



DRAFT  
TANWORTH NEIGHBOURHOOD  
DEVELOPMENT PLAN  
2016 - 2031

*Approved by the Tanworth Parish Council in January 2020 for the purposes  
of consultation under Regulation 14*

# TABLE OF CONTENTS

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<b>1. Introduction</b>	<b>3</b>
The Neighbourhood Development Plan	3
The Parish of Tanworth	4
A future vision for the Parish	5
The Neighbourhood Development Plan and Community Supporting Action	7
<b>2. Housing</b>	<b>8</b>
Policy H1 Meeting Local Housing Needs (1)	10
Policy H2 Meeting Local housing Needs (2)	11
Policy H3 Village Boundaries	11
Policy H4 Brownfield Sites	12
Policy H5 Use of Garden Land	12
Policy H6 Management of change in the housing stock	13
<b>3. Economy</b>	<b>14</b>
Policy E1 Existing Business	14
Policy E2 Loss of local services	15
Policy E3 Home working	15
Policy E4 Sustainable local tourism and leisure	15
<b>4. Infrastructure</b>	<b>16</b>
Policy I1 Local railway stations	17
Policy I2 Improving broadband and mobile telephone service	17
<b>5. The Built Environment</b>	<b>19</b>
Policy BE1 Responding to Local character and Design Principles	19
Policy BE2 Car parking	20
Policy BE3 Preservation of Historic Heritage:	20
<b>6. Natural Environment</b>	<b>21</b>
Policy NE1 Landscape, and Valued Views	21
Policy NE2 Protection of Local Wildlife Sites	22
Policy NE3 Local Green Spaces	22
Appendix A: Character & Landscape Assessment Statements	23
Appendix B: List of Non-Designated Heritage Assets	25
Appendix C: Valued Views	27
Appendix D: Local Green Spaces Assessments	29



# 1. INTRODUCTION

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- 1.1. Neighbourhood Development Plans were established under the Localism Act. This became law in 2011 and aims to give local people more say in the future planning and policies in the area where they live.
- 1.2. Once it has undergone independent scrutiny and is approved through a local referendum, this Neighbourhood Development Plan (the 'Plan' or NDP) will be adopted by Stratford-on-Avon District Council (The District Council). This means that it will become part of the statutory planning framework alongside the District Council's Core Strategy (the 'Core Strategy' [CS]) and therefore must be taken into account by the District Council when determining planning applications and policy decisions in the Neighbourhood Plan Area.
- 1.3. For the parish of Tanworth-in-Arden (Tanworth), this is a great opportunity for local residents to decide how the parish should evolve in the years up to 2031. The Plan has been prepared by the Parish Council who is the qualifying body under the Act. The Plan contains the vision for Tanworth that was developed through consultation with the local community and key stakeholders, and sets out clear planning policies to realise this vision.

## The Neighbourhood Development Plan

- 1.4. The Neighbourhood Area of Tanworth has been formally designated through an application made to the District Council on 18th March 2014. On the 6th October 2014, Stratford-on-Avon District Council approved the area which the Plan will cover. This covers the whole of the parish of Tanworth-in-Arden.

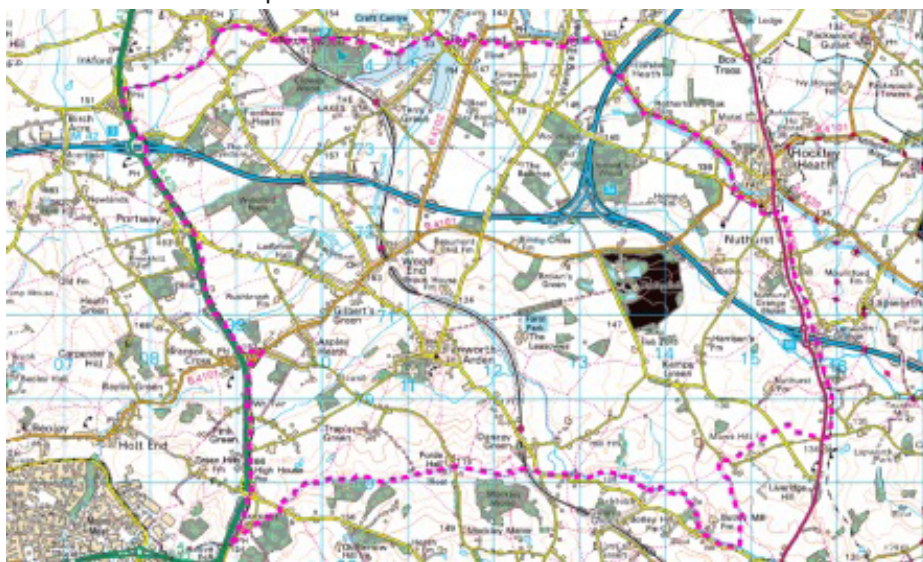


Figure 1: The Neighbourhood Area of Tanworth-in-Arden

- 1.5. The NDP must be consistent with national and local planning policy. The key documents are the National Planning Policy Framework (NPPF) (February 2019) and the District Council's adopted Core Strategy 2016-2031. The policies relevant to Tanworth are summarised later in this document. This Plan is in conformity with both the NPPF and the Core Strategy. It allows the village to develop through steady but moderate growth, in order to meet the housing and economic needs of the community whilst at the same time preserving the importance of the Green Belt, and the natural and built environments so valued by residents.

- 1.6. The proposed policies in this Plan are based on:
- The Household Survey 2015: In 2015 a questionnaire was delivered to every household in the Parish aimed at identifying residents' views on the features that need protecting and priorities for the future;
  - The Survey of local businesses: In 2016 a questionnaire was sent to all known businesses in the Parish aimed at understanding the basis of the local economy and identifying future needs;
  - A report on a Survey of Local Housing Needs in the Parish prepared by the Warwickshire Rural Community Council in 2016;
  - Analysis of recent development trends using the District Council's planning records;
  - Analysis of the demography of the parish from the 1991, 2001 and 2011 Censuses;
  - Assessments of the character of the countryside and main settlements carried out by local residents with the help of planning consultants, Locus Consultants; and
  - A careful assessment of all possible sites for housing development within or on the edges of the three villages, Tanworth, Earlswood and Wood End. Each site was assessed against criteria which emphasised the fundamental aims of the Green Belt, including the avoidance of urban sprawl and coalescence of settlements in the Parish.
- 1.7. Details of all the above can be found on the Tanworth-in-Arden Parish Council website [www.tanworth-pc.org.uk](http://www.tanworth-pc.org.uk)
- 1.8. In 2018 the Parish Council published a Consultation Paper and sent a summary of it to every household and business in the area. This invited views on possible policies and proposals for inclusion in the Plan and every household received a questionnaire. In addition, public meetings and open days were held to provide opportunity for discussion and questions.

### **The Parish of Tanworth**

- 1.9. The Parish is essentially rural and part of the Ancient Arden Landscape, characterised by small irregular fields enclosed by native hedging and farmed from isolated farmsteads. Remains of this ancient woodland exist throughout the parish with two such areas being designated as Sites of Special Scientific Interest (SSSI). The rivers Blythe and Alne flow in opposite directions out of the Parish with the former also being designated as a SSSI. Both rivers provide valuable corridors for wildlife along with many other recognised local wildlife sites. Tanworth is also one of the District's larger parishes with an area of 34.1 square kilometres and a population of around 3150 and is situated at the northern end of the District sharing boundaries with Solihull MBC, Warwick DC, Redditch BC and Bromsgrove DC. The M42 cuts through the middle of the Parish and, while not particularly intrusive, creates something of a psychological divide between the north of the Parish, centred on Earlswood and the south centred on Tanworth.
- 1.10. Tanworth village is located at the southern end of the Parish and has a history that goes back to the 12th century. The heart of the village is a Conservation Area including the parish church. Narrow lanes radiate out from the village, marking it out as a destination within the immediate and wider locale. On ascent, lanes are sunken into the steeper gradient approaching the summit. The village itself is built around a near complete circular road, which includes the village green and former market place at its southern extent, and provides an ancient focal point and communal hub around which civic, commercial and ecclesiastical buildings are interspersed with residential properties.



