

The background of the slide features a scenic view of Thurlaston village. On the left, there is a traditional thatched-roof cottage with red brick walls and several windows. To the right, a row of white-painted brick houses with dark roofs is visible. In the foreground on the right, there is a wooden fence and a small garden area. The overall atmosphere is peaceful and rural.

Welcome to Thurlaston Parish Council

In the county of Warwickshire, England

PLANNING ISSUES IN THURLASTON 2025

Robert Ashford
Chairman

TPC Planning Sub-Committee
planning@thurlaston-pc.gov.uk

Summary

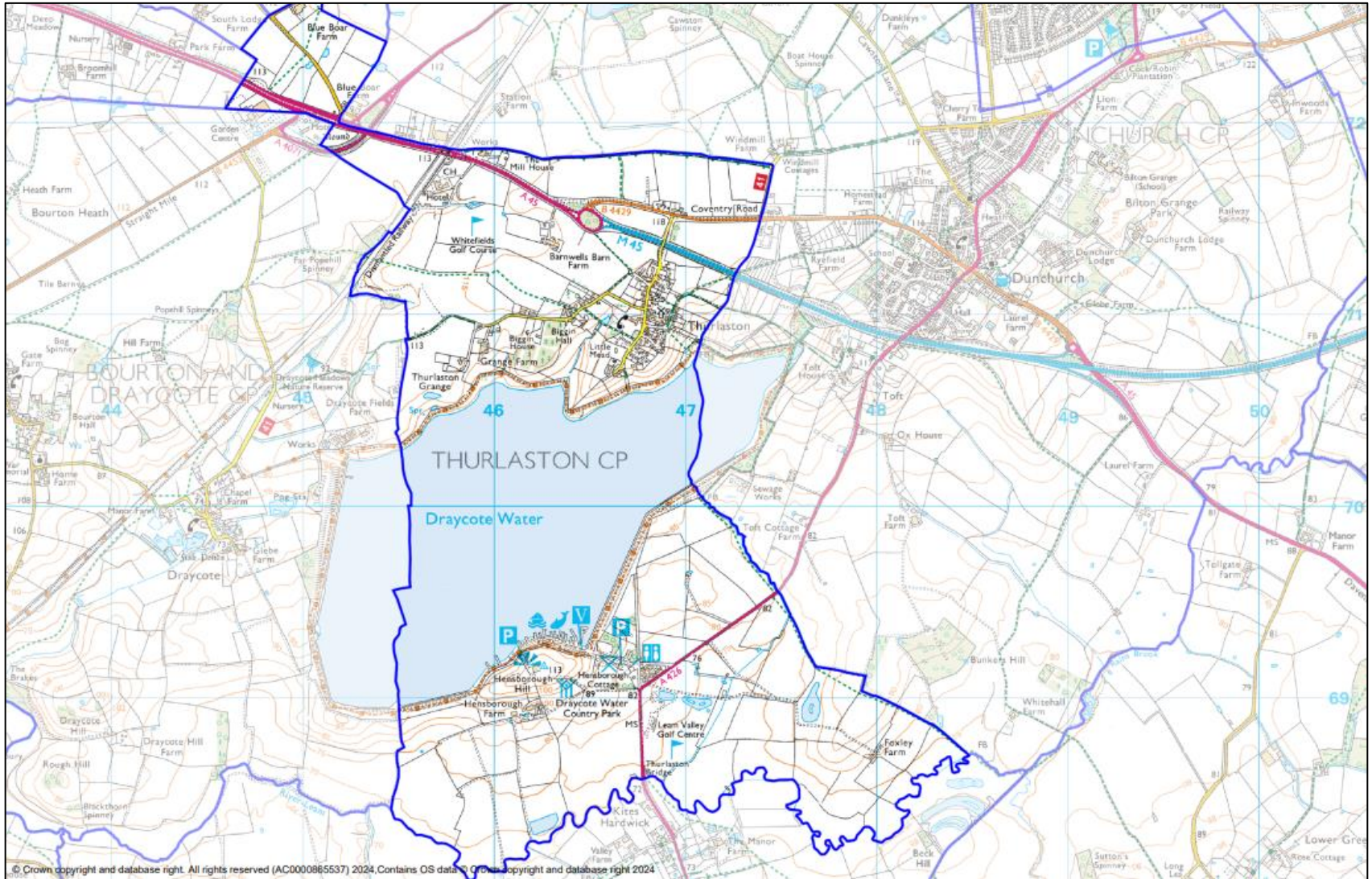
Government Changes

Current Local Plan: SW Rugby

Updating RBC's Local Plan

Other matters

Thurlaston Parish





Government Changes

May 2024: Control of RBC passes to Labour
with supply agreement from LibDems

July 2024: Labour form new UK government

May 2025: Conservative control of WCC lost

Reform UK	23 (0)
-----------	--------

Liberal Democrat	14 (5)
------------------	--------

Conservative	9 (41)
--------------	--------

Green	7 (3)
-------	-------

Labour	3 (6)
--------	-------

Residents' Assoc	1 (1)
------------------	-------

Government Changes

January 2027: merging of district, borough and county councils into larger authorities

Govt is asking for proposals from largest councils in each county

WCC propose a single unitary authority

- North Warwickshire Borough Council

- Nuneaton and Bedworth Borough Council

- Rugby Borough Council

- Stratford-on-Avon District Council

- Warwick District Council

Or two unitaries with north/south split

Rugby Borough Council

Will likely cease to exist in January 2027

No more borough councillors

Likely that whole county will be run from
Shire Hall, Warwick

Decision making, especially on planning
matters, will become more remote

Current Local Plan

Current Local Plan runs from 2011 to 2031

Last update adopted in June 2019

Needs to be refreshed every five years

RBC in process of preparing update for
period 2024-2045

Current Local Plan: SW Rugby

SW Rugby Masterplan provides for:

