

TANWORTH NEIGHBOURHOOD DEVELOPMENT PLAN

2021 - 2031

Made Version

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1. INTRODUCTION

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. Now it has undergone independent scrutiny and has been approved through a local referendum, this Neighbourhood Development Plan (the 'Plan' or NDP) has been 'made' by Stratford- on-Avon District Council (The District Council). This means that it is 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. A Site Allocations Plan (SAP) will also form part of the Development Plan once adopted. Stratford-on-Avon District Council, together with Warwick District Council, has also commenced work on the South Warwickshire Local Plan which will in due course replace the strategic policies of the Core Strategy.

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.

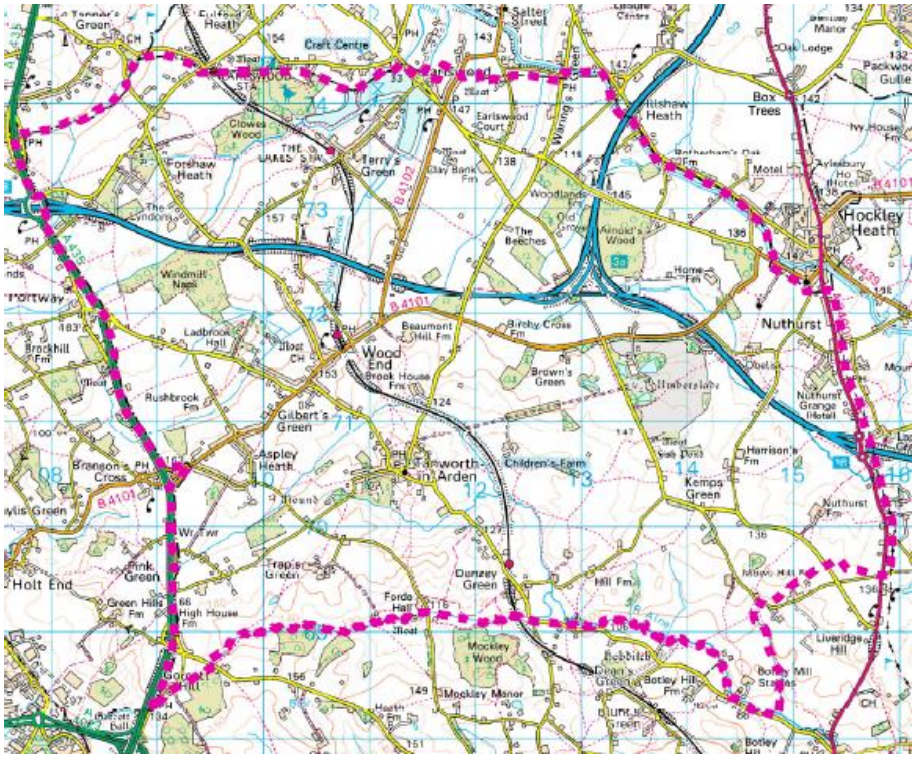


Figure 1: The Neighbourhood Area of Tanworth-in-Arden

1.5. The NDP must be consistent with national and local planning policy. The key documents are the National Planning Policy Framework (NPPF) (2021) and the District Council's adopted Core Strategy 2011-2031. The policies relevant to Tanworth are summarised later in this document. This Plan is in general 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. The survey was repeated in July 2021 which found similar levels of housing need;
- Analysis of recent development trends using the District Council's planning records;
- Analysis of the demography of the parish from the 1991, 2001 and 2011Censuses;
- 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. In the "Report on Identifying Possible Housing Sites" (2017), 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

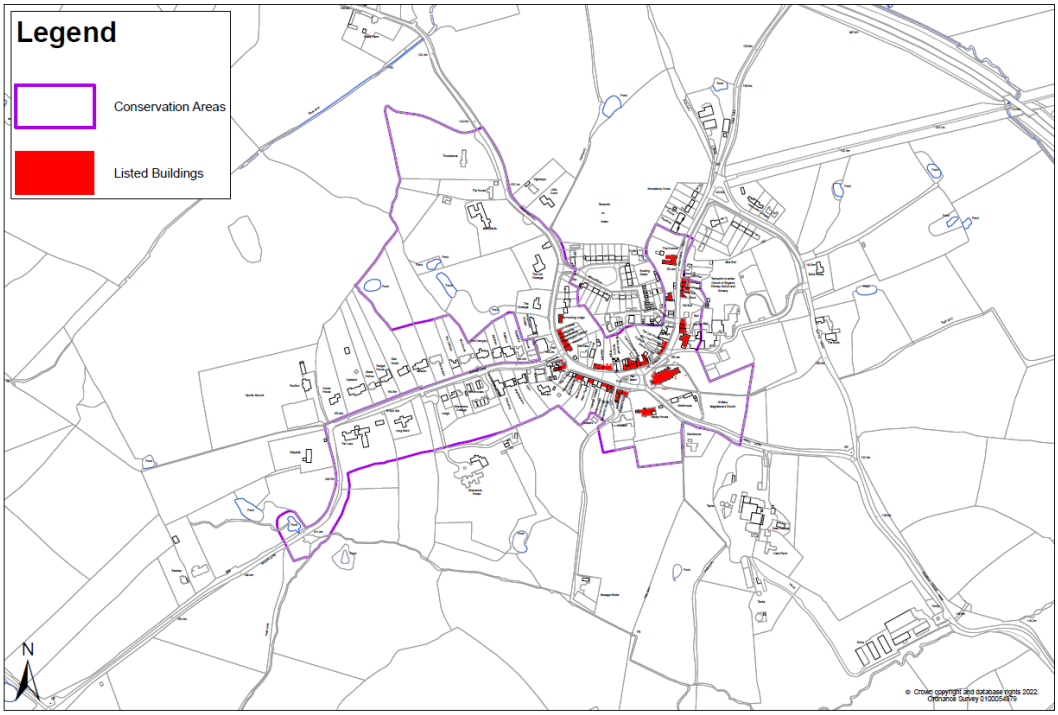
1.8. In 2018 the Parish Council published a Consultation Paper and sent a summary of it to every household and business in the area. This invited views on possible policies and proposals for inclusion in the Plan and every household received a questionnaire. In addition, public meetings and open days were held to provide opportunity for discussion and questions.

