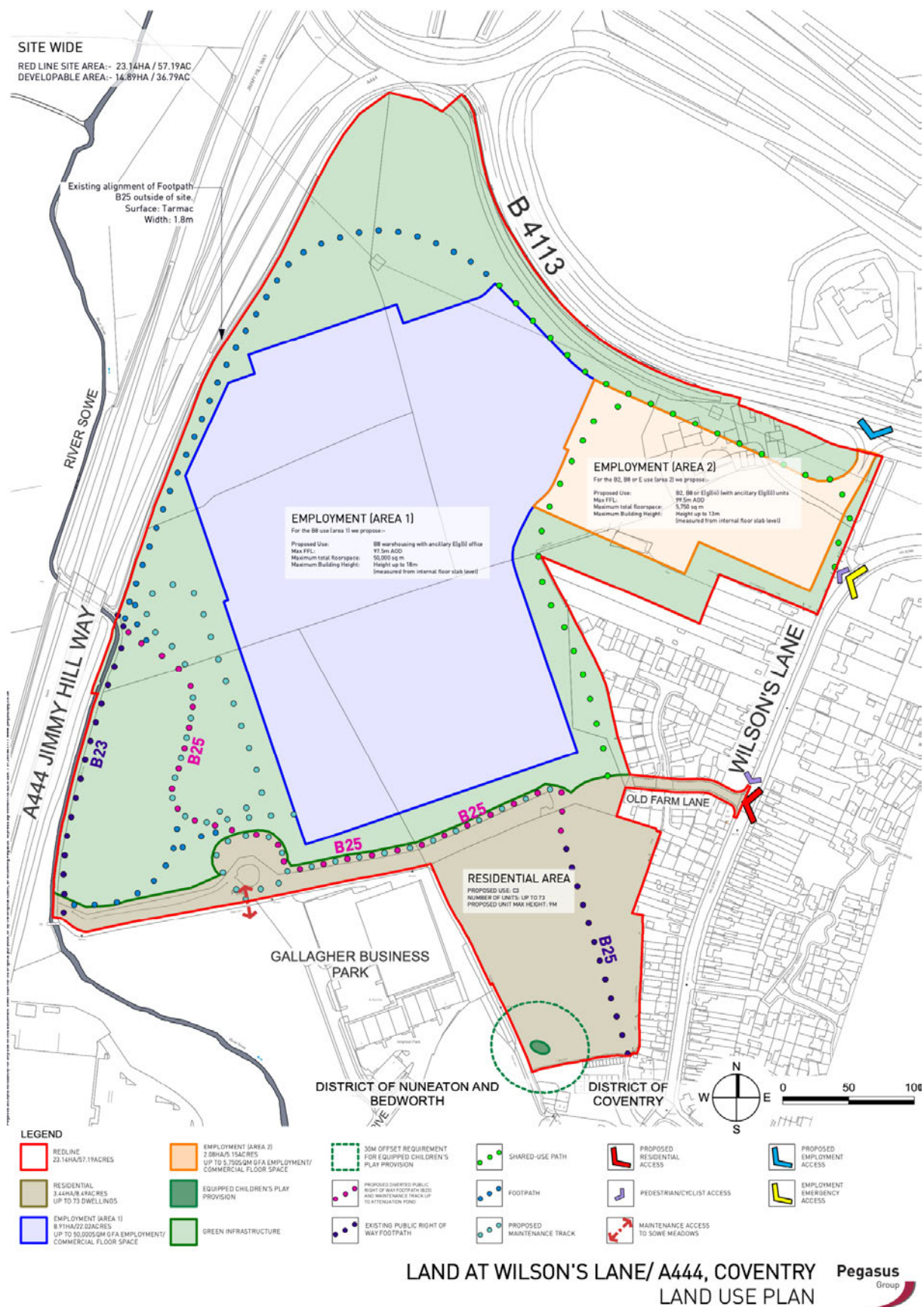


Figure 3.8 is the Land Use Plan approved under the Outline Ref. 037237.

4. Employment and Residential – SEA6 Bowling Green Lane Exhall, Bedworth.

Bowling Green Lane or School Lane isn't appropriate for on street parking. It is suggested therefore that you park in the layby beyond the site and walk back along the path.

Apologies the layby is muddy as it is unsurfaced and maintenance lorries have been parking in it who are relaying the footpath. The foot path was closed when we visited but they assured us this would be completed by Monday.

The walking distance from the layby to the site is approximately 0.5kms. The layby is in Vicarage Lane opposite St Giles Recreation ground and St Giles War Memorial Hall and beyond St Giles Road. Nearest postcode is 2 St Giles Road **CV7 9GZ**.