Up to 186,500m² of large warehouses

Up to 3,943 dwelling houses

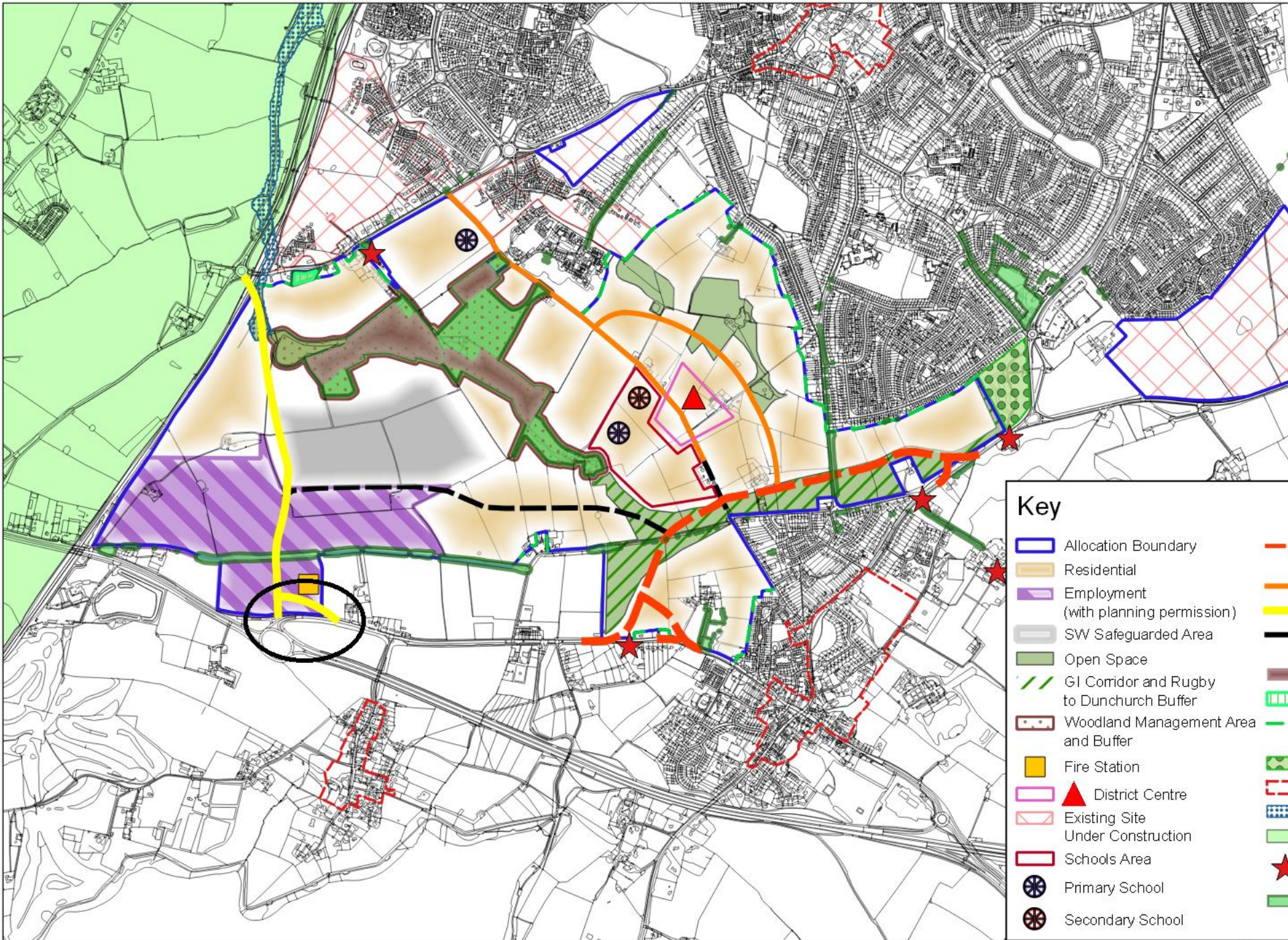
To date permission granted for:

167,311m² of B8 warehousing

835 dwelling houses (outline only for 625)

**No applications have yet been received
for 3,108 dwellings**

No dwellings at all built yet



Tritax Symmetry

64 planning applications starting with R16/2569

7 large warehouses with 167,311m² floorspace

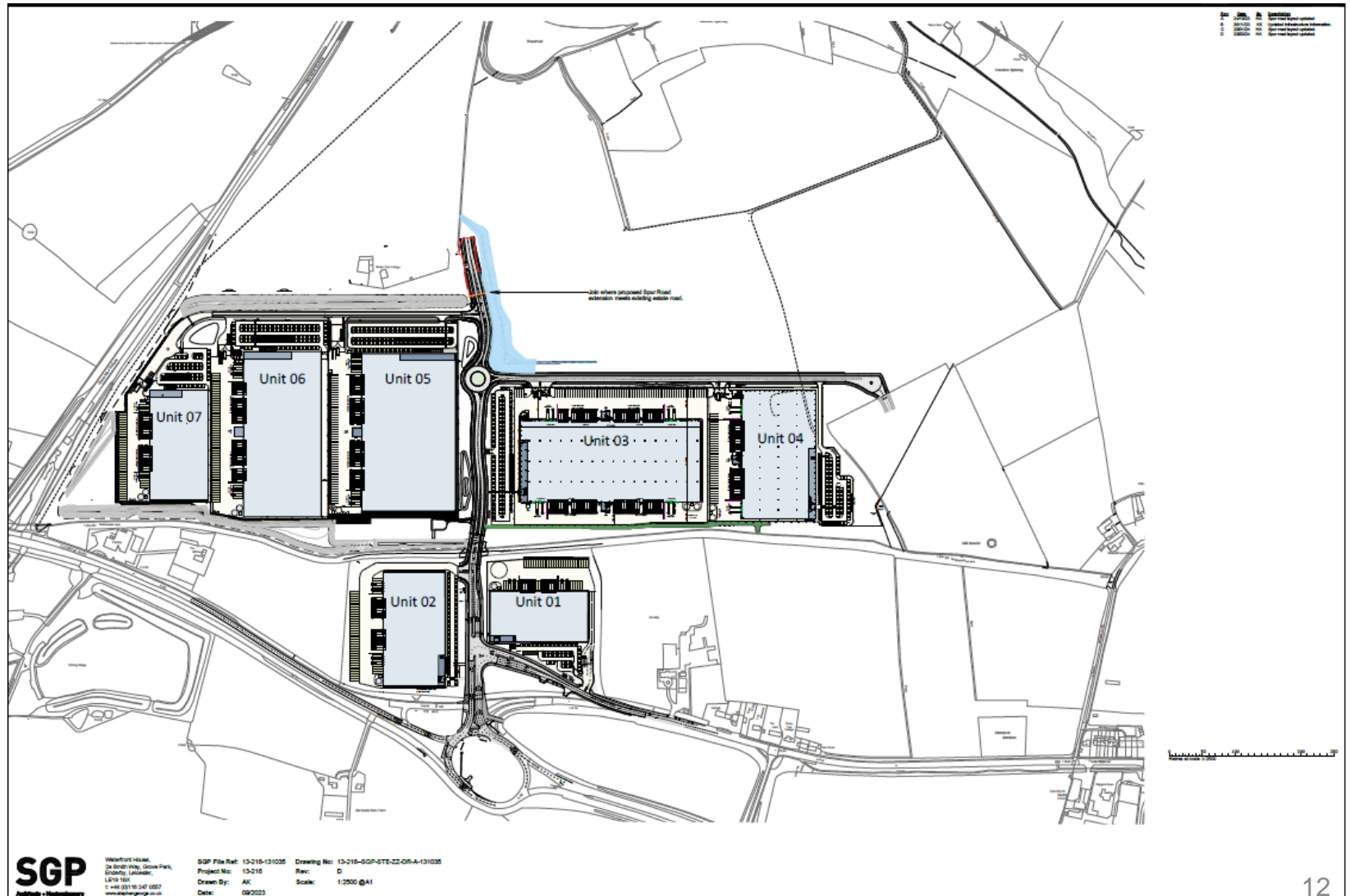
currently let to Iron Mountain and XPO Logistics