The Parish of Tanworth in Arden

1.9. The Parish is essentially rural and falls wholly within the Arden Special Landscape Area designated in the Core Strategy. The landscape is characterised by small irregular fields enclosed by native hedging and farmed from isolated farmsteads. Remains of the ancient Forest of Arden 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 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 Metropolitan Borough Council, Warwick District Council, Redditch Borough Council and Bromsgrove District Council. 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 located within a Conservation Area which includes many listed buildings, including the Grade I listed Parish Church of St Mary Magdalene. Narrow lanes radiate out from the village, marking it out as a destination within the immediate and wider locale, and are sunken as they approach the village. 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.



Tanworth-in-Arden - Conservation Area and Listed Buildings

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 ribbon 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. Most were built in the 20th century in small groups so that there is wide variety of design. Many were bungalows and still are but there is a general trend to converting bungalows into two storey homes.

1.14. Wood End is the third main settlement and lies midway between Tanworth and Earlswood. 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. 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:

- Three villages (Tanworth, Earlswood and Wood End), 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.

1.17. 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 dwellings, 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.

1.18. The Inset Proposals Maps below show the application of the key NDP policies to Earlswood, Tanworth and Wood End. In the case of Tanworth there is an extra map, Figure 4, showing all the valued views. The maps should be read in conjunction with the related Policies and also, in the case of the Valued Views, Appendix C.