Once parked, walk back along the new footpath on St Giles Road under M6 motorway and site is on the left on opposite side of road.

For information on the footpath side of the road just as you go under the motorway and which is opposite the site is a number of Listed buildings including a moated residential property (Ancient Monument) who have responded to the consultation with concerns that run off will affect the moat.

Layby



4.1 Park in layby shown as red spot above.

Once you have walked back under the motorway there is a Right of Way footpath into the site on the opposite side of the road (see figure 4.5) and photos below. This goes by the side of derelict agricultural buildings into the site.



4.2 Showing Public footpath into site if you wish to go onto site. It is a little muddy.



4.3 The derelict agricultural structures as you get into the site from the footpath.



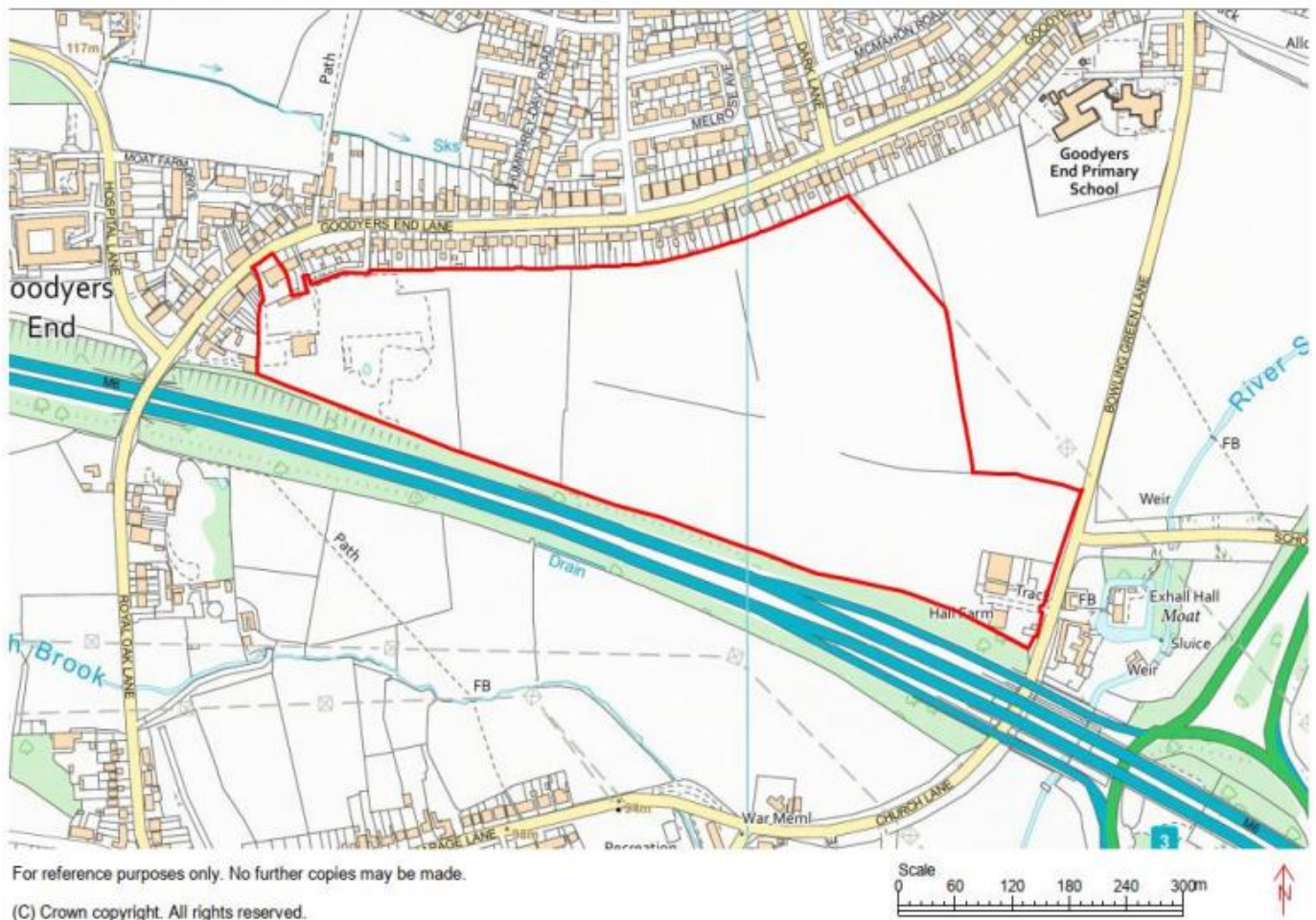
4.4 Looking northeast from footpath onto proposed employment area with the proposed residential in the next field beyond the pylons.