625 dwellings (currently outline permission only)

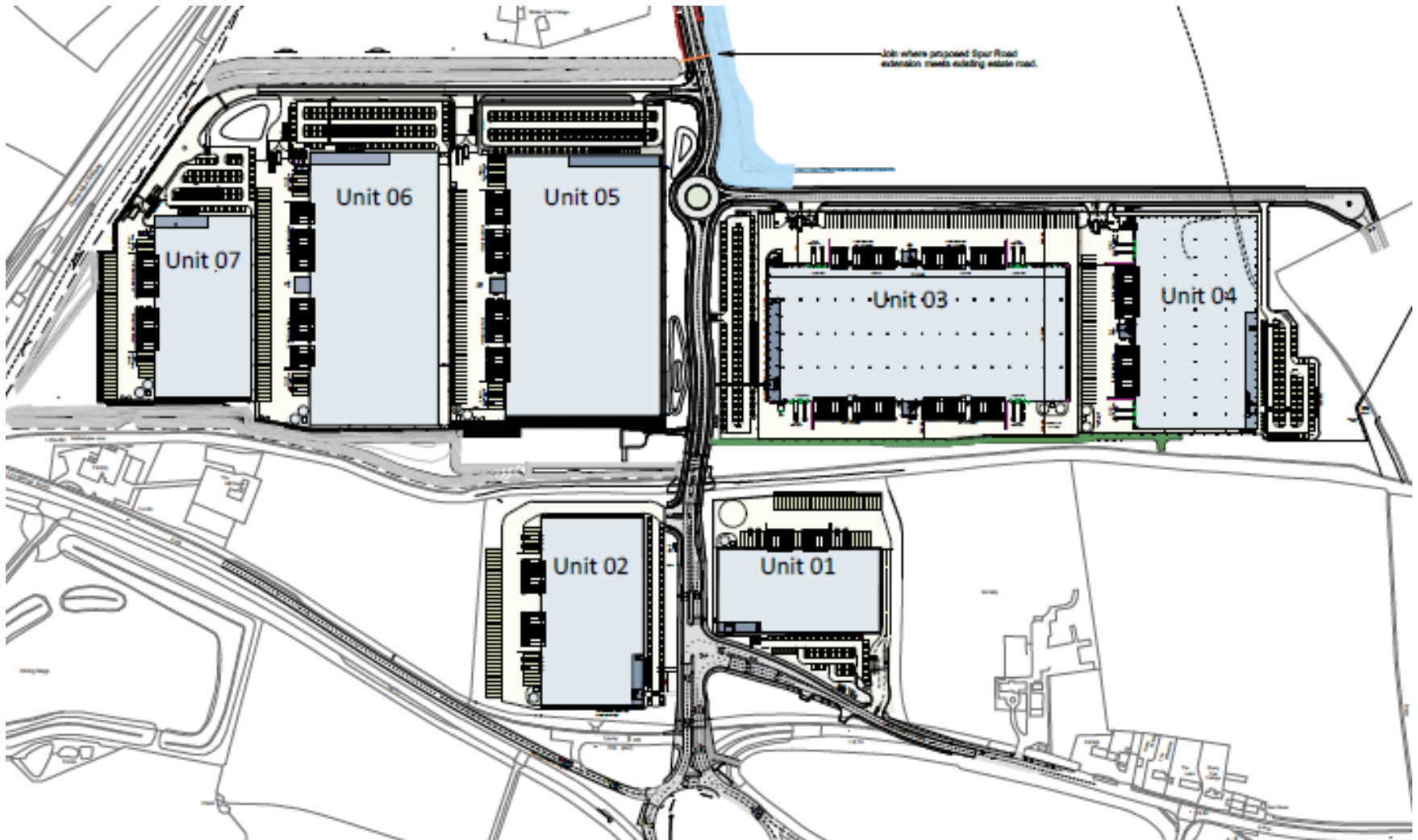
Numerous applications to relax original conditions

- Raising height of units 1 & 2 by 3m
- Delay construction of cycleways
- Ignore speed limit, etc.

Tritax Symmetry



Tritax Symmetry



Cawston Farm Phase 2 (Tritax)

Outline planning permission R22/0853

350 dwellings

29th Sept 2022

Scheduled for 2023-2024 start



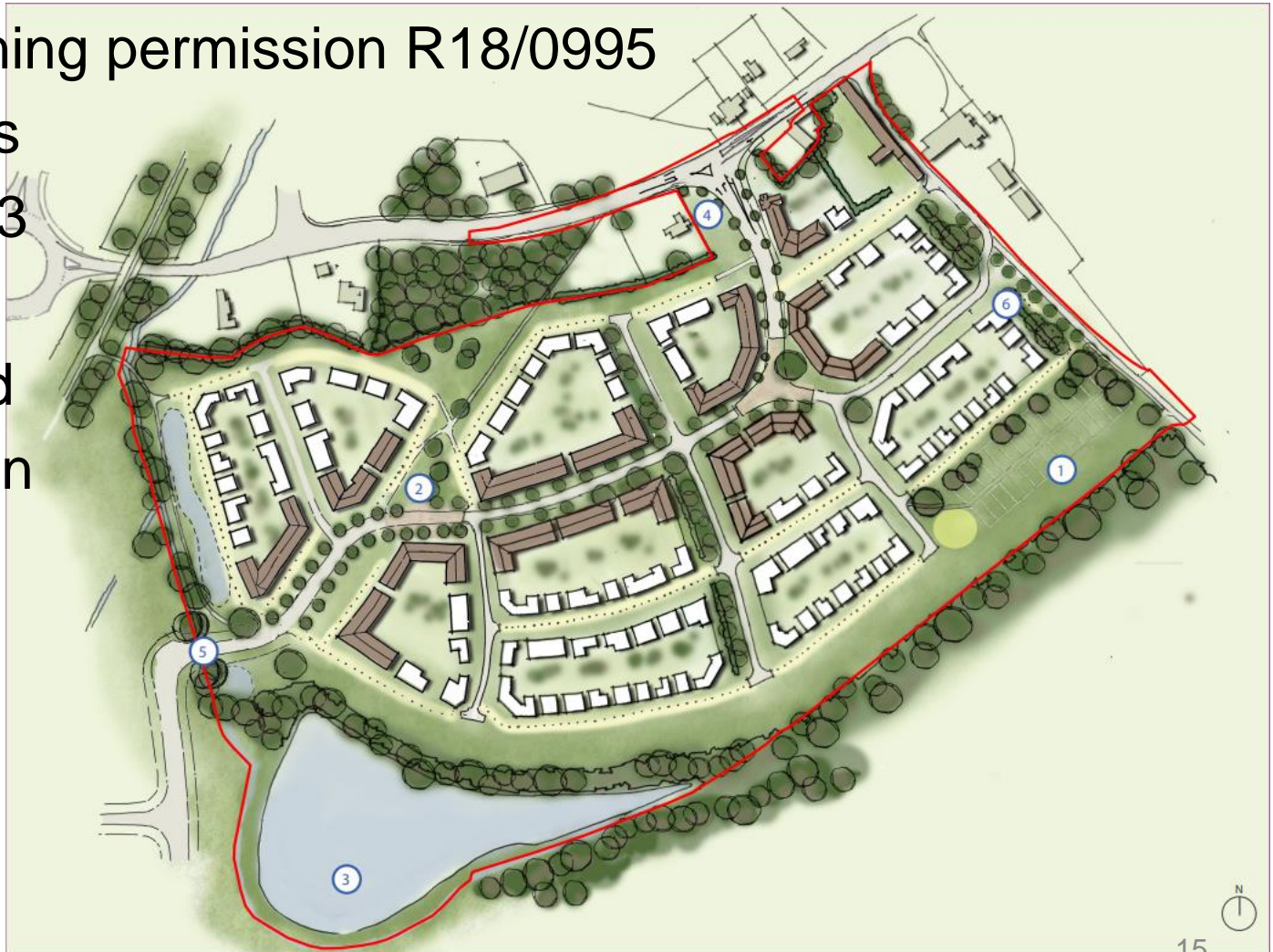
Cawston Farm Phase 1 (Tritax)