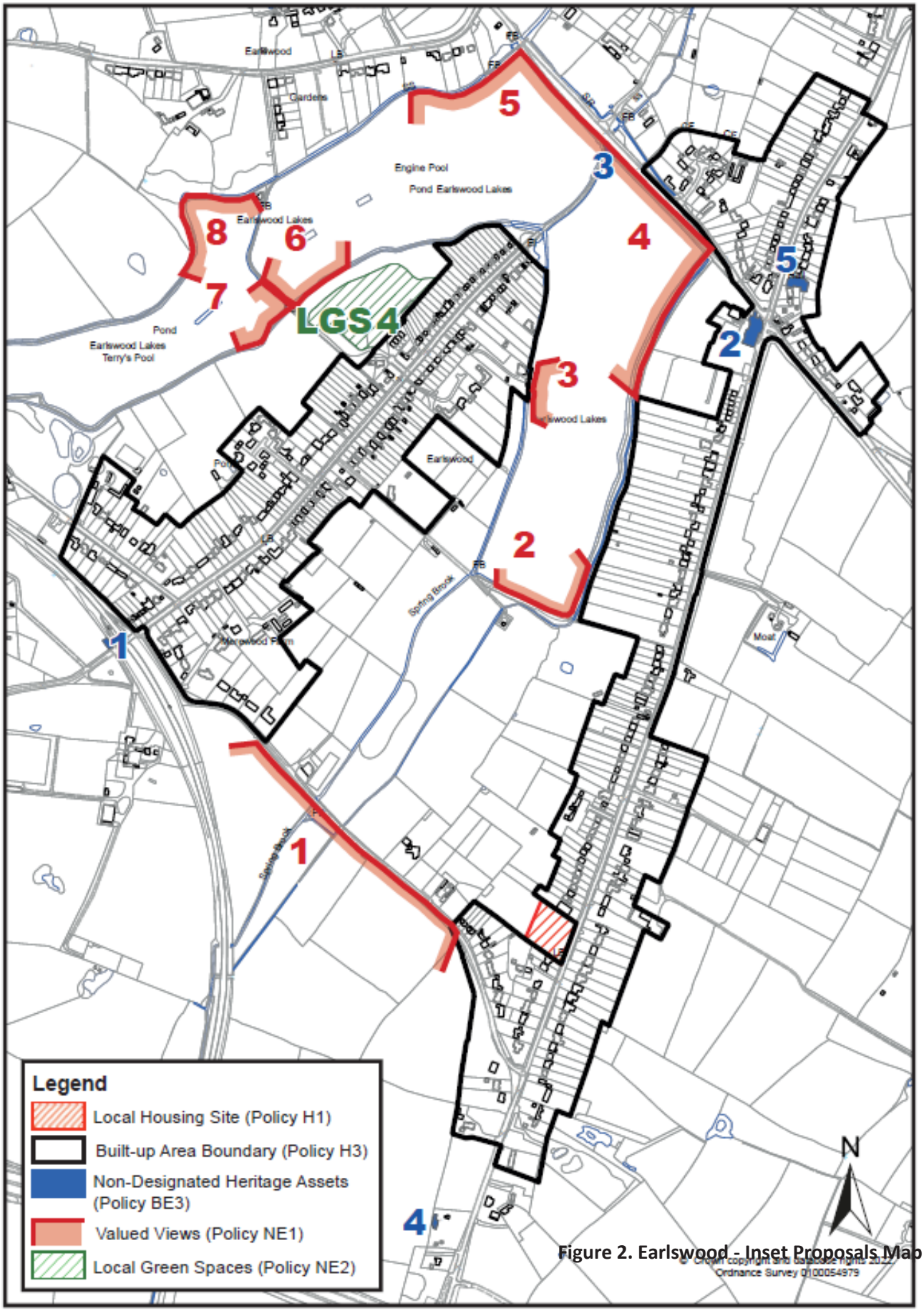


Figure 2. Earlswood - Inset Proposals Map

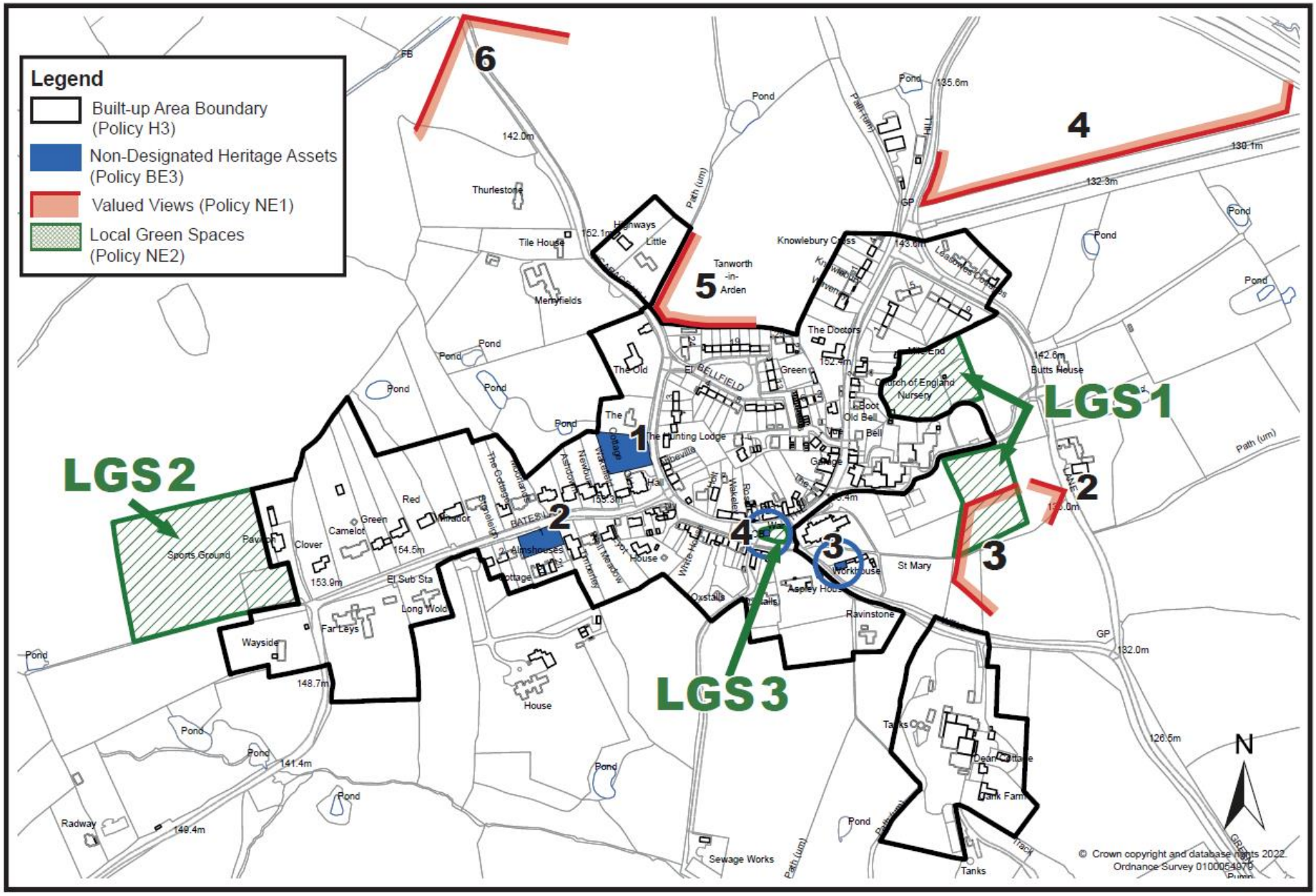

Legend
Built-up Area Boundary (Policy H3)
Non-Designated Heritage Assets (Policy BE3)
Valued Views (Policy NE1)
Local Green Spaces (Policy NE2)
LGS1
LGS2
LGS3
1
2
3
4
5
6
Tanworth -in- Arden
Knowlebury Cross
The Doctors
Church of England Nursery
Butts House
Old Bell
Bell
The Hunting Lodge
Workhouse
St Mary
Aspley House
Ravinstone
Sports Ground
Pavilion
Clover
Camelot
Green
Red
Windsor
Wayside
Far Leys
Long Wold
El Sub Sta
Almshouses
Cottage
House
Oxstalls
Tank Farm
Dean Cottage
Tanks
Sewage Works
Radway
Thurlestone
Tile House
Highways
Little
Merryfields
Pond
Path (um)
GP
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Figure 3. Tanworth-in-Arden - Inset Proposals Map