4.5 Plan showing Right of Way footpath into site (dashed red line) (the one on the green fields ignore the Right of Way on opposite side of road in ploughed field. The Right of Way runs adjacent to M6 then kinks further into the site.

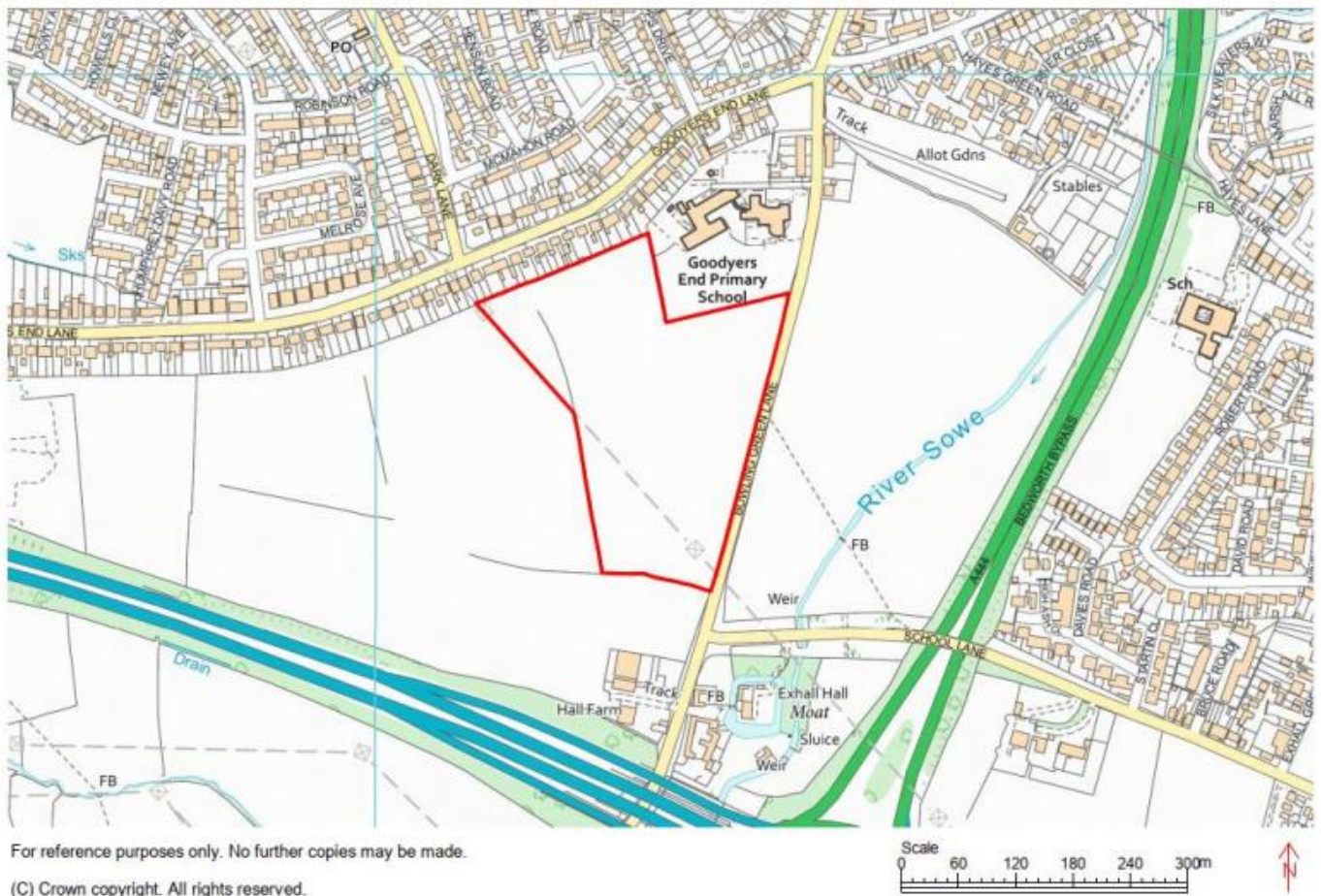
For the allocation see page 96 of Borough Plan Publication document.

SEA6 employment area



4.6 The above shows the proposed employment area of the site in the Borough Plan Publication. There is a Modification to amend this, in order to replicate the boundary to the planning application currently not yet determined.