Outline planning permission R18/0995

275 dwellings

16th Aug 2023

30 scheduled
for completion
2023-2024



Cawston Lane (L&Q Estates)

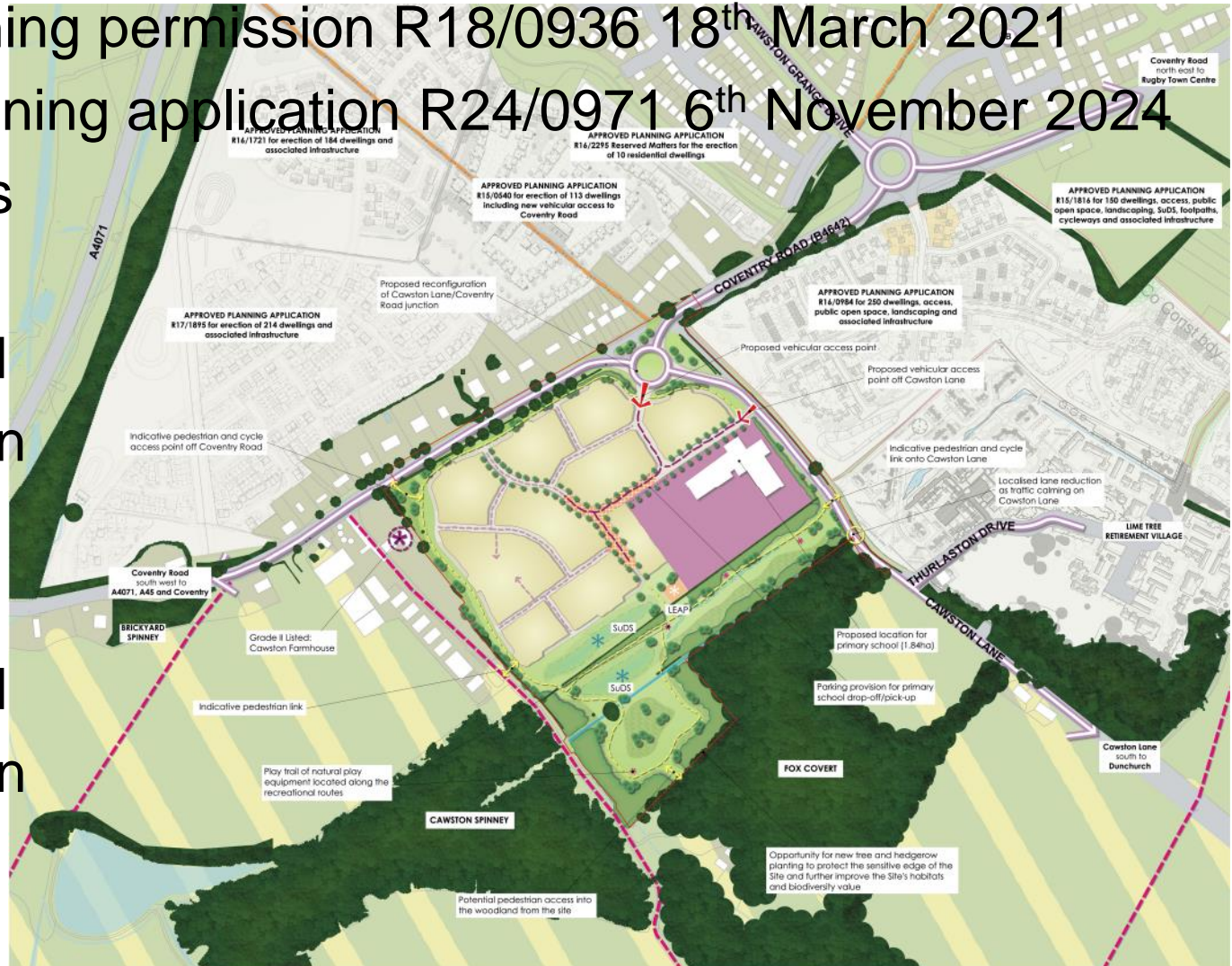
Outline planning permission R18/0936 18th March 2021

Detailed planning application R24/0971 6th November 2024

210 dwellings

20 scheduled
for completion
2022-2023

40 scheduled
for completion
2023-2024



APPROVED PLANNING APPLICATION
#17185 for erection of
214 dwellings and
associated infrastructure

1. New Tree and Hedgerow Planting

Extensive native tree and hedgerow planting to be undertaken within the public open space and on the edge of the development to add to the well treed character of the area and to wider green infrastructure, and to provide opportunities for ecological enhancements.

Street planting along the edges of Fox Covert will provide planted protection to the woodland linking to the ecological corridor through the public open space of the development.

Street trees will be planted in the verges along the roads, and around the school to bring the benefits of green infrastructure into the centre of the development, in the form of improving air quality, providing wildlife refuges and assisting in absorbing surface water run off.