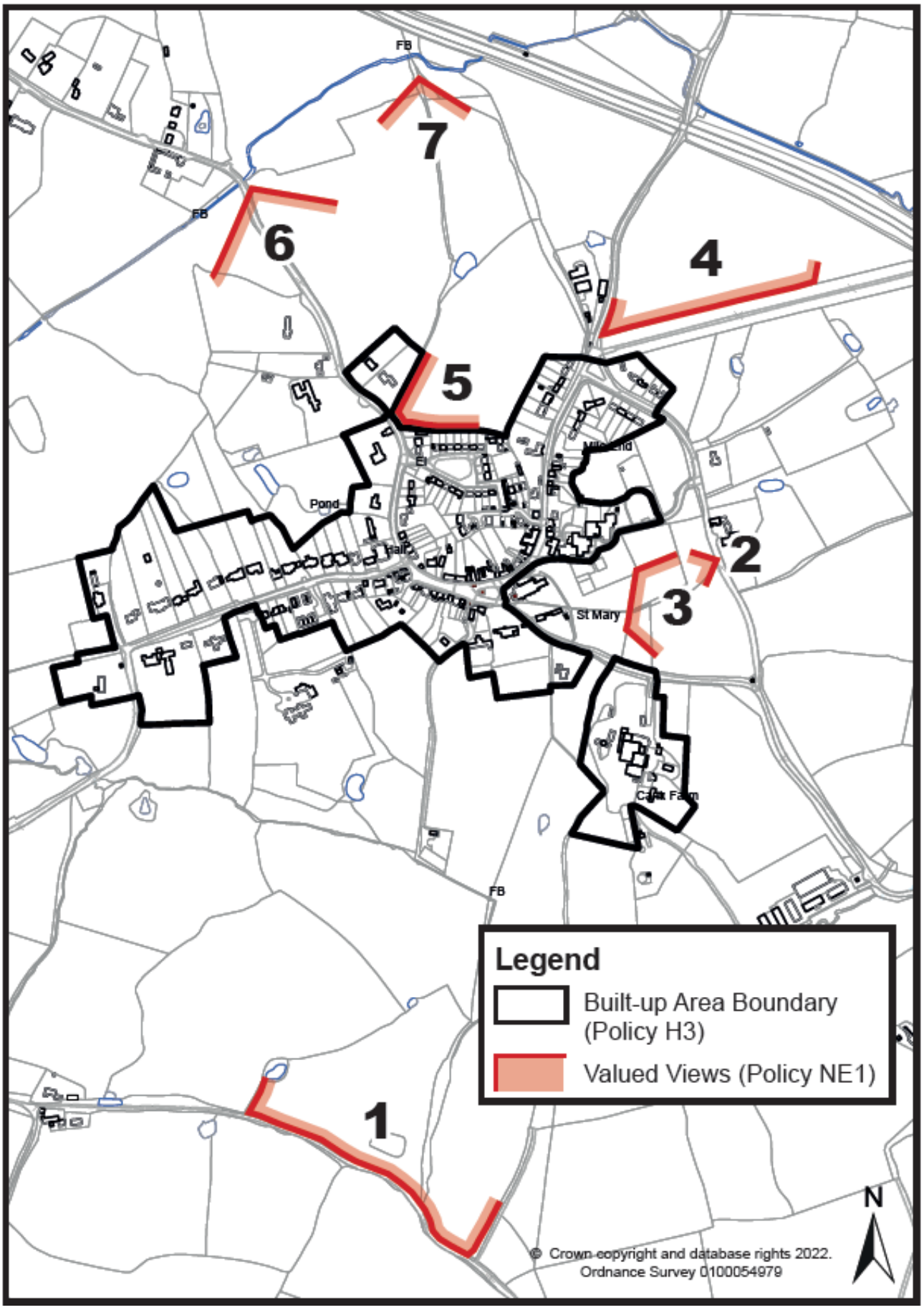


Figure 4. Tanworth-in-Arden – Valued Views Map

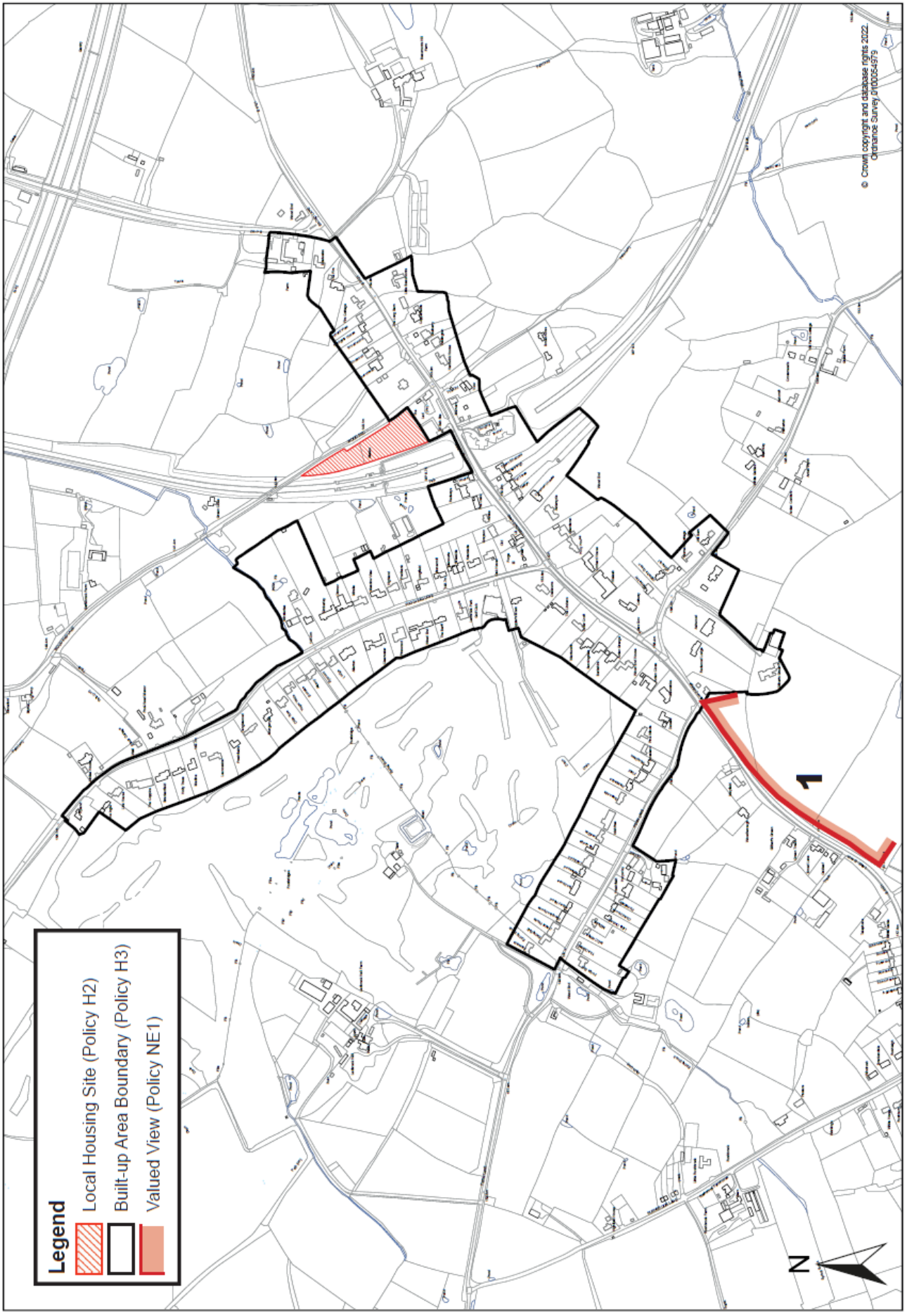

Legend
Local Housing Site (Policy H2)
Built-up Area Boundary (Policy H3)
Valued View (Policy NE1)
1
N
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Figure 5. Wood End - Inset Proposals Map

The Neighbourhood Development Plan and Community Supporting Action

1.19. Neighbourhood Plans, in accordance with national policy, 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

Background and Objectives

2.1. The 1991 Census recorded around 1250 homes in the Parish. In the 28 years since then some 120 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[1]. 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 for 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 2021 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 (25) 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 29 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

[1]Zoopla November 2018

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. The NPPF emphasizes the centrality of sustainable development to the planning system. Part of this is "supporting strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations…." (paras 7 and 8). This is reflected in the Core Strategy Policy CS1 dealing with sustainable development. Policy CS19, which deals with housing mix and type, states that all new homes will contribute to the creation of balanced and sustainable communities by meeting identified needs in terms of mix, size, tenure and type.

