

Neighbourhood Development Plan Consultation



Purpose

- 1.1 The Parish of Tanworth-in Arden lies entirely within the West Midlands Green Belt. Two features - Earlswood Lakes and Tanworth Conservation Area - are particularly valued by local residents and visitors alike. The adjacent conurbations of Redditch, Birmingham and Solihull mean that the parish is under constant planning pressure. The Neighbourhood Development Plan (NDP) is a community-led framework for guiding the future development and growth of the Parish up to 2031. It contains a vision, aims, planning policies and proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.
- 1.2 This document seeks views on possible planning policies, including possible sites for development, for inclusion in our NDP as well as possible actions by the Parish Council and others to support those policies. The eventual NDP will play a key role in controlling future development in the Parish. This consultation paper has been prepared by a small group of residents under the auspices of the Parish Council.

Summary of consultation

- 1.3 The NDP is important. Its key aim 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 respects the Green Belt.
- 1.4 The NDP forms part of the statutory planning framework for the Parish, and the policies and proposals contained within it will be used in the determination of planning applications. An NDP has to support the strategic development needs of the wider area outlined in Stratford District Council's (SDC's) Core Strategy (CS). However, it can shape and influence where any development will go and what it will look like and will last until 2031.
- 1.5 In the last 25 years some 90, mostly larger, new homes have been built in the Parish. In addition, many smaller houses have been extended or replaced with the loss of over 150 smaller homes out of a total stock of 1300 homes. Consequently, the Parish's housing is highly skewed towards the 4 plus bedroom homes with limited and diminishing opportunities for younger families and for those on lower incomes to live in the Parish. It also reduces the opportunities for older householders in the Parish to downsize and remain in the Parish.
- 1.6 The CS makes no specific housing allocation for the Parish or any part of it. The CS confirms that national Green Belt policies apply which means that unless there are very special circumstances, development should be confined to limited infill in villages, brownfield sites or community led housing schemes.
- 1.7 A survey of residents identified the environmental and social features of life in the Parish which they want protected and where possible enhanced.
- 1.8 **The key planning proposals for consultation are:**
 1. **To strengthen the protection of the built and natural environment by:**
 - **Requiring new development to comply with local landscape and historic character statements to help ensure that new development respects the distinctive character of the Parish;**
 - **Identifying local views, wildlife sites and buildings of importance that should be protected;**

- **Maintaining tight control of development in the Green Belt and protection of Earlswood Lakes and Tanworth Conservation Area from development that would damage their special qualities.**
- 2. As far as possible, that any future housing developments should be confined to providing more affordable homes to help offset the significant and continuing loss of smaller and more affordable homes, including a 'Local Housing Needs Scheme' restricted to families with a local connection;**
 - 3. There is no requirement for the NDP to put forward sites for development but three possible development sites, specifically for smaller and more affordable homes for families and those looking to downsize, have been identified which would respect the openness of the Green Belt and not lead to any merging of the main villages and settlements. Full details of these sites are included in the consultation paper on the NDP website:**
 - **Allotments in Earlswood OR land adjoining 141 The Common, Earlswood (development of the allotment site would require the allotments to be relocated, possibly to the land adjacent to 141 The Common in Earlswood)**
 - **Land behind the Warwickshire Lad on Broad Lane**
 - **Butts Lane, Tanworth**

Views are invited on whether any sites for smaller and more affordable homes should be included in the NDP and if so whether any of the three possible sites would be suitable;

- 4. No new sites for business development should be included in the NDP: however, it should allow appropriate extension of existing businesses;**
 - 5. Support for appropriate small-scale expansion with regards to local tourism; and**
 - 6. Respect the rural nature of the parish's road network and as necessary adopt an approach to speed and traffic flow management that reinforces this enduring character.**
- 1.9 In support of the above and to help tackle issues that are not strictly planning issues for the NDP but have arisen during its preparation, action will be required by the Parish Council. Views are invited on the following possible actions by the Parish Council:
- 1. Consider promoting a Local Housing Needs Scheme on one of the sites identified above;**
 - 2. To work with the District and County Councils and service providers to address the quality of broadband and mobile phone services as a matter of priority;**
 - 3. Work with the District and County Council to minimise the traffic impact of planned developments outside the Parish on roads in the Parish;**
 - 4. Initiate a study of traffic and parking in Tanworth village to assess the causes and extent of existing problems and provide suggested solutions; and**
 - 5. Investigate the possibility of some or all the railway stations in the Parish being adopted by the local community with a view to securing Sunday services and removing the "request stop" status of some of the stations.**
- 1.10 Following this period of consultation, the views received will be carefully considered and the Parish Council will publish a draft formal NDP for residents to comment on. The final NDP will be subject to consideration by the District Council and an external examiner before being put to a referendum.