Large stature, semi-mature trees
to replace lost trees as a result of
the highway works for the
roundabout

See West A

APPROVED PLANNING APPLICATION
#161066 for 200 dwellings,
public open space,
landscaping and associated
infrastructure

4. Public Open Space

The development benefits from over 40% of the site being designed as public open space. A recreational route will pass through this space, creating pedestrian and cycle links to Coventry Road and Cawston Lane. In addition, a pedestrian link is proposed into Fox Covert, and there is a potential link proposed to the public footpath which houses adjacent to the south western boundary which will give new and existing residents access to the wider network of public footpaths to the south of the site.

Wildflower planting will be a key feature of the public open space, creating an attractive setting for the new housing and the woodland, while providing an area for increased biodiversity. Ecological benefits include a resource for foraging wildlife, habitats for a number of invertebrate species and sources of food and nesting material for birds. Along the ditch and around the afterglow basin, a wet tolerant wildflower mix will be used, which will attract other species and further add to the biodiversity within the public open space.



2. Sustainable Drainage Features

Two large sustainable drainage basins to be located within the public open space, linked to a water which flows through the public open space, will be provided to assist in managing the flow of surface water during periods of rain. The basins will be planted with marginal plants which will offer enhanced ecological and habitat benefits.



Grade II Listed:
Cawston
farmhouse

Proposed location for
primary school (1.84ha)

3. Interpretation Boards

At the entrance to Fox Covert and off Cawston Lane interpretation boards will be placed. These will inform users of the pathways of the wildlife that they may encounter through the public open space and within the woodland, and educate them on the ecological habitats and benefits to be found close to their homes.



Indicative access to existing
public footpaths

Minimum distance between
footpath and hedgerow is 4.4m

5. Children's Play Areas

A LEAP (Locally Equipped Area for Play) will be located close to the primary school and to the area of public open space for ease of access. This will be supplemented by a children's play trail which will follow the new and made up paths through the public open space. They will comprise timber play equipment and natural play features such as logs, boulders and earth mounds, and within the setting of the wildflower rich public open space, will connect children to the natural landscape.



FOX COVERT

6. Retained Trees and Hedgerows

The site benefits from a substantial number of trees of high arboricultural and landscape quality, which are located on the boundaries. The vast majority of these can be retained. The hedgerows are of lower quality but will be retained and enhanced as part of the landscape structure of the site.

The site also benefits from the off-site, adjoining woodland of Fox Covert and Cawston Spinney. These woods, along with foot house Spinney are a significant landscape feature in the wider area, providing a mature wooded backdrop to the development and a sense of continuity, and of place, in an area which is undergoing substantial change as it becomes an urban extension to Rugby. The woodland as a whole is protected under a Woodland Tree Preservation Order, and the eastern side of Fox Covert is also designated as ancient woodland. The development is set well back from the edge of the woodland to protect its long term health.



CAWSTON SPINNEY

West A (scale 1:500)

Updating RBC's Local Plan

Planning period 2021-2041

Stage	Date
Issues and options consultation	Nov – Dec 23
<i>Preferred options consultation</i>	<i>24 Mar - 19 May 25</i> <i>Jul-24</i>
Pre-submission consultation	Jan-26 <i>Jan-25</i>
Submission for examination	Jun-26 <i>Jun-25</i>
Examination by the Secretary of State	
Adoption by	31-Dec-26

If not adopted before 2027:

Plan fails and WCC will begin the process afresh
looser regulations, larger housing and employment targets
There may be no local plan in the interregnum
fewer constraints on developers

Updating RBC's Local Plan

RBC called for proposals at the Consultation on the Issues and Options

Evaluated proposals

Put forward some as 'preferred options' in Preferred Option consultation

Reconsiders preferred options

Consultation on (possibly new set of) options

Updates plan and submits to the Secretary of State

Inspector may demand changes

Local Plan Realities

Currently driven by:

Housing and Economic Development Needs Assessment (**C&W HEDNA**) in 2022

for Coventry and Warwickshire Local Authorities by ICENI

West Midlands Strategic Employment Sites Study (**WMSESS**) 2023/24

for West Midlands local planning authorities and the West Midlands Combined Authority, Mace Ltd, ICENI, Knight Frank and MDS Transmodal

Sets targets for residential and industrial development until 2045

Also sets targets for **strategic B8 warehousing**

Industrial Need

Rugby's residual (i.e. when approvals are deducted) requirement for industrial need is 739,559m² (202.5ha)

But RBC seems to want to also include the entirety of Coventry's unmet need of 180,000m² (45ha).

Gives a total industrial need of 919,559m² (247.5ha)

Note that such need could be met from a combination of other neighboring councils:

- Solihull Metropolitan Borough

- North Warwickshire Borough

- Nuneaton and Bedworth Borough

- Warwick District

RBC's Preferred Industrial Options

Site	ID	Size 000's m ²
Coton Park East	64	115
South West Rugby employment phase 2	17	130
North of Ansty Park	14	75
Crowner Fields Farm and Home Farm, Ansty	95	275
Prologis Park West and Mountpark	328	350
TOTAL		945

Many options are still 'potential options' even if not currently preferred

TPC's Response to Preferred Options Consultation

TPC has taken legal advice from barrister Ashley Bowes

Oppose site ID17 and 3 other sites that are still 'potential options'