2.9. 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. Helping to meet these needs is a key objective of the Plan.

What is the scope for meeting the identified housing needs?

2.10. The Core Strategy makes no specific housing allocation for the Parish or any part of it, because it is washed over by the Green Belt. Para 149 of the NPPF states inter alia that unless there are very special circumstances development in the Green Belt is inappropriate except for:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

2.11. 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-in-Arden Parish: Tanworth, Earlswood and Wood End.

2.12. CS10 of the Core Strategy allows 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;

2.13. There are extant planning permissions for 29 new homes in the Parish (as at July 2020) including a Reserved Matters consent, granted in 2019, for 18 homes at Cank Farm in Tanworth and, in accordance with policy CS18, it provides 6 affordable homes which are discounted (by 40%) houses for sale with preference being given both at initial sale and future resale to households with a local connection. Otherwise almost all the outstanding permissions are for large 4 plus bedroom detached houses.

2.14. 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.

2.15. In order to explore the scope for small scale schemes to meet the needs identified above, a thorough review was carried out of all possible sites for development on the edge, or within, the confines of the three LSVs. The process followed, and criteria used, to assess each site are described in the report referred to in para 1.6. 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. Site suitability was also assessed on the basis of traffic impact, flood risk (by use of the Flood Maps at https://api.warwickshire.gov.uk/documents/WCCC-680-7) and, in consultation with the owners and prospective developers, capacity and deliverability.

2.16. The review eliminated the majority of sites because they could not be considered to be consistent with the Green Belt Policy. However, three sites were identified which could contribute to a more diverse housing stock whilst respecting the community wish for smaller sites. The 2018 Consultation found support for the development of two of these, one, adjoining 141, The Common, Earlswood, and one on land behind the Warwickshire Lad on Broad Lane, Wood End. These two sites are included in the Plan (Policies H1 and H2)

2.17. As stated above Green Belt policy allows for limited infill development within villages. The plan defines the boundaries of the three villages (Policy H3). There has been a steady trickle of such development in the last few years, mainly in Wood End, where large plots allow for this. So far such development has been for detached large houses which characterize that settlement. The Plan, through Policy H3, encourages the provision of smaller homes from infill developments where this is compatible with the character of the local environment.

HOUSING POLICY

Policy H1 - Meeting Local Housing Needs (1)

Land adjoining 141 The Common, Earlswood (as identified on the Earlswood Inset Proposals Map) is allocated for development of a small-scale community-led Local Needs Housing Scheme, subject to the following criteria being 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 2021 or any subsequent update;

(2) A Section 106 Agreement is concluded that accords with Part S of Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (or any update of this.)

(3) The density, layout and construction of housing is compatible with the relevant Character Assessment that accompanies this plan.

Policy H2 - Meeting Local Housing Needs (2)

Land to the north of The Warwickshire Lad Public House, Wood End (as identified on the Wood End Inset Proposals Map) is allocated for development of a small-scale Local Needs Housing Scheme of 10 or fewer 2 and 3-bedroom dwellings, subject to the following criteria being met:

1) The scheme will contribute towards meeting the local housing needs identified in the Tanworth 2021 Housing Needs Survey (or any subsequent update) and the need for smaller homes to help rebalance the housing stock in the Neighbourhood Area.

2) A Section 106 Agreement is concluded that accords with part S of the Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (or any update of this)

3) The density, layout and construction of housing is compatible with the relevant Character Assessment that accompanies this Plan.

Explanation

2.18. To ensure that all development under Policy H1 or H2 contributes directly to resolving local housing need, appropriate tenures and occupancy controls will be secured under a planning obligation ('Section 106 Agreement'). Such obligations will regulate the letting and sale of the properties in question, in order to ensure that households with a qualifying local connection to the Parish of Tanworth-in-Arden are always given first preference to live in those properties. Further guidance on this matter is provided in Part S of the District Council's Development Requirements Supplementary Planning Document, to which regard will be had when drawing up the necessary obligations.

2.19. The aim of the scheme on land adjoining 141 The Common, Earlswood is that it would be exclusively affordable homes, but the financial viability of any scheme may require a small proportion of market homes.

2.20. The site, the subject of Policy H2, 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. 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.

2.21. The housing need identified in the Plan includes more smaller 2 and 3-bedroom homes and the plot sizes should limit the potential for significant extensions.

2.22. The only parking available for users of Wood End station is a small layby on Broad Lane with space for 6 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 provides an opportunity for additional off-street car parking facilities encouraging a greater use of the station and this would be supported.

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 1.18, will be supported in principle subject to the Policies set out in this 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 circumstances allowed under paragraph 149 of the National Planning Policy Framework (2021) and Policy CS.10 of the Core Strategy.

Explanation

2.23. Policy CS.15 in the adopted Core Strategy has established the principle of using Built-Up Area Boundaries (BUABs) as a mechanism for managing the location of development; the boundary can be identified in a 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.

2.24. The village boundaries in this Plan are, with only two exceptions, the boundaries proposed by the District Council in 2019, and modified in September 2020, for inclusion in its Site Allocations Plan. They are based on the same criteria used by the District Council. The two exceptions relate to a slightly different application of the SDC BUAB criteria, which are set down in Annex 4 to the Site Allocations Plan Preferred Options Consultation Version (October 2020). One difference is at Vicarage Hill, Tanworth where the 'physical confines of the settlement' are considered by local people to be tighter than the SDC version. And the other where a tennis court has been excluded from the BUAB, in line with the other exclusions of recreation areas. A third alteration relates to a correction to the boundary for a planning consent granted at Merewood Farm, Earlswood.