- 1.11. In all, the village displays a remarkable spectrum of development, dating from the Medieval period onwards, attested by a plethora of listed buildings, a conservation area designation, as well as an array of mid to late 20th and early 21st development. Despite the variety of buildings illustrating over 700 years of development, the village retains an observable sense of order to the chronology of buildings which, with few exceptions, become increasingly mature towards the village green with the radial lanes the focus of more recent development over the last century. Once a centre providing a range of services there are now no shops. There is a successful primary school drawing pupils from across the Parish and beyond; a church; a village hall; a public house (incorporating a Post Office); a repair garage and a dentist.
- 1.12. The second principal settlement is Earlswood, which is located towards the north of the parish. The village of Earlswood is dominated by 'The Lakes' which are nineteenth century man-made reservoirs constructed to feed the Stratford-upon-Avon Canal. As a result, Earlswood consists of two discrete and unconnected ribbon developments of mainly residential housing. The longer extends along the B4102, broadening at the crossroads with Valley and Umberslade Roads. The intersection forms the historical centre of the village, providing a small number of services: a local public house, a convenience store, a garage, a flooring supplies showroom and a hairdressing salon. The second linear development, Malthouse Lane, extends along the centre of a broad and narrowing promontory of land, flanked to the northwest and southeast by the reservoirs. Known as Earlswood Lakes, the reservoirs (Engine Pool to the north and Windmill Pool to the south) take the form of a U shape, and are divided by a causeway with a single-track road leading to Malthouse Lane. To the west of Engine Pool, there is a further lake called Terry's Pool which flows over a sluice into Engine Pool. The Lakes are also a designated Local Wildlife Site.
- 1.13. Properties are a mixture of semi-detached and detached buildings between one and two storeys in height. Development units typically consist of one individual house or small groups of between two and four houses with few exceptions. There are few properties dating back to before the 20th century.
- 1.14. Wood End which lies midway between Tanworth and Earlswood is considered by the District Council to be a Local Service Village (LSV) because it includes a railway station, a medical centre and a public house. It is not however a village community in the way that Tanworth and Earlswood are. The settlement consists of ribbon development along Broad Lane and the lanes running off it. The houses are nearly all large homes set in extensive gardens behind which is open countryside. Ladbrook Park Golf Club is the main employer and organised recreational facility here. The houses are individual in style – indeed an eclectic mix of 20th and 21st century domestic architecture.
- 1.15. Other significant areas of housing in the Parish are Aspley Heath, consisting of ribbon development along a triangle of lanes, Forshaw Heath and Danzey Green.

#### **A future vision for the Parish**

- 1.16. The key aim of the Plan is to protect the special attributes and facilities of the Parish that residents value, and ensure any future development is undertaken in a way which enhances the character of the Parish and protects the openness of the Green Belt.
- 1.17. Overwhelmingly, the evidence from questionnaires and discussion highlighted the importance to the local community of being in or near open countryside protected by the Green Belt. Additionally, it highlighted the importance of a number of special attributes characterising the Parish:



- Two long established villages (Tanworth and Earlswood), and other smaller settlements, set within a rural landscape characterised by:
  - narrow country lanes bounded by hedges;
  - undulating landscapes with attractive views;
  - scattered farms and houses in red brick vernacular; and
  - distinctive field patterns and ancient woodlands associated with the former Arden Forest.
- Strong sense of community with active societies and institutions and local services – schools, Medical Centre, pubs, garages and repair workshops, limited shops, and sport facilities and several railway stations;
- Sense of history defined by the Tanworth Conservation Area including the parish church, the historic landscape character, and the Parish’s architectural vernacular;
- Earlswood Lakes, an asset valued for its heritage, natural beauty, wildlife and tranquillity;
- Two of Warwickshire Wildlife Trust’s nature reserves, Earlswood Moathouse (leased from the National Trust), and Clowes Wood and New Fallings Coppice which are ancient woodland SSSIs.

1.18. Changes over the last 25 years have, however, begun to erode some of these attributes:

- Replacement of, and extensions to, existing buildings, particularly in the countryside, leading to the emergence of a suburban style that sits at odds with the prevailing rural character of the Parish;
- Replacement of, and extensions to, existing residential buildings, together with the creation of larger new homes, leading to a housing stock now heavily skewed to large/very large houses. This has precipitated demographic changes which, together with social trends, put at risk the sustainability of local services and the vitality of the community; and
- Increased highway usage, in part generated by developments outside the Parish, leading to higher levels of traffic and risks to the safety and well-being of people in the Parish.

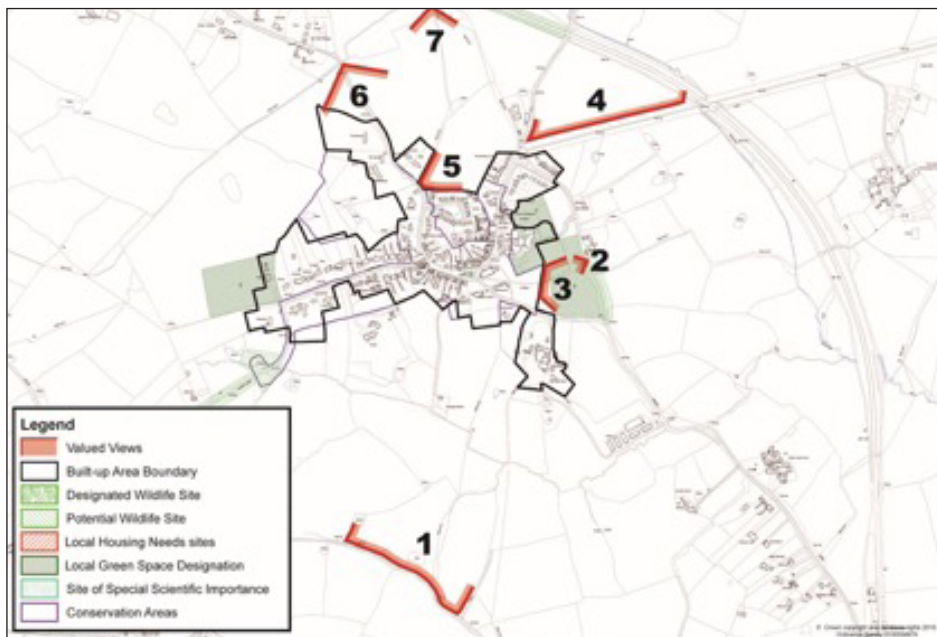
The aim of the NDP is to protect, and where possible enhance, the features and attributes of the parish that residents value and, as far as it is able, to tackle the issues referred to above within the context of the Green Belt.

1.19. The Inset Proposals Maps below show the application of the key NDP policies to Earlswood, Tanworth and Wood End particularly in respect of the proposed opportunities for, and constraints on future development.



Earlswood - Inset Proposals Map





Tanworth-in-Arden - Inset Proposals Map



Wood End - Inset Proposals Map

### The Neighbourhood Development Plan and Community Supporting Action

1.20. Neighbourhood Plans, in accordance with National Regulations, must focus on land-use related issues, and these are covered by the policies in this document which will apply to development proposals in the Parish. This means that some of the issues raised by residents, related to the Plan, but not themselves land use issues, cannot be resolved by the Plan alone. There are initiatives that could be taken by the Parish Council and these are identified as “Supporting Actions”. They are mainly concerned with Transport and Infrastructure.