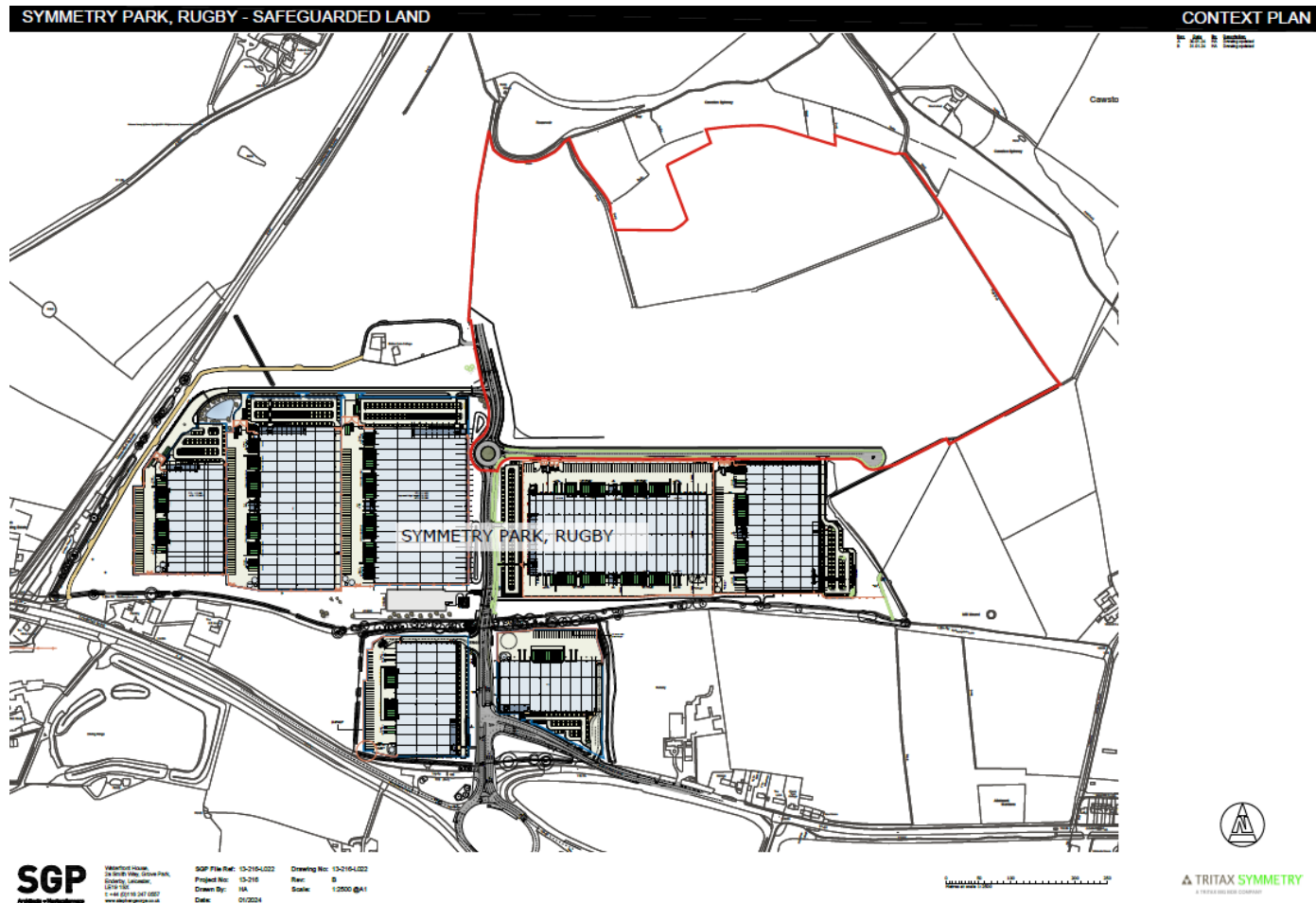
Currently preparing detailed response document which we will publish

Worth looking at these sites in more depth

Submitted by Ian Gidley in September 2023
Failed to be considered by RBC



Site ID17 (SWR Employment Phase 2)



Site ID17 (SWR Employment Phase 2)



Site ID17 (SWR Employment Phase 2)

One of RBC's Preferred Options

Proposed by Tritax

130,000m² of B8 warehousing

Nearly doubles the size of Symmetry Park

Takes it from 167,000m² to 297,000m²

TPC are opposed

Grounds for Rejection

Transport links are poor

Congestion level 2 (scale 1-6, 1=most congested)

No demonstration that impacts can be cost-effectively mitigated contrary to *115(d) of NPPF*

PTAL of 0 (scale 0-6, 0=least accessible)

Assumed to have been previously committed

the Inspector did not address the suitability of this safeguarded land, so it was not committed in any sense

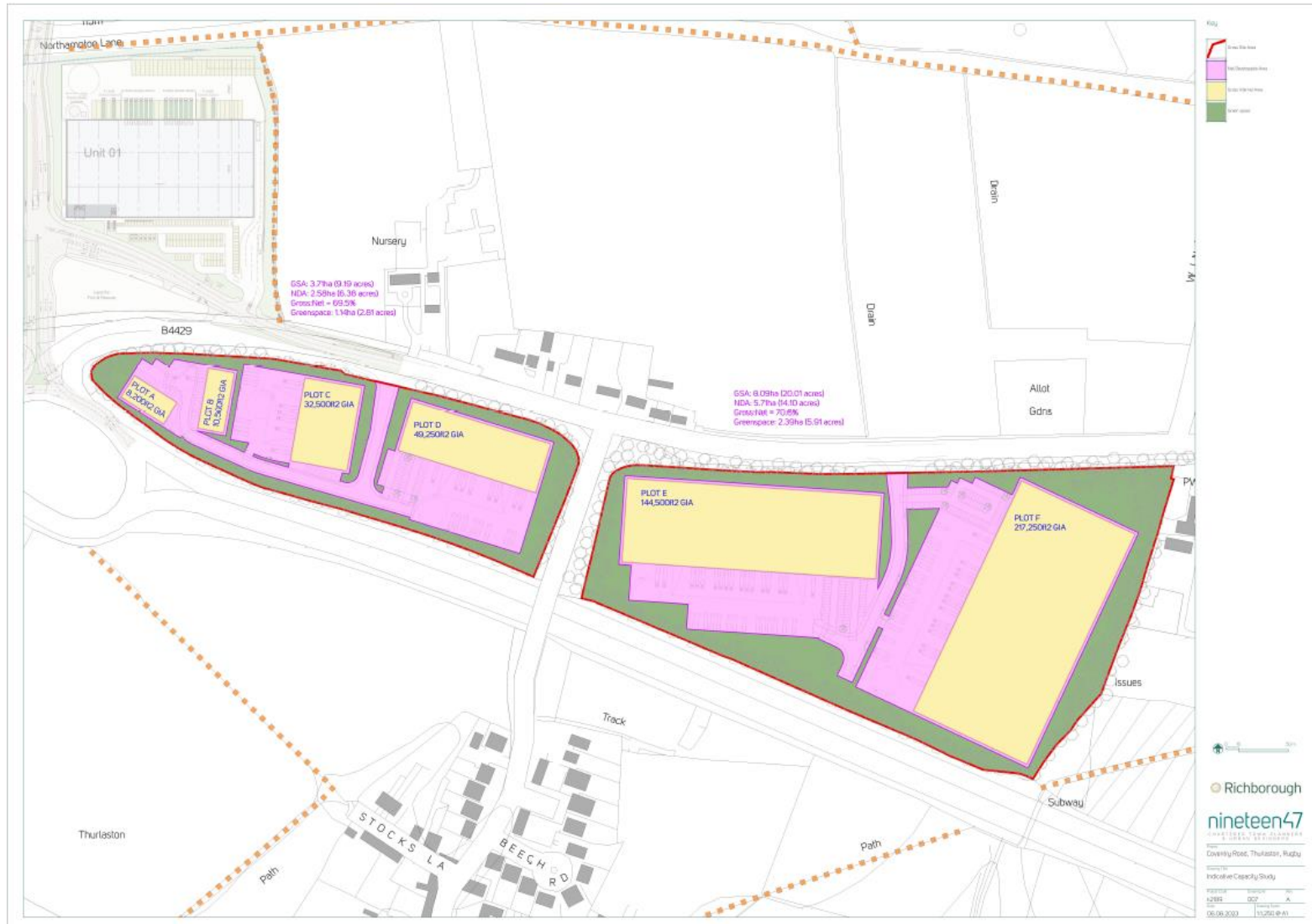
Improper use to facilitate road construction

RBC is using it to fund the Potsford Dam link which should have been funded and delivered by phase 1

Alternative sites have not been properly considered

in breach of Regulation 12(2)(b) of the Environmental *Assessment of Plans and Programmes Regulations 2004*

Site ID133: Richborough Promotion



Site ID133: Richborough Promotion

Still a potential option (but not a preferred one)

Made by Bryson (owner), Howkins & Harrison (agent) and Richborough Commercial (developer)

43,000m² of B8 Commercial warehousing

Village survey elicited 96 replies from 83 separate households. All strongly opposed it.