Policy H4 - Use of Garden Land

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

1) **Preserve or enhance the character of its surroundings;**
2) **Preserve the amenities of neighbouring properties;**
3) **Provide safe arrangements for access and will not result in additional on-road parking**

Explanation

2.25. Development within the gardens of existing houses, including the provision of additional

car-parking, 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 harm to the amenity of neighbouring dwellings or to the character of the area, then development will be resisted.

2.26. Harm to the amenity of a neighbouring property may include loss of daylight and sunlight (overshadowing), intrusive or overbearing development and loss of privacy (overlooking), and a material increase in vehicle movements.

2.27. Apart from considerations of the above matters, garden development outside the three main villages is generally not appropriate because of the Green Belt policies.

Policy H5 – Management of change in the housing stock

In order that future development of the housing stock of the Parish best meets the specific needs of the local community:

1) **Infilling with smaller dwellings will be supported where the design and layout is compatible with the character of the surroundings (see Policies H4 and BE1);**
2) **Where a planning consent is required, the loss of smaller dwellings through replacement will be resisted.**

Explanation

2.28. 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. In this context smaller homes are homes with space for no more than 3 bedrooms.

2.29. However, many of the potential sites for infilling, whilst complying with Green Belt policy, are likely to be characterised by large houses on large plots where redevelopment of much smaller homes may not fit easily with the local street scene. Whilst the Plan supports the building of smaller homes, this should not be to the detriment of the character of the immediate and surrounding area.

2.30. 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.

2.31. Core Strategy Policies 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. 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

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 ('Local Services'), 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 smaller premises which include garages, public houses, retail outlets and farm shops. The continued existence of those local services remains important to the local community.

3.2. In addition, there are local employment sites 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 these local employment sites 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.

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 local employment sites 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 in principle provided that they comply with Green Belt Policy; 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.

Explanation

3.6. There is no appetite to grow the local economy through new greenfield development, which in any event would be inappropriate due to Green Belt policy, as shown in both household and business surveys. However, ensuring business and employment growth, 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

To ensure their retention wherever possible, where a planning consent is required, proposals for the change of use or redevelopment of land or premises from which Local Services are provided must assess and address their impact on local service delivery and any appropriate mitigation. If business viability is a factor, compelling supporting evidence must be provided.

Explanation

3.7. Local services are services used by the local community such as shops and personal services. They 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 set out above such as marketing results and economic viability assessments, which will be site and business specific, before the loss of an existing service can be supported and the site redeveloped.

Policy E3 Home working

Where planning permission is required, proposals for the small-scale adaptation of homes for the benefit of home working will be supported subject to the following criteria:

1) **Any changes will not have a detrimental impact on the rural character of the Parish or neighbouring residential amenity including on street parking; and**
2) **Green Belt policy is complied with.**

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 of local tourism and leisure uses, which might include enhancement of buildings, additional car parking, or additional facilities, will be supported in principle where it is proportionate, compatible with neighbouring uses, can be shown to maintain or enhance the character and appearance of the immediate surroundings, and complies with Green Belt Policy.

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

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.

Policy I1 Parking Provision at Railway Stations

Proposals for proportionate additional car parking to serve the requirements of the railway stations in the Parish will be supported in principle, subject to appropriate screening and additional planting.

Explanation

4.1. The Parish has 4 stations as part of a much valued local transport service. However, the stations have limited car parking, which to some extent must impact on rail usage. Whilst significant development is not possible or desirable, each of our stations has land adjacent which could be used to expand car parking and 78% of respondents to the questionnaire strongly agreed or agreed with a proposal to include proportionate additional parking at our stations.

Supporting Action 1 Road improvements:

The Parish Council will seek to ensure 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: Impact of development neighbouring the Parish

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.

Supporting Action 3: Adopting a Station.

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 local community greatly value our train service, the TOC has no plans presently to improve the amenity or quality of the service at our stations. They have however said that increased local use of stations is a factor in looking at where best to improve amenities and service. Adoption and 'ownership' would therefore show a greater degree of local commitment to the service which could benefit residents and the service they receive. One station, the Lakes Station, was adopted by a group of residents in 2020.

5. THE BUILT ENVIRONMENT

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 127 of the National Planning Policy Framework states that "Neighbourhood planning groups 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 must demonstrate that appropriate account has been taken of the local character as described in the Character Assessments summarised in Appendix A. This is in addition to the requirements set out within the planning framework to protect the Green Belt and the Arden Special Landscape Area. The following important design principles should be addressed by all development proposals.

1. **The use of space between buildings or groups of buildings to preserve the rural nature of the environment and to protect public views of open land beyond;**
2. **Buildings follow the established building lines and the nature of the road hierarchy ;**
3. **They reflect traditional building form with roof pitches of generally 40º or more with varied ridge and eaves lines and heights;**
4. **They use locally typical materials;**
5. **Incorporate traditional brick detailing to eaves, verges and window and door surrounds;**
6. **Are sensitive to Listed Buildings and their settings 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 and materials;**
8. **Sensitive 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.**
10. **Incorporation within the design of an electric vehicle charging facility, bicycle storage and sufficient, well located parking spaces, in accordance with Part O of the District Council's Development Requirements Supplementary Planning Documents and to help remove the need for any on-road parking.**

None of the above criteria should necessarily preclude or discourage 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 Preservation of Historic Heritage:

Where a proposal directly or indirectly affects a non-designated heritage asset, listed in Appendix B and located on the Inset Proposals Maps, support for that proposal will depend on a balanced judgement of the scale of any harm or loss, and the significance of the asset.

Explanation:

5.7. Designated heritage assets, which include Listed Buildings, Scheduled Monuments and Conservation Areas 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.

5.8. The NPPF and the Core Strategy recognize, however, 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. Policy CS8 aims to afford some protection for such assets.