## 2. HOUSING

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### Background and Objectives

- 2.1. The 1991 Census recorded around 1250 homes in the Parish. In the 28 years since then some 100 new homes have been added as a result of infilling, the development of small sites and the conversion of redundant farm buildings to residential use. Almost all of these new homes are large houses. In addition, many former smaller houses have been extended, or been replaced by larger homes, with the loss of some 150 smaller homes, which, out of a total stock of 1350 homes in the parish, is a significant loss. Planning permissions since 2011 have continued the trend.
- 2.2. As a consequence of the above the make-up of the housing stock has changed significantly as the data from censuses shows. Between 1991 and 2011 the stock of dwellings increased by around 80, but the number of dwellings with 7 or more rooms increased by 230; and at the same time there was a loss of approximately 150 smaller homes (5 rooms or less).
- 2.3. The 2011 Census shows that, on a number of counts, Tanworth is a significant outlier when compared to the District and even more so when compared with England and Wales. In 2011:
  - 69% of all homes are detached compared with 37% (Stratford) and 22% (England and Wales)
  - 60% of homes have 7 rooms or more compared to 37% (Stratford) and 23% (England and Wales)
  - 14% of homes are for rent compared with 26% (Stratford) and 34% (England and Wales)
  - 5.5% of homes are socially rented compared to 12.9% (Stratford) and 18% (England and Wales)
- 2.4. The Core Strategy describes house prices in the Stratford District as high and states that there has been a long-term shortage of affordable housing. While there is no data specific for the Parish, data for the comparable B94 postcodes highlights an average house price 105% above the national average, 108% above the Warwickshire average and 58% higher than Stratford-upon-Avon<sup>1</sup>. It is, therefore, clear that there is a shortage of smaller homes and of 'affordable homes' within the parish. The term "affordable homes" means, in the context of planning, homes for sale or rent for households whose needs are not met by the market. In other words, housing let or sold at rates below market prices.
- 2.5. The consequence is a housing stock that is highly skewed with limited and diminishing opportunities for younger families to live in the Parish (and even less for those on low incomes) and few opportunities for older households in the Parish to downsize. The impact on the age and social structure of the local population puts at risk the social vitality of the Parish and local services.
- 2.6. In 2016 the Parish Council commissioned a survey of housing needs in the Parish. The survey was carried out by the Warwickshire Rural Community Council which identified a small number (28) of families either currently living in the Parish (often living with parents) or with other local connections (such as working in the Parish, or with dependents in the Parish) who would like to live in the Parish. In addition, there were 17 households on the District Council's housing waiting list whose registered address is in the parish. There is also evidence of older households in the Parish wanting to downsize having difficulty finding suitable homes that would enable them to remain in the parish.
- 2.7. 64% of respondents who responded to the consultation paper in 2018 consider that "there is a local housing need for more affordable homes in the Parish"; and 55% agree that the Parish Council should promote a Local Housing Needs scheme with 22% expressing no view. These views are consistent with a Household Survey, conducted in 2015, in which residents awarded low priority to building more large houses and that the priority





should be smaller homes (47% viewed 2-bedroom homes as suitable (with 21% neutral) and 60% viewed 3-bedroom family homes as suitable (with 24% neutral). 49% of respondents believed retirement housing was appropriate (24% remaining neutral), but there was little support for flats/apartments.

- 2.8. To sum up, there is a local housing need for more smaller homes (3 bedroom or less homes) and additional affordable homes to contribute to a more balanced housing stock to support the vitality of the villages in the parish; and a more specific need arising from those with a local connection who want to live in the parish. This a key objective of the Plan.

#### **What is the scope for meeting the identified housing needs?**

- 2.9. The Core Strategy makes no specific housing allocation for the Parish or any part of it, because it is in the Green Belt. Instead, Policy CS16 confirms that national Green Belt policies apply which means that, unless there are very special circumstances, future development is confined to:
- a) limited infill within the existing built up boundaries of the villages shown on the Inset Proposals Maps for Earlswood, Tanworth and Wood End, see paragraph 1.19 where development is in line with policies set out in this plan;
  - b) small scale developments which meet a housing need identified by the local community, in accordance with Policy AS10 Countryside and Villages, subject to them not being harmful to the openness of the Green Belt. Policy AS10 allows small scale schemes for housing to meet a need identified by a local community in a Neighbourhood Plan on land within or adjacent to a village; and
  - c) brownfield sites
- 2.10. In this context, 'villages' means those communities identified by the District Council in the Core Strategy as Local Service Villages (LSVs). These are the villages which the District Council considers should be the focus of future development in the rural areas because they have a degree of local services. There are three LSVs in Tanworth Parish: Tanworth, Earlswood and Wood End.
- 2.11. Looking ahead there will inevitably be some small infill or garden developments, mainly on existing very large plots within the built-up areas of the three LSVs (for example Poolhead Lane and Broad Lane). There will also be some addition to the housing stock from the conversion of redundant farm buildings where owners enjoy permitted development rights to convert redundant agricultural buildings to no more than 5 homes, provided the buildings lend themselves to conversion. However, such conversion works are unlikely to provide smaller homes close to local amenities and transport.
- 2.12. There is an outstanding Reserved Matters consent, granted in 2019, for 19 homes at Cank Farm in Tanworth and, in accordance with policy CS18, it provides 6 affordable homes which are discounted houses for sale with preference being given both at initial sale and future resale to households with a local connection.
- 2.13. Many Parish Councils in the District, faced with similar housing issues, have taken steps, with the help of the Warwickshire Rural Community Council, to secure modest housing schemes to help meet the needs of those with local connections. The schemes, known as Local Needs Schemes, are a mix of affordable and market housing for households with a local connection, and, as mentioned above, Green Belt policy allows these on sites adjacent to, or within, the village boundaries.
- 2.14. In order to explore the scope for small scale schemes to meet the needs identified above, a thorough review was carried out of possible sites for development. Each site was assessed against potential damage to the purposes of the Green Belt and took into account that



residents would prefer small scale developments (10 or less homes on each site) – a view expressed in the 2015 Household Survey. The review identified three sites which could be considered to be broadly consistent with the Green Belt policies and which could contribute to a more diverse housing stock. The 2018 Consultation found support for the development of two of these, one on The Common, Earlswood, and one on land behind the Warwickshire Lad on Broad Lane, Wood End.

- 2.15. The third site, in Butts Lane, Tanworth-in-Arden, was not supported because of the impact on the rural character and openness of the Green Belt in the vicinity and the impact development on this site would have on the setting of the Conservation Area centred on the St Mary Magdalene Church. This, together with the fact that the Cank Farm planning permission will provide 6 affordable homes for those with a local connection, meaning the Butts Lane site has therefore been discounted from the Plan as unnecessary and inappropriate.
- 2.16. In summary, to address the need for a greater diversity in the housing stock the NDP identifies two sites where development could be supported subject to conditions and includes policies for minimising further loss of smaller homes.

## **HOUSING POLICY**

### **Policy H1 – Meeting Local Housing Needs (1)**

**This Plan supports the development of land adjoining 141 The Common, Earlswood (as defined on the Earlswood Inset Proposals Map) for a small-scale community led Housing Needs Scheme c6-8 houses where all the following criteria are met:**

- (1) The scheme will provide exclusively or predominantly affordable housing to contribute towards meeting the local housing needs identified in the Tanworth Housing Needs Survey 2016 or any subsequent update commissioned by the Parish Council;**
- (2) The development itself and the occupancy of the properties is regulated via a planning obligation including provisions that ensures the following;**
  - a. Any properties for sale are marketed in accordance with arrangements intended to prioritise lettings or sale and resale to households with a qualifying local connection to the parish as defined in para 2.17 below in the first instance;**
  - b. Occupancy of the properties is restricted to households occupying the properties as their sole or principle residence; and**
  - c. The ability to extend or enlarge the properties beyond their original size is limited by conveyance agreements.**
- (3) The occupancy of properties for rent will be regulated via a planning obligation to ensure a local connection in perpetuity as specified in paragraph 2.17; and**
- (4) The density, layout and construction of housing is compatible with the character of the area as defined within this NDP.**

### **Explanation**

- 2.17. To ensure the development contributes directly to resolving the local housing need, appropriate affordable housing tenures will be secured in perpetuity through a Section 106 legal agreement, which means that only households with a local connection will live in these homes. A local connection is defined by the District Council and means:
1. Born in the parish;
  2. Lives in the parish and has done so for at least 12 months;
  3. Did live in the Parish for a continuous period of at least 3 years;
  4. Works in the Parish and has done so for at least 12 months; or
  5. Has a close family member living in the Parish for at least 4 years.



## **Policy H2 – Meeting Local housing Needs (2)**

Development of land to the north of The Warwickshire Lad Public House, Wood End (as defined on the Wood End Inset Proposals Map) for a small-scale Local Need housing scheme of 10 or less 2 and 3-bedroom houses and bungalows will be supported where all the following criteria are met:

- 1) The scheme will contribute towards meeting the local housing needs identified in the Tanworth 2016 Housing Needs Survey (or any subsequent update commissioned by the Parish Council) and other housing needs identified in this Plan;
- 2) The development itself and the occupancy of the properties is regulated via a planning obligation including provisions that ensure all of the following:
  - a. all properties for sale are marketed in accordance with arrangements intended to prioritise sale and resale to households with a qualifying local connection to the parish as defined in para 2.17 above in the first instance;
  - b. occupancy of the properties is restricted to households occupying the properties as their sole or principle residence; and
  - c. the ability to extend or enlarge the properties beyond their original size is limited by conveyance agreements.
- 3) The scheme includes proposals for additional off-street car parking for users of the Wood End station.