TPC oppose it on grounds of: access; visual impact; and poor transport links.

Schedule of Accommodation
as set out on the proposed plan

Unit	Office	Total	Parking	Site Area
A1	12,000	12,000	60,000	2.40 acres
A2	37,500	37,500	187,500	1.87 acres
A3	44,000	44,000	220,000	2.20 acres
A4	10,000	10,000	50,000	1.00 acres
A5	1,000	1,000	5,000	0.10 acres
A6	1,000	1,000	5,000	0.10 acres
A7	1,000	1,000	5,000	0.10 acres
A8	1,000	1,000	5,000	0.10 acres
A9	1,000	1,000	5,000	0.10 acres
A10	1,000	1,000	5,000	0.10 acres
A11	1,000	1,000	5,000	0.10 acres
A12	1,000	1,000	5,000	0.10 acres
A13	1,000	1,000	5,000	0.10 acres
A14	1,000	1,000	5,000	0.10 acres
A15	1,000	1,000	5,000	0.10 acres
A16	1,000	1,000	5,000	0.10 acres
A17	1,000	1,000	5,000	0.10 acres
A18	1,000	1,000	5,000	0.10 acres
A19	1,000	1,000	5,000	0.10 acres
A20	1,000	1,000	5,000	0.10 acres
A21	1,000	1,000	5,000	0.10 acres
A22	1,000	1,000	5,000	0.10 acres
A23	1,000	1,000	5,000	0.10 acres
A24	1,000	1,000	5,000	0.10 acres
A25	1,000	1,000	5,000	0.10 acres
A26	1,000	1,000	5,000	0.10 acres
A27	1,000	1,000	5,000	0.10 acres
A28	1,000	1,000	5,000	0.10 acres
A29	1,000	1,000	5,000	0.10 acres
A30	1,000	1,000	5,000	0.10 acres
A31	1,000	1,000	5,000	0.10 acres
A32	1,000	1,000	5,000	0.10 acres
A33	1,000	1,000	5,000	0.10 acres
A34	1,000	1,000	5,000	0.10 acres
A35	1,000	1,000	5,000	0.10 acres
A36	1,000	1,000	5,000	0.10 acres
A37	1,000	1,000	5,000	0.10 acres
A38	1,000	1,000	5,000	0.10 acres
A39	1,000	1,000	5,000	0.10 acres
A40	1,000	1,000	5,000	0.10 acres
A41	1,000	1,000	5,000	0.10 acres
A42	1,000	1,000	5,000	0.10 acres
A43	1,000	1,000	5,000	0.10 acres
A44	1,000	1,000	5,000	0.10 acres
A45	1,000	1,000	5,000	0.10 acres
A46	1,000	1,000	5,000	0.10 acres
A47	1,000	1,000	5,000	0.10 acres
A48	1,000	1,000	5,000	0.10 acres
A49	1,000	1,000	5,000	0.10 acres
A50	1,000	1,000	5,000	0.10 acres
A51	1,000	1,000	5,000	0.10 acres
A52	1,000	1,000	5,000	0.10 acres
A53	1,000	1,000	5,000	0.10 acres
A54	1,000	1,000	5,000	0.10 acres
A55	1,000	1,000	5,000	0.10 acres
A56	1,000	1,000	5,000	0.10 acres
A57	1,000	1,000	5,000	0.10 acres
A58	1,000	1,000	5,000	0.10 acres
A59	1,000	1,000	5,000	0.10 acres
A60	1,000	1,000	5,000	0.10 acres
A61	1,000	1,000	5,000	0.10 acres
A62	1,000	1,000	5,000	0.10 acres
A63	1,000	1,000	5,000	0.10 acres
A64	1,000	1,000	5,000	0.10 acres
A65	1,000	1,000	5,000	0.10 acres
A66	1,000	1,000	5,000	0.10 acres
A67	1,000	1,000		

Site ID18: Barnwells Barn Farm

Still a potential option (but not a preferred one)