Purpose and Aims of a Neighbourhood Development Plan for Tanworth Parish

- 2.1 The NDP will set out our vision for the Parish and establish future planning policies for the use and development of land. It forms part of the statutory planning framework for the Parish and the policies and proposals contained within it will be used in the determination of planning applications. The NDP has to support the strategic development needs of the wider area outlined in Stratford District Council (SDC)'s Core Strategy. Once adopted by SDC, it will shape and influence where development will go and what it will look like.
- 2.2 The key aim of the Tanworth Parish NDP 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 Green Belt. A survey of residents' views, in 2015, identified the special attributes as:
- Two long established villages (Tanworth and Earlswood), and other smaller settlements, set within a rural landscape characterised by:
 - narrow 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;
 - 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, the historic landscape character, and the Parish's architectural vernacular; and
 - Earlswood Lakes, an asset valued for its heritage, natural beauty, wildlife and tranquillity.
- 2.3 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 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 the features and attributes of the Parish that we value and, as far as it is able, to tackle the issues referred to above within the context of the Green Belt.

The Policy framework

- 3.1 The NDP must be consistent with national and local policy framework. The key documents are the National Planning Policy Framework and the District Council's approved CS. The policies relevant to Tanworth are summarised later in this document.
- 3.2 Of particular and general importance is the fact that the Parish is in the West Midlands Green Belt. The CS makes no specific housing allocation for the Parish or any part of it and confirms that national Green Belt policies apply which means that unless there are very special circumstances new building is not appropriate. Exceptions would include:
- Limited infilling in villages (which for the Parish means Earlswood, Tanworth and Wood End);
 - Limited affordable housing for local community needs (otherwise referred to as Local Housing Needs Schemes); and
 - Development of brownfield sites provided the openness of the area is not diminished.

Basis of the Plan

- 4.1 The draft proposals set out below for consultation 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;
 - Analysis of recent trends using the District Council's planning records;
 - Analysis the Census data for the Parish from the 1991, 2001 and 2011 Censuses; and
 - Assessment of the character of the countryside and main settlements carried out by local residents with help of planning consultants, Locus Consultants.
- 4.2 A careful assessment was carried out of all possible sites for housing development within or on the edge 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. Details of all the above can be found on the Tanworth Parish Council and the Tanworth NDP web sites

Proposals for Consultation

Natural and Historic Environment

- 5.1 The CS includes the following relevant policies summarised below:
- **Landscape (CS 5)** – The character and distinctiveness of the Parish landscape should be maintained and where possible enhanced. Development should only be permitted where it has regard to the local distinctiveness and historic character of the landscape. Proposals

should also protect and enhance the local character with regards to trees, woodlands (especially ancient woodlands) and hedgerows;

- **The Natural Environment (CS 6)** – Development will be expected to contribute to a resilient natural environment and protect Sites of Special Scientific Interest, designated Wild Life Sites and wildlife sites not yet designated but which are known to make a positive contribution to biodiversity;
- **The Historic Environment (CS 8)** – The historic environment including buildings and local character will be protected and where possible enhanced for the enjoyment of present and future residents and visitors; and
- **Special Landscape Areas (SLA) (CS 12)** – The Parish sits within the Arden SLA and as such the high landscape quality of the area including historic and cultural features should be protected by resisting development that would have a harmful impact on its distinctive character and appearance.

5.2 We consider that the NDP should set out the way in which the policies above should be applied to the Parish, providing clarity for developers and residents alike.

NDP Proposal 1 Landscape - *The views shown on the village plans in Appendix A should be protected from development by the strict interpretation of Policy CS 5, which means development proposals that adversely impact on these views will not be supported;*

NDP Proposal 2 Natural environment - *The SSSI's, and Wildlife sites shown on plans in Appendix A, should be subject to the protection of CS Policy CS 6, which means that development will only be permitted where the benefits clearly outweigh the likely impact on these sites and where mitigation measures are proposed; and*

NDP Proposal 3 Historic heritage - *The protection afforded to listed buildings will be extended to the heritage assets listed in Appendix B. which means development proposals involving harm or loss to these assets will only be permitted in exceptional circumstances.*

Design of New Development

5.3 The CS (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.

5.4 We have made a careful assessment of what defines the character, sense of place and local distinctiveness of the Parish, in particular the three Local Services Villages (LSVs) and the overall landscape character. Any future development should show how it complies with this observed character, the key elements of which are summarised in appendix C of this document.