### **Explanation**

- 2.18. The site is at the heart of Wood End. It is adjacent to Wood End station on one side and the public house, the Warwickshire Lad on the other side. It is opposite the medical centre.
- 2.19. The Household Survey in 2015 showed that residents considered that if development should be required it should be in small developments with less than 10 new homes with priority for 2 and 3 bedrooms including those suitable for residents wanting to downsize. Much of the immediate local area is characterised by large plots and a sense of openness and any development of the site will need to recognise this.
- 2.20. The housing need identified in the Plan includes more smaller 2 and 3-bedroom homes and it is important therefore that the homes built on this site continue to meet this demand. A condition will therefore be attached that limits future extensions to these homes.
- 2.21. The only parking available for users of Wood End station is a small layby on Broad Lane with space for 8 cars. This is usually full forcing potential users to travel to other stations or not use the railway service at all. The location and development of this site offers the opportunity of providing additional off-street car parking facilities for the station valued by local residents.

## **Policy H3 – Village Boundaries**

**Proposals for new dwellings within the village Built up Area Boundaries (BUABs), as defined in the three Inset Proposals Maps under paragraph 1.19, will be supported in principle subject to Core Strategy Policy CS10, Green Belt policy and other policies in the Plan. Proposals for housing will not be supported outside the BUABs except the schemes allocated under Policies H1 and H2 above, or under the special circumstance allowed under paragraph 145 of the National Planning Policy Framework (2018) and policy AS10 criterion (i) of the Core Strategy.**

### **Explanation**

- 2.22. In accordance with Core Strategy Policy CS15 (d), the District Council requires a defined BUAB for each of the LSVs, either identified in an NDP or by the Council in its proposed Site Allocations Plan. The purpose of BUABs is to distinguish land within the boundary where new development is acceptable 'in principle', from land outside the boundary



where, subject to certain exemptions, development is not acceptable. Settlement boundaries therefore help prevent encroachment into the countryside and this is particularly important in the Green Belt. Any development, however, must still comply with Green Belt policies.

- 2.23. The village boundaries in this Plan are, with a few small exceptions, the boundaries proposed by the District Council for inclusion in the Site Allocations Plan. They have been carefully conceived to ensure that an appropriate and reasonable approach accurately captures the built form of the villages, in the interests of preserving the open and rural setting of the villages and the Green Belt. The boundaries do not, therefore, always follow existing site boundaries such as large residential gardens.

#### **Policy H4 Brownfield Sites**

**The redevelopment of previously developed (brownfield) land will be supported subject to the following criteria:**

- a) The new use would be compatible with the surrounding uses;**
- b) Any remedial works to remove contaminants are satisfactorily dealt with;**
- c) The proposal would lead to an enhancement in the character and appearance of the site and surrounding area and would not result in the loss of any land of high environmental value; and**
- d) The proposal would not otherwise conflict with national Green Belt policy.**

#### **Explanation**

- 2.24. The NPPF and the Core Strategy are clear that in principle, and subject to certain conditions, the redevelopment of brown field sites is not inappropriate in the Green Belt.
- 2.25. Brownfield land is defined in Annex 2 of the NPPF and specifically excludes agricultural land and buildings, sports pitches and residential gardens.

#### **Policy H5 - Use of Garden Land**

**Development of garden land within the defined BUABs, as defined in the Inset Proposals maps under paragraph 1.19 will only be supported if it can be demonstrated that proposals:**

- 1) Preserve or enhance the character of the area;**
- 2) Do not introduce a form of development which is at odds with the existing settlement character or pattern;**
- 3) Preserve the amenities of neighbouring properties;**
- 4) Provide safe arrangements for access and do not result in additional off road parking; and**
- 5) Are consistent with other policies in this plan.**

#### **Explanation**

- 2.26. Development within the gardens of existing houses can have an adverse impact on the character of the area, or on the amenities of neighbouring properties. Access may be inadequate. Unless an adequate land area is available or can be assembled and demonstrated to be accessible and sustainable, without causing detrimental harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.
- 2.27. Detrimental harm to the amenity of a neighbouring property includes loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking), and a material increase in vehicle movements.
- 2.28. Apart from considerations of the above matters, garden development outside the three main villages is not acceptable because of the Green Belt policies.



## Policy H6 – Management of change in the housing stock

In order to ensure that future development of the housing stock of the Parish is managed in a way that best meets the specific needs of the local community, the following approach will be taken:

- 1) Dwellings should be no larger than 3 bedrooms (or the equivalent) unless to do so would damage the character of the local area (see Policy BE 1);
- 2) Small terraced or semi-detached single and two storey “cottage” style houses will be supported as starter homes or opportunities for local residents wishing to downsize. Such developments should follow the existing road structure and not be established in suburban “keyhole” sites or on back land;
- 3) Dwellings supported under 1) and 2) above will be subject to conditions restricting permitted development rights
- 4) Extensions to existing dwellings will normally only be supported where the volume of the extension is no more than 30% of the dwelling as it existed in 1975 or when built if that is after 1975 (as altered, extended or enlarged).

### Explanation

- 2.29. Policy CS19 sets out the general principle that all new homes should contribute to the creation of balanced and sustainable local communities by meeting local and district housing needs in terms of housing mix and type. The parish is already an outlier in terms of the mix of houses with over 50% being four bedrooms or more. As many residents have stated during the consultation processes, the parish does not need more large homes. The future local needs of the parish are for more homes appropriate for young families and for older households wanting to downsize. The aim of this policy is to help to secure that and limit the further loss of smaller homes
- 2.30. However, many of the limited number of sites with potential for infilling in accordance with Green Belt policies, are in areas characterised by large houses on large plots where developments of much smaller homes may not fit easily. Whilst the Plan supports the building of smaller homes, this should not be at the detriment of the character of the immediate and surrounding area.
- 2.31. With the exception of two large country houses set in substantial grounds outside the BUABs of the main settlements, no other flats or apartments exist within the Parish. Whilst there was significant opposition to the existence of flats and apartments within the Household Survey 2015 (87% of respondents viewing them as unsuitable and 7% neutral), flats and apartments could be indiscernible from larger houses and therefore it is difficult to create a specific policy here.
- 2.32. That said, given the extent of opposition, this NDP sets a high bar to overcome as to the implications and hence acceptability of the development or conversion of existing dwellings to flats or apartments. CS5, CS9, CS10 and CS12 are concerned with preserving the character of the local area, the green belt and the amenity of neighbours. This is in respect of scale and design of the building and the impact of resulting potential increases in car parking and movements. We believe such safeguards are adequately covered within the Core Strategy policies and NDP policies BE1 – Local character and design principles, and BE2 – car parking.



## 3. ECONOMY

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### Background and Objectives

- 3.1. The Parish is predominantly rural in character with many businesses focused on providing services to the community and supporting leisure activities, with the largest employers being the Primary School, the Medical Centre, the Golf Club, two hotels and a large nursery/garden centre. There is also a diverse range of small businesses including manufacturing, services, and leisure (mainly pubs, riding stables and Umberslade Farm).
- 3.2. In addition, there are local service industries the number and variety of which has declined steadily over the last 50 years in common with many other village communities in the wider area.
- 3.3. The majority of businesses are either based at single site premises specific to their business or on one of several small industrial or commercial sites scattered around the Parish, often in former agricultural buildings. There are significant numbers of unidentifiable micro and single proprietor home-based businesses in the Parish and, in a rural community, farming remains important. The continued existence of those local services, shops, public houses and post offices remains important to the local community.
- 3.4. There has been very little business and commercial development in the last 25 years except for the conversion of some farm buildings and, probably, unidentifiable modifications to people's houses to accommodate home working. There is no evidence of any significant unmet demand for business premises with sites in the Parish continually available for rent, nor support from the householder and business community for further development of greenfield sites for business use. The majority of businesses trade outside the parish and value the access to the motorway network and proximity to Birmingham as well as the countryside setting in which they are based. They did however cite the poor quality of broadband and mobile phone services as the biggest disadvantages of being located in the Parish and, whilst this remains the case in rural areas, some improvements have been made within the villages.
- 3.5. Whilst, therefore, there is no appetite for further greenfield sites to be given over to new business the objective is to support the sustainability of local services and businesses and, if necessary, protect them but in a way that maintains and enhances the local character and rural nature of the Parish.