Made by Warwickshire Property & Development Group Ltd

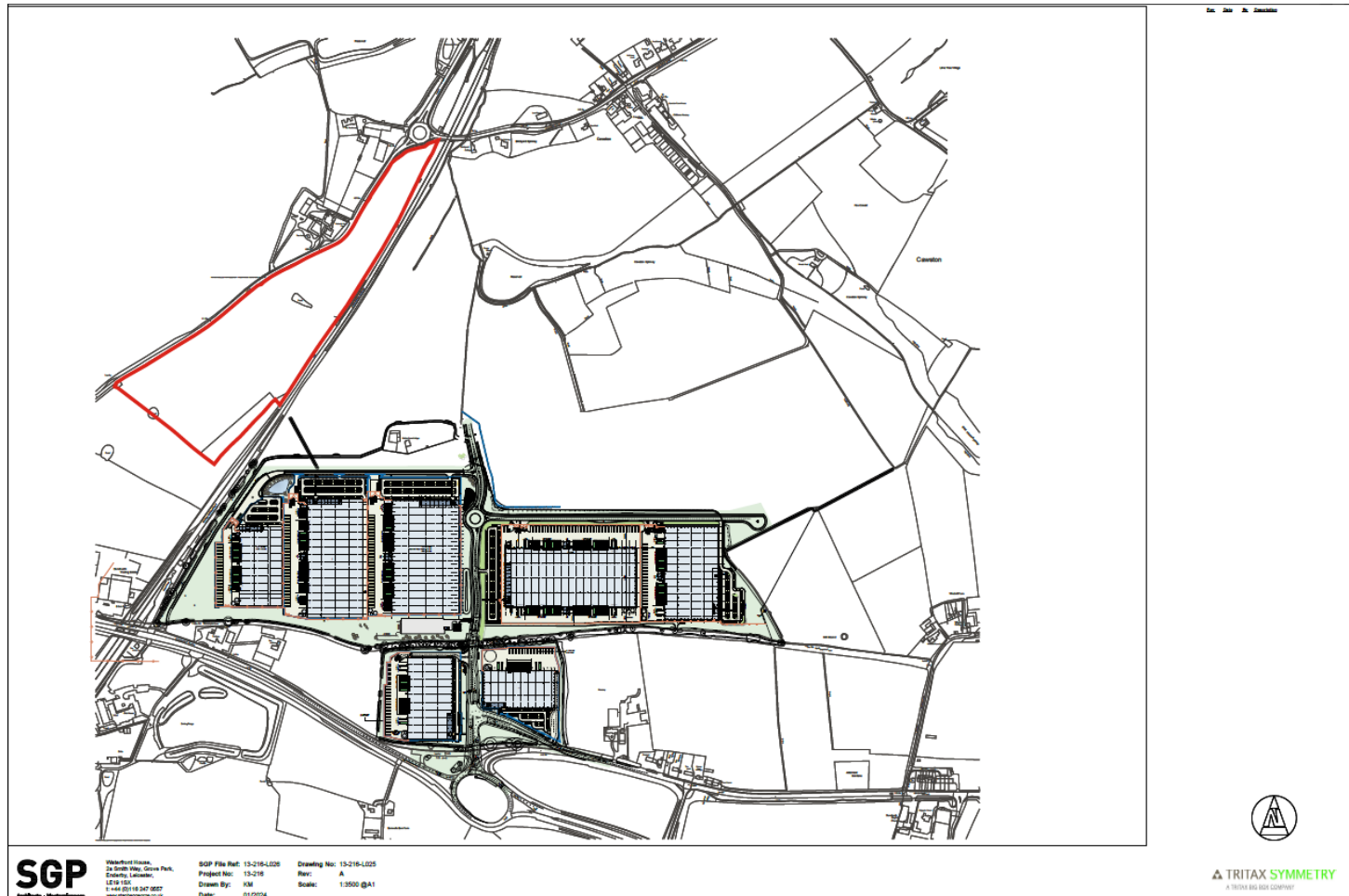
owned by WCC and investment companies

97,000m² of B8 Commercial warehousing

Similar impact on village as Richborough promotion.

TPC again oppose it on grounds of: access; visual impact; and poor transport links.

Site ID77: Land West of Symmetry Park



Site ID77: Land West of Symmetry Park

Still a potential option (but not a preferred one)

Made by Tritax Symmetry Limited

45,000m² of B8 Commercial warehousing

Baby brother of site ID17

TPC again oppose it on the same grounds as site ID17.

RBC New Local Plan Conclusion

TPC are actively opposing the preferred option site ID17 and the potential options of sites ID133, ID18 and ID77.

We are acting under legal advice

We remain optimistic

36

Malthouse Development

6 Dwellings

Variations R25/0090 approved 26th March

- More windows

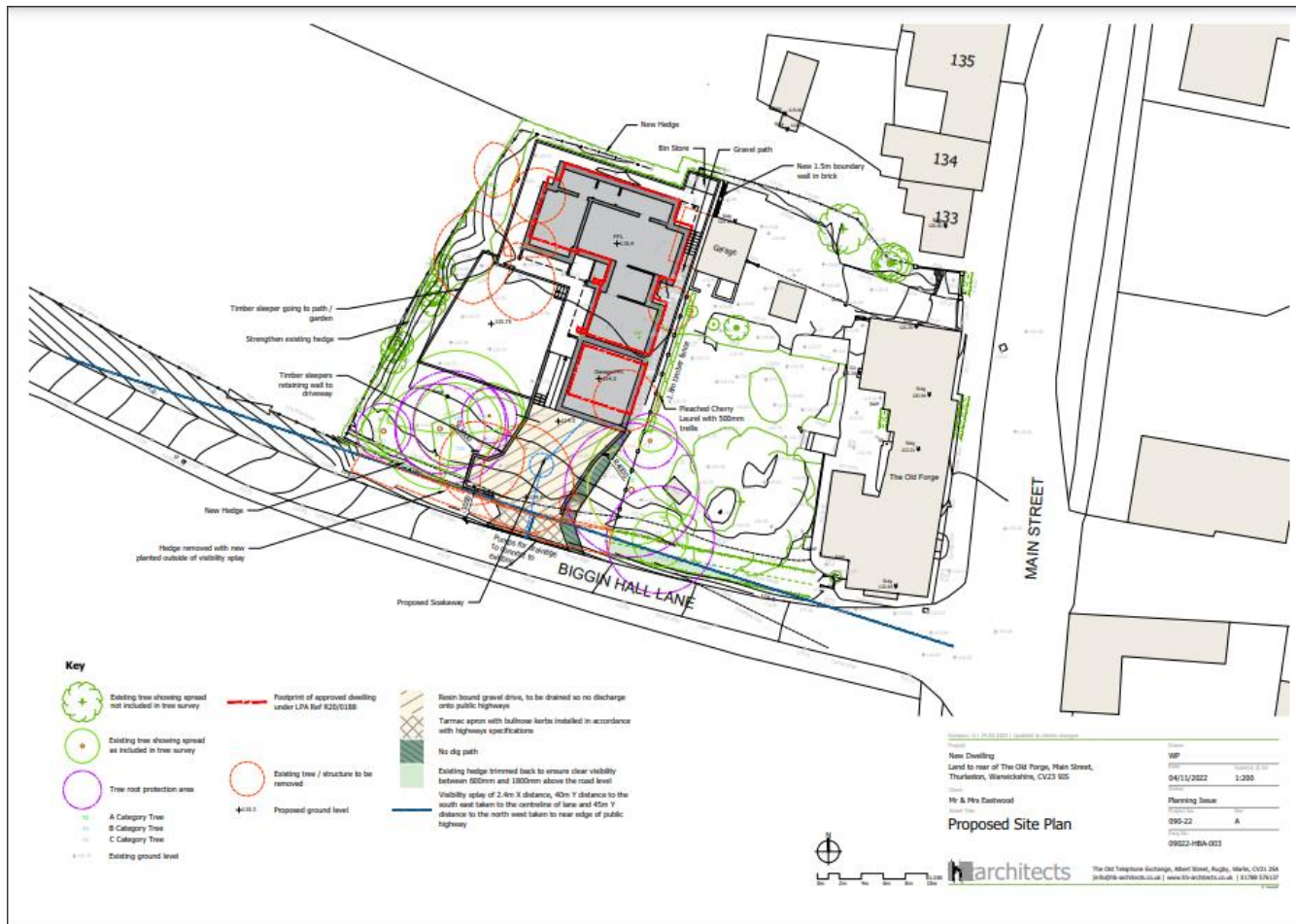
- Small orientation changes

- Principal trees preserved

- Less Stalinesque than original design

Work has started

The Old Forge



The Old Forge

Archaeology variation R25/0397

Formal investigation scheme

Work (almost) started

Wood at Barnwells Barn Farm

WCC has received £474K from Tritax under the section 106 agreement for

“for funding long term conservation projects in the area surrounding the Development which will deliver biodiversity gain”

We suggest planting a wood on part of the Barnwells Barn Farm site

WCC own it

Funding contributions are available from the Forestry Commission (for 10 ha: c.£160,000 + £4,000 p.a. Maintenance)

It would

absorb both pollution and noise

greatly enhance the site's visual appearance

provide public amenity