SEA6 housing area



4.7 The above shows the proposed residential element of the site in the Borough Plan Publication. There is a Modification to amend this to what is showing in the planning application currently not yet determined.

The site currently has two outstanding planning applications not yet determined as follows:
Council reference 039592:

Outline planning application for the development of up to 93 dwellings (Use Class C3) and up to 70 bed care home (Use Class C2) including parking, open space, drainage and associated works with all matters reserved except for access (on to Bowling Green Lane).

Council reference 039611:

Outline planning application for the demolition of all existing structures on site, the development of up to 60,000 sq m of commercial/industrial floorspace (Use Classes B2/B8/E(g)(ii and iii)) including ancillary office space (Use Class E(g)(i)) together with internal access roads, service yards, parking, landscaping, drainage and associated works with all matters reserved (appearance, landscaping, layout and scale) except for access to Bowling Green Lane and the widening of the carriageway of School Lane and associated works.

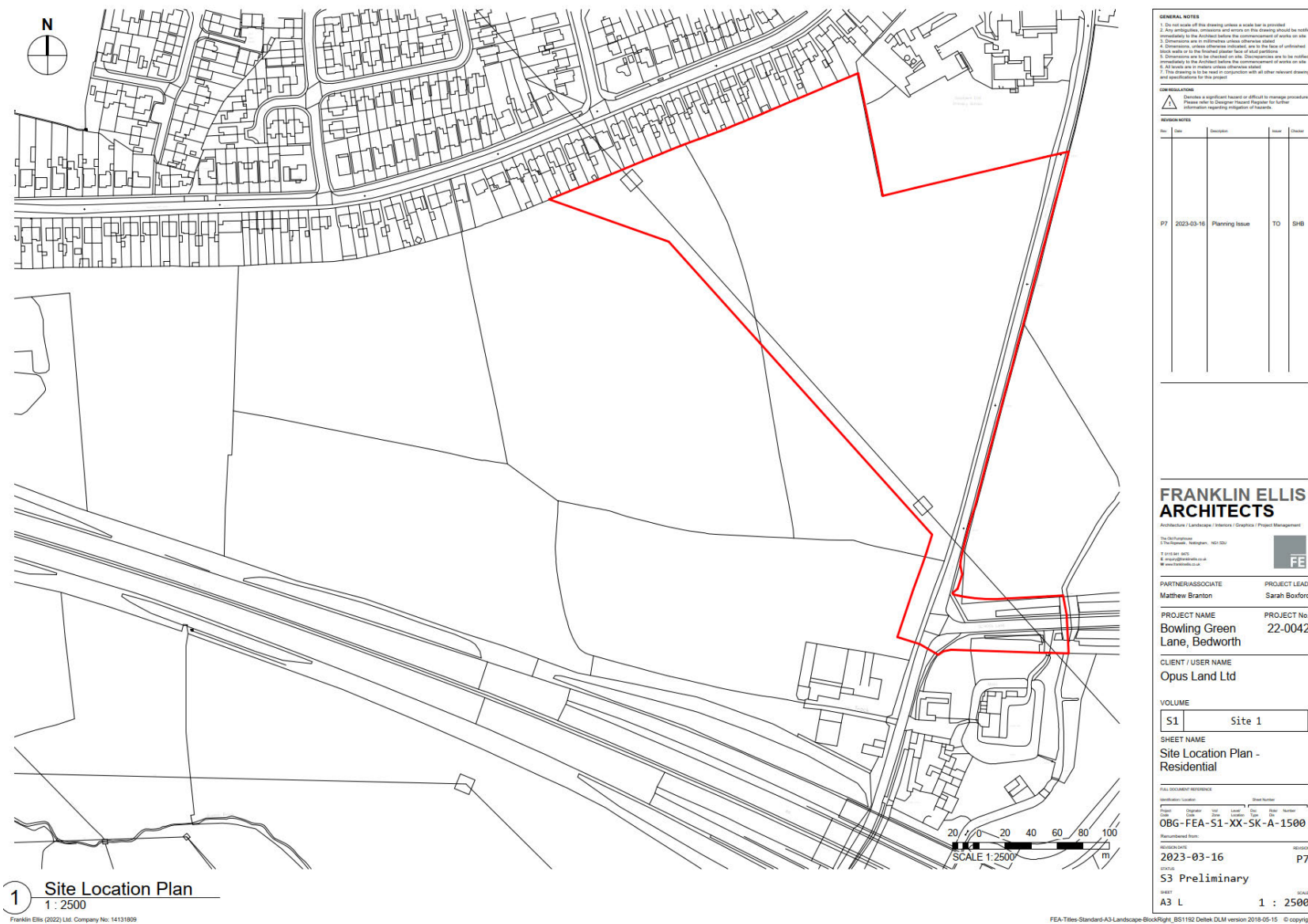


Figure 4.8 Submitted Site Location Plan for residential planning application 039592