5.9. The Core Strategy states that NDPs have a role in identifying non-designated heritage assets, and surveys carried out by local residents identified a number of buildings that contribute to the local historic environment

5.10. Appendix B sets out the approach used to identify non-designated heritage assets which contribute to the historic environment and should be protected. The resulting list is in Appendix B and other non-designated assets could be added in the future.

6. NATURAL ENVIRONMENT

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 must take full account of the Character & Landscape Assessment Statements summarised in Appendix A and published on the Parish Council website. Applicants will be expected to assess and address the impact of their proposals on the landscape, and in particular on the valued views listed in Appendix C and located on the Inset Proposals Maps and Figure 4 and, where appropriate, put forward mitigation proposals.

Explanation:

6.3 The Parish is wholly covered by the designated Arden Special Landscape Area. Core Strategy Policies CS5 and CS12 set 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 and Figure 4 in respect of Tanworth, with direction of the vista shown with red arrows and are described further in Appendix C.

Policy NE2 Local Green Spaces

The Plan designates the following areas as Local Green Spaces, as defined in figures 6 and 7, located on the Inset Proposals Map and described in Appendix D, where development will not be supported other than in very special circumstances:

LGS1 Tanworth School Playing fields;

LGS2 Muntz Recreation Ground off Bates Lane;

LGS3 Tanworth Village Green;

LGS4 Earlswood leisure park in Malthouse Lane.

Explanation:

6.8 Paragraph 101 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. Paragraph 102 of the NPPF sets out the criteria to be met before land can be designated. The effect is that the designated sites will be managed in strict accordance with Green Belt Policies.

6.9 The Local Green Spaces designated in the Plan, meet the criteria referred to above and are justified because of the important contribution they play for the communities in the Parish. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. The detailed assessments of each are set out in Appendix D.