### ECONOMIC POLICY

#### Policy E1 Existing Business

**Proposals for small scale expansion or redevelopment of existing business premises will be supported provided they do not have a detrimental impact on the local character or neighbouring residential amenity and do not adversely impact on the operation and capacity of the local highway network. The development of greenfield land for business uses will however be resisted.**

#### Explanation

- 3.6. Whilst there is no appetite to grow the local economy through new greenfield development as shown in both household and business surveys, ensuring business and employment growth is supported through appropriate small-scale change which does not impact on neighbouring properties or the rural character of the Parish is supported. This policy was agreed or strongly agreed with by 76% of the local community who responded to the 2018 questionnaire.



## **Policy E2 Loss of local services**

**Proposals for the change of use or redevelopment of land or premises providing local services will only be permitted where the applicant can demonstrate that:**

- 1) There is a sufficient alternative supply of services within the Parish to meet local needs;**
- 2) The site is no longer capable of providing the service for which it is used**
- 3) Redevelopment of the site will facilitate the relocation of the business within the parish to a more suitable site; and**
- 4) There is no reasonable economic or physical prospect of the site being used for its existing purpose**

### **Explanation**

- 3.7. Local shops and services are seen as hugely important to the local community who would not wish to see those businesses dwindle further without adequate checks in place to ensure alternative provision is reasonably accessible if at all possible. (Household Survey 2015). Applicants will need to provide evidence to show that they meet the policy criteria set out above such as marketing results and economic viability assessments before the loss of an existing service can be supported.

## **Policy E3 Home working**

**Proposals for the small-scale adaptation of homes for the benefit of home working will be supported subject to the following criteria:**

- 1) Provision of an appropriate level of off-street parking to support both purposes;**
- 2) Any changes will not have a detrimental impact on the rural character of the Parish or neighbouring residential amenity; and**
- 3) In the case of a conversion of an existing building, that building should be of a permanent or substantial construction and capable of conversion without major rebuild or extension.**

### **Explanation**

- 3.8. The majority of residents are either retired, or work outside of the Parish contributing to increasing traffic levels (2011 Census). Whilst this plan does not support new greenfield business development to provide new business premises locally, it is intended to support changes to people's homes that facilitate more home working but does not have an adverse impact on neighbours or the continued openness and rural nature of the area. This could reduce traffic, benefit the environment and support the prosperity of the Parish.

## **Policy E4 Sustainable local tourism and leisure**

**Small scale expansion and refurbishment of buildings including the provision of car parking and associated landscaping in connection with local tourism and leisure will be supported, where it is of appropriate scale and can be shown to maintain or enhance the character of the Parish and the immediate surroundings and views.**

### **Explanation**

- 3.9. The Parish of Tanworth is important in being an area of rural and historical character surrounded by a number of predominantly built-up districts. It is important that we maintain this character and provide responsible and sustainable access for those that want to come and enjoy this environment. 76% of the local community who responded to the consultation in 2018 agreed or strongly agreed with a policy that supports the continuing adaption of local leisure services and businesses to meet this demand provided that those businesses and services continue to respect their neighbours and enhance the rural character of the parish. In this context appropriate scale is assessed by reference to the existing scale of the buildings/activity.



## 4. INFRASTRUCTURE

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### Background and Objectives

- 4.1. The Parish of Tanworth-in-Arden is located just 10 miles from the centre of Birmingham and, whilst it benefits from good transport connectivity, the nature of the majority of infrastructure within the Parish is best described as rural.

### Roads

- 4.2. The Parish is bounded by a number of arterial routes – the A435 and the A3400 – with the M42 motorway bisecting the area. Otherwise, the community is served by predominantly minor country lanes and a couple of B roads. There has been a significant development in areas bordering the Parish and further large developments are planned e.g. 750 new homes at Blythe Valley which has and will continue to increase the amount of traffic using the Parish's roads. At certain times of the day these roads are now heavily congested as people seek alternative routes. A key objective is to ameliorate these problems, although this falls outside the ambit of the Plan

### Rail

- 4.3. The Parish benefits from 4 railway stations within or on its boundary – Danzey Green, Wood End, The Lakes and Earlswood – each on the line between Birmingham and Stratford-upon-Avon. The service currently operates with on average 1 train per hour with Wood End and Danzey Green only served Monday to Saturday. Danzey Green, Wood End and The Lakes are request stops where passengers must advise the conductor of their intention to alight at any of these stations. There is also limited dedicated car parking (less than 20 spaces) at Danzey Green and Earlswood and no off-street parking at Wood End and The Lakes. There is also limited or no disabled access at each station with steps (Danzey Green and Wood End) or a steep slope (Earlswood and The Lakes) providing access to the platform.
- 4.4. From discussions with the Train Operating Company (TOC), the frequency of the train service is only likely to be improved following development and increased usage along the length of the line. An improved service at any of our stations (Sunday service and/or changing request stops to 'firm' status) would only be on the basis of increased usage which is limited by parking and access issues. Two stations, Danzey Green and Earlswood have potential for extending the current car parking whereas Wood End and The Lakes would require new parking areas to be found and developed. In each case significantly increased car parking would likely draw passengers from outside of the Parish with a consequential increase in road traffic on rural lanes.

### Bus Service

- 4.5. The Parish is particularly poorly served by local buses with little more than a daily service linking the community with Redditch and Solihull. Car ownership is much higher than other parts of the District and past trials of an improved bus service have resulted in little take-up of any additional service. Whilst an ageing population may result in increased usage in the future, and this should be monitored, there are no current proposals in this regard within the NDP.

### Broadband and mobile telephony

- 4.6. Recent investment has resulted in the majority of the residents in the 3 LSVs being rather better served with high speed broadband. However, that improvement is not reflected in the more rural parts of the Parish or in the provision of mobile telephony coverage.





## **Infrastructure Policy**

**Supporting Action 1 Road improvements: The Parish Council will argue that any necessary changes to the Parish's road network to improve safety or reduce congestion should be introduced in a way that respects the enduring rural character of the area.**

### **Explanation**

- 4.7. The community sees the rural character of the Parish as being its greatest asset and want to see this maintained whilst also keeping its roads safe. The initial Household Survey 2015 showed there to be no appetite for introducing modern methods of traffic management e.g. chicanes, mini-roundabouts and speed humps that would introduce a more suburban feel. Any improvements must therefore respect the enduring rural character of the Parish.

**Supporting Action 2 The Parish will work with Stratford District Council and Warwickshire County Council to improve the focus and co-ordination with neighbouring councils, to ensure future housing and commercial developments on land neighbouring the parish are designed in a way that ensures sufficient road capacity to adequately feed any increase in traffic volumes onto the main arterial routes avoiding an increase in traffic flow on already busy country lanes.**

### **Explanation**

- 4.8. The overwhelming view of respondents to the questionnaire (94%) agreed that the Parish and District Councils need to ensure that future developments have plans associated with them to manage the increased traffic along those main arterial routes which avoids increasing traffic and safety concerns further on already congested rural lanes within the Parish.

## **POLICY I1 LOCAL RAILWAY STATIONS**

**Appropriate development of land neighbouring the Parish's stations should include the provision for additional small-scale car parking for local rail use, of up to a dozen additional spaces.**

**Supporting Action 3. Additionally, the Parish Council will look at community or local business support to 'adopt' a station whereby the Train Operating Company (TOC) has intimated that such a local commitment could create an improved service, at least on a trial basis.**

### **Explanation**

- 4.9. Whilst the Parish has 4 stations, the stations themselves and timetables are poor with little or no car parking or disabled access. They are also not suitable for redevelopment that could change the rural character of the area and would drive significantly increased road use on already busy B roads and country lanes. The TOC has advised us that only development along the whole line is likely to result in more trains but an increase in local commitment and usage could improve the service at an individual station i.e. remove the 'request stop' or introduce a Sunday stop. Ultimately, an improved service is likely to increase demand and reduce car usage in the Parish. 78% of respondents to the questionnaire strongly agreed or agreed with a proposal (12% neutral) to include modest additional parking at our stations as part of any wider neighbouring development of land.