Figure 4.9 Concept Plan submitted and currently being considered for residential element 039592



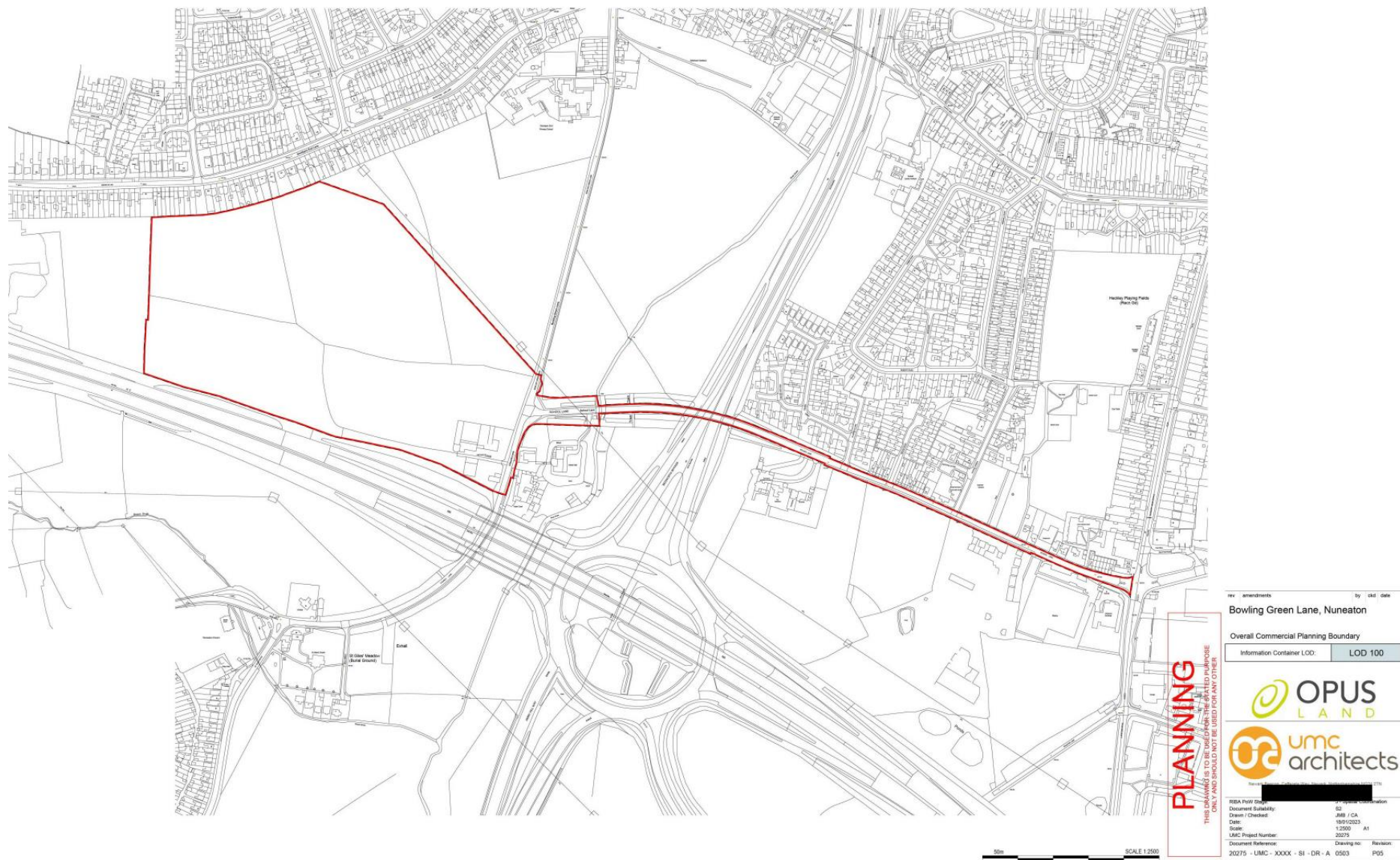


Figure 4.11 Location Plan for employment application ref. 039611



Figure 4.13 Illustrative Master Plan showing 2 units ref. 039611.