6.10 The location of the designated sites are shown on Figures 6 and 7 overleaf.

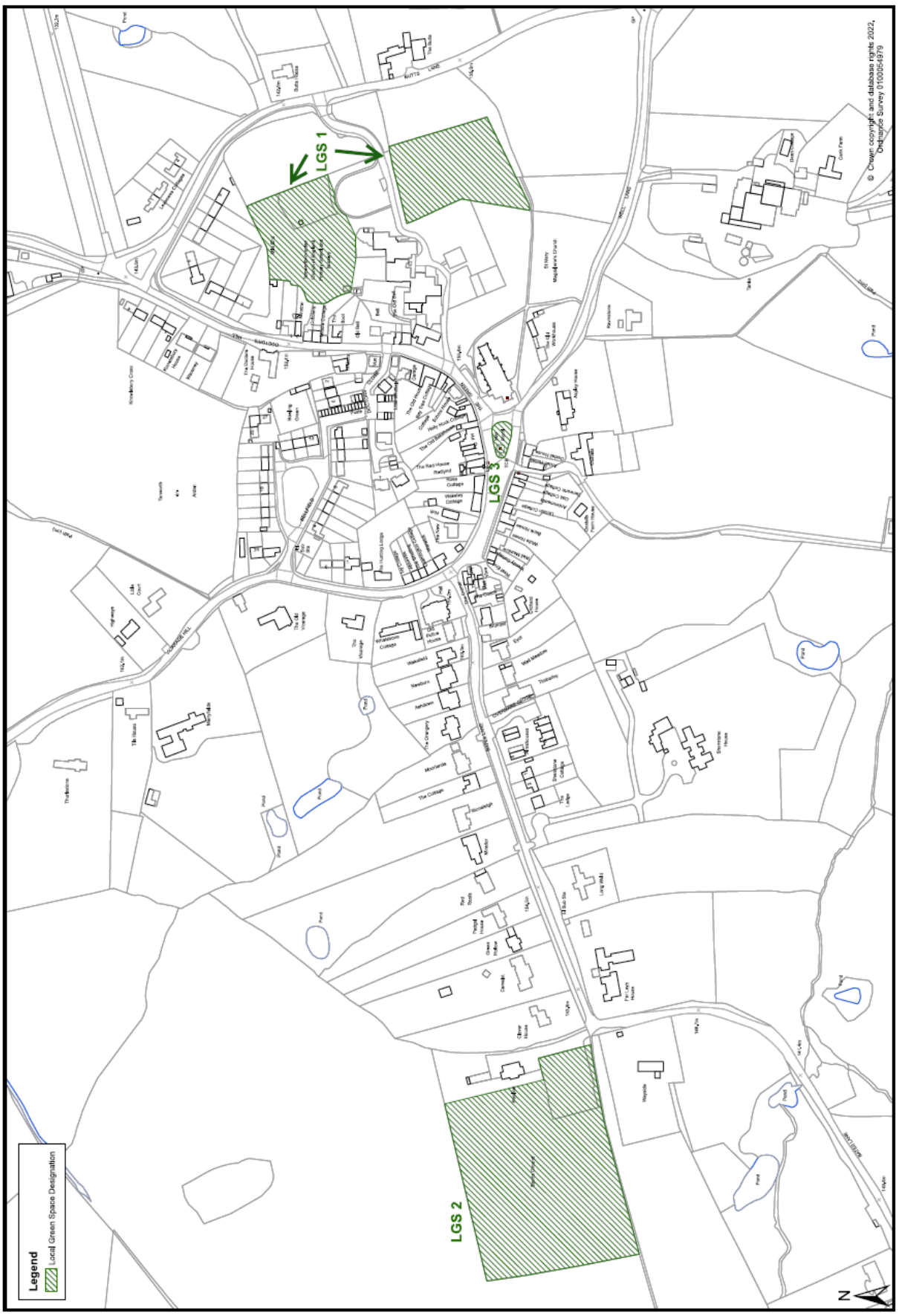


Figure 6. Tanworth-in-Arden Local Green Space

Designation

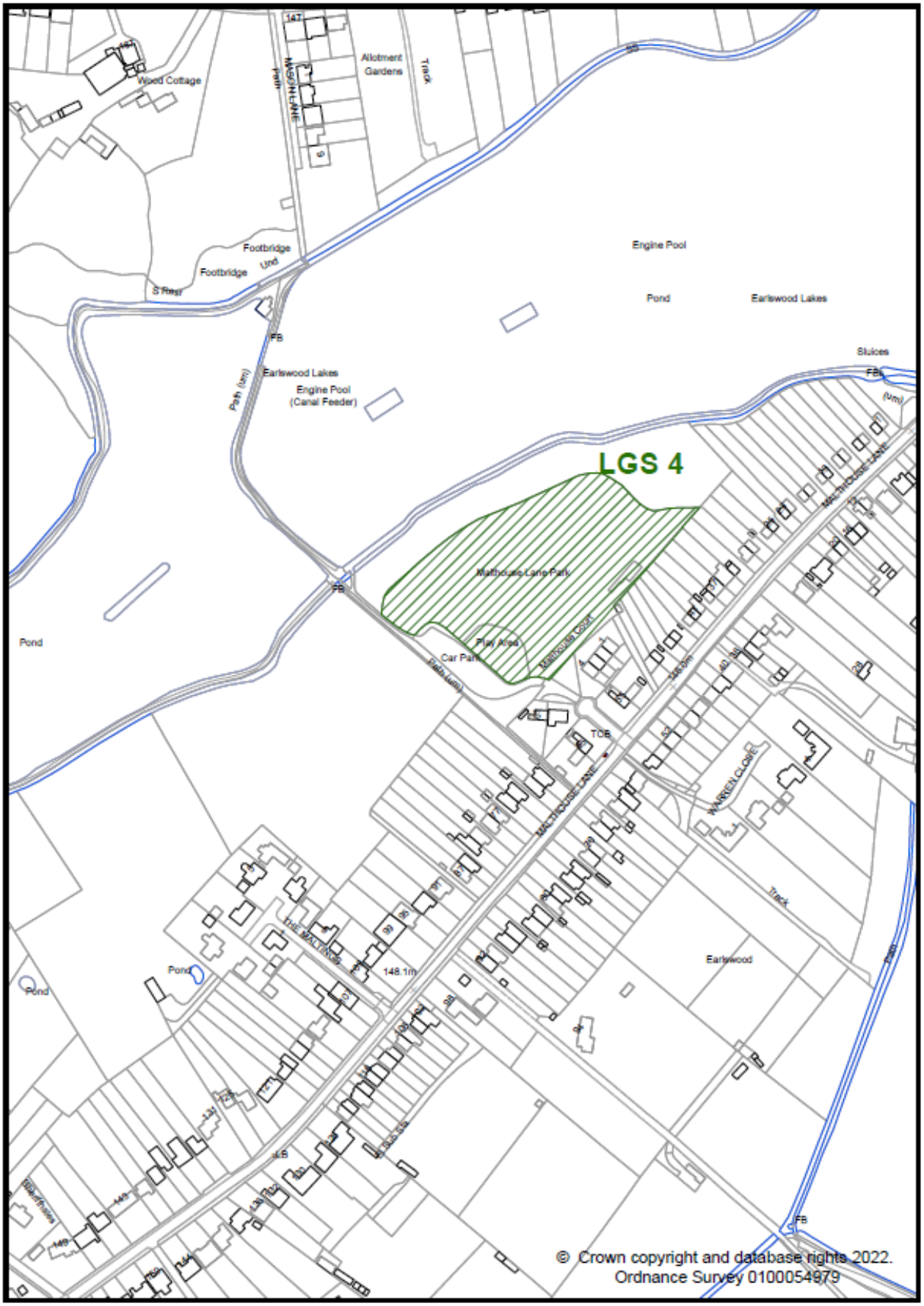


Figure 7. Earlswood Local Green Space Designation

APPENDIX A:
CHARACTER & LANDSCAPE ASSESSMENT STATEMENTS

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. Where appropriate, planning applications should demonstrate how the proposed development has regard to the character of the surrounding area as defined win 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*
- *Ridge lines 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 plats 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 twos 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 earth work 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

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, but which do not meet the criteria for designated heritage assets". The list provided below is a record of features of historic interest within the Parish that should be given consideration when future development might impact on them.

This does not mean that they have become statutorily listed buildings or monuments and therefore subject to the stringent planning constraints that are associated with formal listing. Instead the effect of an application on the significance of the non-designated heritage asset will be taken into account and a balanced judgement made having regard to the scale of any harm or loss and the significance of the asset.

The following list was compiled by local residents from a survey of the Parish and from historic records. The following considerations were taken into account when deciding whether the asset should be included.

a. Age, but not decisive on its own.
b. Aesthetic and design interest relating to local styles, materials or other distinctive local characteristics.
c. Historic association with aspects of local and/or national interest.
d. Having social and communal value such as a landmark, a source of local identity or distinctiveness, and part of collective memory.

Earlswood Village

Asset	Location	Reason for Inclusion
Railway bridge	By the Lakes Station, Malthouse Lane	Earlswood lakes was a significant destination for day trippers from Birmingham using the railway which was built in 1907. The volume of visitors was such that a station primarily for trippers was built in Malthouse Lane in 1934. The village then had two pubs and 4 cafes to cater for the number of visitors of which only the Reservoir Pub remains
Reservoir Pub	Junction of the Common and Valley Road	
The Causeway	Linking Malthouse Lane with Valley road	A striking feature of the Lakes constructed in the 1820's
Arden Cottage	The Common	Mid-19th century traditional timbered dwelling
Earlswood Village Hall	Shutt Lane	Was formerly a Baptist chapel relocated from Birmingham with a design unique for the area

Tanworth Conservation Area

Asset	Location	Reason for Inclusion
Whalebone Cottage	Vicarage Hill	Built in early 19th Century it makes a significant contribution to the character of the Conservation Area
Whitehead Almshouses	Bates Lane	An attractive building, built in 1874 and an important part of the village's social history.
The Old Workhouse	Well lane	Built in 1837 it is situated on the boundary of the churchyard and is critical to the charm of the churchyard
The War Memorial	Centre of the Green	Records the deaths of servicemen who died in the two World Wars

APPENDIX C:
VALUED VIEWS

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 this view 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

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.