## **Policy I2 Improving broadband and mobile telephone service**

**Development proposals need to deliver improved telecommunications and broadband services will be supported. This should be in a manner which best maintains the rural character of the Parish and restricts the impact on any neighbouring residential amenity.**

**Supporting Action 4. The Parish Council will work with other parties including the District and County Council to address the quality of broadband, particularly in rural areas currently without adequate coverage within the Parish, and mobile telephony with providers**



### **Explanation**

- 4.10 Recently there has been a significant improvement in broadband provision to the three LSVs. However, this has not been shared by smaller communities or more isolated properties in the Parish and we are behind other areas in terms of fibre connection to homes and supporting 5G.
- 4.11 There is also poor mobile telephone coverage in general throughout the Parish. The Parish and District Councils should seek to work with the mobile telephone and broadband providers both in promoting the need for a better coverage (88% of respondents to the questionnaire supported such a policy) and also in working with them to site their equipment in a way that delivers an improved service whilst protecting as much as possible the rural character of the Parish (supported by 91% of respondents).



## 5. THE BUILT ENVIRONMENT

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### Background and Objectives

- 5.1. The Core Strategy (CS9 and AS10) requires new development to be of high-quality design and sets out general principles. It explains that NDPs can have more detailed policies, reflecting the distinctive character of their areas.
- 5.2. Paragraph 125 of the National Planning Policy Framework states that “Neighbourhood Development Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”
- 5.3. This Plan seeks to promote high quality sustainable design whilst ensuring that the historic environment is preserved and enhanced. Any future development should ensure that it is in harmony with the character of the existing built and landscape environments.
- 5.4. The overall design, layout and architectural features of any new buildings erected within the Parish should reflect the local character. Similarly, any alteration to existing properties, particularly those within the Tanworth Conservation Area, should employ building materials and design characteristics which are in harmony with the original adjacent properties.

### BUILT ENVIRONMENT POLICY

#### Policy BE 1 Responding to Local character and Design Principles

**Proposed development will be supported provided that it can be demonstrated in Design and Access Statements submitted with applications that appropriate account has been taken of the local character as described in the Character Assessments in Appendix A, in particular:**

- 1. The retention or provision of space between buildings or groups of buildings to preserve the prevailing general rural nature of the setting and to protect public views of open land beyond;**
- 2. Buildings follow the established building lines and the nature of the road structure;**
- 3. They reflect traditional building form with roof pitches of generally 40° or more with varied ridge and eaves lines and heights;**
- 4. They use local materials such as Warwickshire brick, white render, plain tiles and slate;**
- 5. Incorporate traditional brick detailing to eaves, verges and window and door surrounds;**
- 6. Are sensitive to listed buildings and the effect on street views and vistas into and out of the Conservation Area;**
- 7. Any proposed building within or adjacent to the Tanworth Conservation Area must be sympathetic in its style, details such as windows and materials used;**
- 8. Sensitive to siting of PV and Solar panels; and**
- 9. Retain where possible mature broadleaf trees and field hedgerows that survive from the enclosure of the former common land.**

**None of the above should necessarily preclude high quality modern design.**

#### Explanation

- 5.5 Planning consultants with the help of residents have made a careful assessment of what defines the character, sense of place and local distinctiveness of the Parish, in particular the three LSVs which vary in character. The full reports can be accessed on the Parish Council web site. The key elements of these assessments are summarised in Appendix A.



5.6. These documents together with the general principles set out above provide the framework to assess whether the proposals respect, and where possible, enhance the character of the local environment.

#### **Policy BE 2 Car parking**

**All new developments should demonstrate that there is adequate provision for off-road parking. In order to achieve this:**

- 1) New or replacement dwellings comprising two or more bedrooms must provide at least two off-road parking spaces excluding garages but including car ports;**
- 2) New residential developments should provide secure storage space for cycles; and**
- 3) Non-residential developments will be looked at on their merits having regard to the context of the site.**
- 4) Additional development which creates extra capacity will be expected to demonstrate the adequacy of existing off-road parking provision and any additional requirement should not be to the detriment of the amenity of neighbouring properties.**

#### **Explanation:**

5.7. Garages are excluded because they are more frequently used for domestic storage, or often later converted into habitable accommodation, again exacerbating the issue of insufficient off-road parking. Car ports are not used in the same way and so are included.

5.8. Where properties are significantly extended, or potentially redeveloped as flats or apartments, the additional car parking capacity must be established without impacting on the amenity of neighbouring properties.

#### **Policy BE 3 Preservation of Historic Heritage:**

**Development proposals which would lead to substantial harm to, or the loss of, a designated heritage asset in the Parish will only be supported where substantial public benefits outweigh that harm or loss.**

**In the case of non-designated heritage assets listed in Appendix B, proposals will be assessed having regard to the scale of any harm or loss, the significance of the asset and compliance with Policy CS8.**

#### **Explanation:**

5.9. Policy CS8 aims to protect and enhance, the historic environment for the enjoyment of present and future residents and visitors. The NPPF's definition of designated heritage assets includes Listed Buildings, Scheduled Monuments and Conservation Areas and these have been subject to statutory protection for many years. There are a number of such heritage assets in the Parish, including the Tanworth Conservation Area which was designated in 1969.

5.10. The NPPF and the Core Strategy recognise that there may be other historic assets in addition to those that are designated and that these should also be subject to a degree of protection. As the NPPF makes clear, the absence of a national designation for such heritage assets does not necessarily indicate that they are of lower value or significance.

5.11. The Core Strategy states that NDPs have a role in identifying non-designated assets, and surveys carried out by local residents identified a number of buildings that contribute to the local historic environment. These were consulted on and are detailed in Appendix B.

5.12. Appendix B identifies 38 such non-designated heritage assets which contribute to the historic environment and should be protected. These were identified by and duly consulted upon as part of the NDP process.



## 6. NATURAL ENVIRONMENT

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### Background and Objectives

- 6.1. The landscape and natural environment of the Parish is integral to the quality of life enjoyed by residents. Although the scale of development over the period of the Plan will be limited, and so the possible threat to the natural environment is small, the objective is to ensure that the landscape and natural environment continues to be protected and enhanced and that development proposals do not undermine its quality. Any development must comply with policies CS5, CS6, and CS12 which provide strong protection of the natural environment from damage by development. We do not see the need to repeat these policies in this plan but set out in more detail below their application to the Parish in the interests of clarity for developers and residents alike.
- 6.2. These policies were strongly supported by residents during the consultation exercise in May 2018

### NATURAL ENVIRONMENT POLICY

#### Policy NE 1 Landscape, and Valued Views

**Development proposals will be supported, provided that they demonstrate regard to the local landscape character summarised in Appendix 1 and published on the Parish council website.**

**Proposals which will have a significant adverse impact on the valued views shown in the Inset Proposals Maps will not be supported.**

#### Explanation:

- 6.3. Core Strategy Policy CS5 sets out a number of policies aimed at protecting the quality and character of the landscape. The Landscape Character Assessment carried out by Planning Consultants, Locus, for the Parish Council provides analysis of the landscape character of the villages and wider Parish.
- 6.4. The Parish landscape is primarily characterised by its small to medium scale enclosures, created from the gradual rationalisation and reformation of medieval woodlands and common lands. Enclosure patterns are distinctly irregular or loosely-geometric indicating differing periods of enclosure in the Parish. The landscape is defined by hedgerow boundaries rich in mature hedgerow-trees and dispersed blocks of deciduous ancient woodland and semi-natural ancient woodland.
- 6.5. There is a dense network of winding, sometimes shallow sunken, rural lanes and tracks. These features combine with the landscape's gentle undulations, filtered views, woodlands and settlement patterns to create a sense of intimacy when moving around the local area.
- 6.6. The landscape is richly furnished with historic features, including many traditional wayside or isolated farmsteads, small areas of formal parkland, industrial waterbodies and rural watercourses. In particular the form of both 19th and 20th century transport infrastructure, and early-20th century residential ribbon development has created a clear sense of distinctiveness between the parish's various settlements.
- 6.7. Valued views are the views of the landscape from well used public footpaths and highways and any other areas where the public have access. The views out of and into Tanworth village, and the prominence of the church steeple in those views, and the views across the Earlswood lakes are particularly important. The valued views are shown in red, and numbered, on the Inset Proposals Maps with direction of the vista shown with red arrows and are described further in Appendix C, see Paragraph 1.19.



## **Policy NE 2 Protection of Local Wildlife Sites**

The SSSIs and Wildlife sites shown on the Inset Proposals Maps for Earlswood, Tanworth and Wood End, see paragraph 1.19, will be subject to the protection of Policy CS6, which means that:

- 1) Development adversely affecting an SSSI, directly or indirectly, will only be permitted in exceptional circumstances.
- 2) Development adversely affecting a Local Site (designated Local Wildlife Sites and Local Nature Reserves) will only be permitted where the benefits clearly outweigh the impact or where it is possible to secure an equivalent habitat elsewhere.
- 3) Sites not yet formally designated, but which are believed to make a positive contribution to biodiversity, will be safeguarded subject to an appropriate assessment and mitigating actions.

### **Explanation:**

- 6.8. SSSIs and other wildlife sites do more than just preserve the best of our natural heritage. They present opportunities for the development of rural businesses, provide places for recreation and scientific research, and safeguard essential services such as clean water, flood management, carbon storage, pollination and food production. They are extremely valuable to the local community and must therefore be preserved as part of this Plan.
- 6.9. Most sites in the Parish whilst identified and registered as potential Local Wildlife Sites are not yet formally designated. Applications for development that could affect any of these sites will need to be supported by an appropriate assessment of the impact of the proposals.

## **Policy NE3 Local Green Spaces**

The Plan designates the following areas as Local Green Spaces where development will not be supported other than in very special circumstances:.

- 1) Tanworth School Playing fields;
- 2) Muntz Recreation Ground off Bates Lane;
- 3) Tanworth Village Green;
- 4) Earlswood Leisure Park; and
- 5) Field adjacent to Tanworth-in-Arden churchyard

The above sites are shown on the Inset Proposals maps For Earlswood and Tanworth (see para 1.19):

### **Explanation:**

- 6.10. Paragraph 99 of the NPPF enables local communities to designate land as Local Green Space in order to safeguard these spaces from new development other than in very special circumstances.
- 6.11. The Local Green Spaces designated in the Plan are justified because of the important contribution they play for the communities in the Parish. Detailed assessments of each are set out in Appendix D.



## APPENDIX A: CHARACTER & LANDSCAPE ASSESSMENT STATEMENTS

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The Parish Council as part of the NDP process commissioned Locus Consulting to prepare Character Assessments of the three main villages and the Parish landscape. These built on surveys carried out by the residents. The Assessments define the observable characteristics that give distinctiveness to the component parts of the Parish. These documents are a means of defining the key elements that new development should have regard to if the character of the parish, loved by residents, is to be protected. Part of any planning application should clearly show in a Design and Access Statement submitted how the proposed development has regard to the character of the surrounding area as defined within those documents.

The Character Assessments are published in full on the Parish Council website. This Appendix includes a summary of the Assessments.

### Character Assessment Statements

#### **Tanworth-in-Arden**

- *The village itself is a conservation area and is built around a near circular road, which includes the village green and former market place*
- *Its prominent position is muted with much of the built fringes of the village obscured by dense tree and vegetation cover*
- *Narrow sunken lanes radiate from the village with deep and broad verges*
- *Traditional hedgerows featuring native species are a key feature of the approaches into the village and of the lanes within the village*
- *Ridgelines run parallel to the road with few exceptions including the church and school building, the prominent gables of which, facing the road, set them apart within the broader street scene*
- *Within the village's historic core, houses are tightly packed leading to strong building lines, establishing a well-defined sense of enclosure*
- *Buildings vary from one to two and a half storeys in height and have modest decoration, distinguishing features being limited to a handful of individual buildings including the church, school and alms houses and the former vicarage. Storm porches and small paned windows are a particular feature of the cottages in the village*

#### **Earlswood**

- *A village consisting of two discrete and unconnected ribbon developments of mainly residential buildings with the intersections forming the village centre*
- *The lakes and open views of wooded rolling countryside beyond them to the west dominate the character of the area*
- *Buildings along the roads surrounding the reservoir rarely engage with the water directly but offer up their rear garden plots, choosing instead to locate closer to the roadside. As a result, the lakes retain a sense of being a public open space with many areas not overlooked or claimed by adjacent housing*
- *Linear development consists of tightly packed houses arranged in a series of narrow and deep plots lying perpendicular in coherent lines running parallel to the roadside. The public/private boundary of house plots is defined in a variety of ways including low hedgerows, brick walling or lawn.*
- *Properties are a mixture of semi-detached and detached buildings between one and two storeys in height and development units typically consist of one individual house or small groups of between two and four houses, with very few exceptions*
- *The palette of building materials is limited and the use of stone is rare if not entirely absent. The use of small-scale decoration is infrequent, with properties often choosing to differentiate themselves through changes in form, fenestration and larger scale decoration.*



### **Wood End**

- *The village is based loosely along Broad Lane and a series of rural roads and lanes running perpendicular to it and consisting of ribbon development*
- *The majority of houses are generally an eclectic mix of larger individual properties from the early 20th century which sit on large plots*
- *The overall sense of spaciousness is a key characteristic emphasised by grassed roadside verges but the sense of enclosure remains high due to the large scale of trees*
- *Properties are mainly two storeys in height interspersed with bungalows and are arranged in coherent building lines, with only small variances in setbacks. Ridgelines run parallel to the road and roofs are hipped or gabled*
- *The palette of building materials is limited and includes brick, tile roofs and render with the use of stone being highly rare and limited to a handful of features. The use of small-scale decoration is infrequent, with properties often choosing to differentiate themselves through changes in form, fenestration and larger scale decoration.*
- *Views are typically short vistas along the street channelled by houses and trees with broader views to open countryside found to the rear of houses*

### **Rural Landscape Character**

- *An undulating landscape, restricting long views and creating a strong sense of intimacy. The historic settlements and some higher-status farmsteads are commonly located in topographically prominent locations.*
- *The remnants of medieval activity, along with 19th and 20th Century development give a broad sense of ‘time depth’ (or ‘phasing’).*
- *Strong settlement patterns, including the historic nucleated village of Tanworth-in-Arden, dispersed small hamlets such as Danzey Green and Forshaw Heath, and the linearity of ribbon developments of Earlswood and Wood End. These patterns are relatively well contained to their respective areas, creating a strong sense of distinctiveness between the Parish’s individual settlements.*
- *Small to medium scale largely post-medieval enclosure systems, formed of a patchwork of ‘piecemeal’ and rectilinear enclosures, which respectively dominate the south-and-east, and north-and-west areas of the Parish.*
- *Dense network of sinuous hedgerow boundaries subdivides the landscape, richly furnished with hedgerow trees creating a wooded landscape character. Very low proportions of field amalgamation and boundary-removal.*
- *Dispersed blocks of deciduous ancient woodland and semi-natural ancient woodland of irregular morphology (in the south and east), loose-geometric morphology (north and west), or as components of formal planting schemes (Umberslade Park, as screening for infrastructure, and in private gardens).*
- *Distinctive network of historic rural lanes winding sinuously through the landscape. These are frequently sunken and are strongly defined by adjacent earthwork banks and tree-lined hedgerows, filtering views and creating intimate corridors of movement.*
- *Expansive 19th and 20th century transport corridors in the form of canal, rail and road networks which transect the Parish. Their landscape impact has been mitigated through planting schemes and communications responding to the Parish’s natural landforms.*
- *Distinct points of ‘transition’ between different areas of the Parish, created by the winding lanes, tree-lined hedgerows and undulating topography.*
- *Lack of industrialised characteristics away from the canal reservoirs and communications infrastructure.*
- *An array of species rich habitats, including waterbodies, woodlands, grasslands, and a dense network of wildlife corridors formed of the Parish’s ancient hedgerow networks.*
- *Dispersed archaeological remnants of the medieval landscape, including earthwork of moated sites, ridge and furrow, fishponds, and deserted medieval settlements.*
- *Filtered and intimate views formed from the undulating wooded landscape, which emphasise the vernacular characteristics of the landscape.*
- *Rare, but significant open views providing brief but expansive vistas.*
- *Strong sense of rural tranquillity, punctuated by local bursts of activity relating to rural land-use and the transport-infrastructure of the Parish.*





## APPENDIX B: LIST OF NON-DESIGNATED HERITAGE ASSETS

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Policy BE 3 extends the protection that is enjoyed by Listed Buildings to the buildings that are of local significance in the Parish environment, and are listed below. A ‘non-designated’ heritage asset as defined within section 3.7 of the Core Strategy is “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. Where development is likely to impact on heritage assets, applicants will need to assess the significance of a heritage asset and take into account local information, as appropriate, provided by design guides, Conservation Area Appraisals etc. Applicants must demonstrate through their supporting documents how the proposed development would preserve and where appropriate enhance heritage assets.

The following list of buildings is compiled from surveys of the Parish.

Survey area	
Earlswood (Malthouse Lane)	Railway Bridge The Causeway Florence Cottages Sailing Club Engine House White House Farmhouse
Earlswood (The Common)	Reservoir Pub Cottage Farm Swallow Cottage/Abbey Cottage Arden Cottage
Earlswood (Shutt Lane)	Village Hall
Tanworth Village	Whalebone Cottage (c 1800) Tanworth Garage (shown as smithy on 1905 OS map) (c 1900) The Butts (pre-1905) The Whitehead Almshouses (c1873) The Lodge (c1900) Far Leys (c1900) The Old Vicarage (c1850) Vicarage Coach House, Vicarage Hill (c1850) The Old Workhouse (c1837) Village Hall (1920) The School House (c1880) Oxstalls, The Green (c1850) War Memorial Cross (c1920) The Malt Shovel (c1850) The Homestead
Wood End	Royal Oak Inn (Warwickshire Lad)



### Heritage List (outside LSVs)

Survey area	
Aspley Heath	White Cottage Rose Cottage Moat House
Danzey	Robin Hood Farm Station Master's House & Railway Cottages
Forshaw Heath	The Bungalow, Juggins Lane
Hockley Heath	The Obelisk Wayside Cottage Rose Cottage Nuthurst Grange Umberslade Baptist Church

## APPENDIX C: VALUED VIEWS

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The following describes the significance of the valued views identified on the Inset Proposals Maps

### Tanworth-In-Arden

- View 1** Probably the most outstanding views of the village from Forde Hall Lane looking northwards. The church steeple is central and dominant. In the foreground is an arable field through which a footpath runs from Forde Hall lane to the centre of the village. The landscape is one of fields, defined by mature hedgerows and trees, interspersed with small woodlands. The view emphasises Tanworth's elevated position on a hill.
- View 2** Looking up at the village of Tanworth from several points along Butts lane, and the eastern boundary of the Conservation Area. The view emphasises the attractiveness of the position of the village. In the winter, when the trees are bare, the church is prominent. The view is the first sight ramblers have of the village as they approach using the footpath running along the southern boundary of the field.
- View 3** The view is from the edge of the churchyard, much enjoyed by walkers and users of the churchyard, and looks down and out over the valley formed during the Ice Age and occupied by the River Alne and the Stratford to Birmingham railway. The scene is one of mixed woodland and fields in a gently hilly environment with a scatter of farms. Umberslade Farm, a significant visitor attraction, is plainly visible.
- View 4** This view from the northern edge of the built-up area of the village is towards the Birmingham plateau. The view extends along the Mile Walk, a much used right of way for pedestrians. As with other views the landscape is one of fields mixed with woodland and boundaries defined by hedges and trees.
- View 5** A footpath leaving Tanworth heading north enjoys this view looking across the valley which separates Tanworth from the edge of the Birmingham plateau. The landscape is one of fields mixed with small woodlands.
- View 6** The view from Vicarage Hill towards the village emphasises the separation of Tanworth from Wood End as well as providing a stunning approach to Tanworth.
- View 7** This view, from the edge of Wood End, is enjoyed by users of the footpath linking Wood End to Tanworth.

### Wood End

- View 1** These intermittent views are important because they constitute visual breaks, along Broad Lane, between the built-up area of Wood End and the developed area of Aspley Heath further to the west. Broad Lane has acquired some suburban characteristics and these views across farmland to Tanworth remind the viewer of the essentially rural nature of the area.

### Earlswood

- View 1** The importance of these views from Springbrook Lane lies in their emphasis that Earlswood is a rural settlement with expansive views to the south.



**Views 2 to 8** Footpaths run around the edges of each of the three pools that comprise Earlswood Lakes. Views 2 to 8 from these footpaths across the water to essentially wooded backgrounds contribute greatly to the tranquillity that the area provides for residents and visitors.



## APPENDIX D: LOCAL GREEN SPACES ASSESSMENTS

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### LGS 1. Tanworth School Playing Fields

**Site Description and Current Land Use:** The site lies to north and east of the school buildings and is mainly bounded by fields used for grazing and the school car park. Part has been levelled for use as a football pitch but is otherwise sloping from west to east. The uses are varied and include small grass football pitches; an enclosed all weather pitch; some adventure facilities; playgrounds; and open grassland.

**Site area:** 3.5 hectares

**Site Ownership:** Local education Trust

**Public Access:** The public have pedestrian access outside school hours from the east (Butts Lane) and from the centre of the village.

**Proximity to the Local Community:** less than 100 metres from the centre of the village

**Special Qualities and Local Significance:** The extent and character of the fields play a special part in the experience of pupils at the school. They enhance the setting of the Conservation Area which they border. In the absence of play facilities in the village for children of any age the school playing fields play a valuable role in providing safe opportunities for outdoor activities.

### LGS 2. Muntz Field, Bates Lane, Tanworth

**Site Description and Current Land Use:** The field was laid out as a playing field during the last century and a small sports pavilion was built. It is situated at the edge of the village. The main use is a football pitch used by a Birmingham based team. In the summer the pitch is used for informal games. In addition, there are three tennis courts run by the local tennis club and a purpose built hut used by local scouting organisations. The site is also used by dog walkers.

**Site Area:** 3.0 hectares

**Site Ownership:** Local charitable foundation

**Public Access:** The field is accessed from Bates Lane. Part of the site is laid out as a car park

**Proximity to the Local Community:** On the edge of the village 400 metres from the centre

**Special Qualities and Local Significance:** At present the Muntz field provides the only formal football pitch and tennis courts in the parish and the only grassed area accessible at all times in Tanworth Village.

### LGS 3. Tanworth Village Green

**Site Description and Current Land Use:** A small triangular shaped grassed area in front of the church in the centre of the village. There are benches, tables and chairs, and the green is much used by walkers and by customers of the Bell public house. At the tip of the triangle is the war memorial.

**Site area:** 0.05 hectares

**Site Ownership:** Parish Council. The land was given to the Parish Council in the 1950's by the then owner of the Bell

**Public Access:** The Green is in the centre of the village



**Proximity to the Local Community:** The Green is in the middle of the village and is surrounded by roads.

**Special Qualities and Local Significance:** The Green is the historic centre of the Conservation Area. It features in many period photographs and is a local landmark

#### **LGS 4. Earlswood Leisure Park, Malthouse lane**

**Site Description and Current Land Use:** The park lies behind Malthouse Lane and borders one of the three Earlswood Lakes. The park consists of a large field occasionally used for football and outdoor games; a children's playground with typical facilities; and a picnic area equipped with tables and chairs. The site includes a car park which is used by visitors to the lakes who come from afar

**Site Area:** 3.75 hectares

**Site Ownership:** Tanworth Parish Council

**Public Access:** The park includes a car park accessed from Malthouse Lane.

**Proximity to the Local Community:** The park is a short walk from the centre of Earlswood

**Special Qualities and Local Significance:** The lakes are an important outdoor attraction in Earlswood

#### **LGS 5. Field adjacent to Churchyard**

**Site Description and Current Land Use:** The field borders the eastern edge of the Tanworth churchyard and runs downhill to Butts lane. On its southern boundary with Well Lane is a strip of woodland and on its northern boundary is the school playing field. It is used for grazing and has been so for many years.

**Site Area:** 4.0 hectares

**Site Ownership:** Private

**Public Access:** A well-used footpath runs through the field and connects Butts Lane to the churchyard and then on to the village centre. A new footpath is planned to run along the eastern edge of the field to connect a proposed development on the south side of Well lane to the village centre.

**Proximity to the Local Community:** The field is 100 metres from the village centre, and only a few metres from the eastern boundary of the Conservation Area.

**Special Qualities and Local Significance:** The significance of the field lies in its position directly beneath the churchyard and glorious views from there across a valley formed in the Ice Age and occupied by the River Alne. It provides a restful and tranquil outlook for the users of, and visitors to, the church and the graveyard. There are several seats donated by families of those buried, or interred in the churchyard, which look out over the field. It is integral to the setting of the churchyard and the church. In the fullness of time the churchyard could expand into the field if needed.