NDP Proposal 4 Design of new development - *The NDP should include the Historic Character Statements and Landscape Character Assessment as a Local Design Guide for new development to ensure that future development is in harmony with the character of the existing built and landscape environment. Proposed development will not be supported unless the applicant can show compliance with the relevant aspects of these documents.*

Housing

5.5 The CS makes no specific housing allocation for the Parish or any part of it. Instead, Policy CS16 confirms that national Green Belt policies apply which means that unless there are very

special circumstances, development is confined to limited infill in villages, brownfield sites or limited affordable housing schemes for local community needs under policies set out in the Local Plan (i.e. the District Council's CS). In this context villages are the Local Service Villages (LSVs) identified by the District Council in the CS. LSVs 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.

- 5.6 In order to improve the affordability of housing across the district Policy CS18 requires that where a development scheme is for 11 or more homes 35% shall be affordable homes. In this context "affordable" means subsidised renting or shared ownership. The policy however, allows alternative requirements where site specific circumstances cause viability issues.
- 5.7 The 1991 Census recorded 1200 homes in the Parish. In the 25 years since then some 90 new homes have been added as a result of infilling, the development of small sites and conversion of redundant farm buildings to residential use. Most of these new homes have been large houses. In addition, many smaller houses have been extended or replaced with the loss over the last 20 years of some 150 smaller homes out of a total stock of 1300 homes. The consequence is a housing stock highly skewed to the 4 plus bedroom homes with limited and diminishing opportunities for younger families to live in the Parish (and even less for those on low incomes) and limited 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.
- 5.8 The 2015 Household Survey indicated that residents consider:
- developments of 10 or more houses would be less suitable than those with 5-9 houses. The most suitable were viewed as being developments of fewer than 5 houses; and
 - smaller homes (3 bedroom or less) would be more suitable than large homes, and flats would not be suitable.
- 5.9 In 2016 the Parish Council also commissioned a survey of housing needs in the Parish which confirmed that there are a small number [42] of families either currently living in the Parish 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. For many of these the only realistic option is affordable housing.
- 5.10 Many Parish Councils in the District, faced with similar 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 Housing Need Schemes, are a mix of affordable and market housing and are consistent with Green Belt policy provided the sites are adjacent to, or within, the village boundary.
- 5.11 There is an outstanding outline planning permission, granted in 2014, for 18 homes at Cank Farm in Tanworth, and, in accordance with CS policy CS 18 the owner is required, if the development proceeds, to provide 6 affordable homes to be occupied by households with a local connection. When the Full application is eventually submitted SDC should insist that these 6 affordable homes are accommodated on the Cank Farm site in accordance with the previous undertakings given by the owner.
- 5.12 The scope for new development is severely limited by compliance with Green Belt policies and ensuring the quality of the Parish's natural and built environment is maintained. Whilst there is no requirement for the NDP to put forward sites for development, the NDP could identify sites for more affordable homes that meet local needs. We have therefore sought to identify a

small number of possible sites which could be considered to be broadly consistent with the Green Belt policies; which could contribute to a more diverse housing stock; and where development could also provide opportunities to improve local facilities. Details of all the sites considered and the criteria applied can be found on the Parish Council and NDP web sites.

The possible sites are:

Site A: The allotments on the Common, Earlswood or No. 141 Earlswood Common

- 5.13 The site is owned by the Tanworth in Arden Parish Enclosure Award 1857 Trust and under the terms of the Trust is used as active allotments. The site could not be developed without alternative allotments being provided but the Trust owns land adjacent to 141 The Common which could be developed over time as replacement allotments. The site could be suitable for a Local Housing Needs Scheme, but the impact on the lakes would need very careful consideration and may limit the number of new homes. An alternative would be to develop the land adjoining 141 the Common but this is not as close to the Earlswood village centre.

Site B Land behind the Warwickshire Lad on Broad Lane, Wood End

- 5.14 The site is triangular in shape bounded by the railway on one side and Wood End Lane on the other. The boundary with the railway is a potential Local Wildlife Site but recent surveys indicate this not an issue. Possibly suitable for 10 or more smaller houses, possibly including affordable homes, subject to access issues being resolved. As part of any development, the site provides an opportunity to incorporate additional car parking and further improvements to Wood End station.

Site C Butts Lane, Tanworth

- 5.15 A small site fronting the west side of Butts lane between the houses at Mile End and the entrance to the school. Development of the site could depend on the use of part of the site to improve the access and car parking arrangements for the school which in turn could help mitigate congestion in the village centre at school opening and closing times. Care would be needed in the design and site levels to avoid any adverse impact on views of the church. Scope for 4/5 new affordable homes.
- 5.16 In addition to the above possible sites, there may be development on existing very large plots within the built-up areas of the three LSVs (for example Poolhead Lane and Broad Lane) but developers are unlikely to consider them suitable for smaller homes. 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 up to three redundant buildings provided the buildings lend themselves to conversion. Again however, such conversion works are unlikely to provide smaller homes close to local amenities and transport. In both cases such developments will need to comply with the Design Guide.
- 5.17 Apart from any of the three sites referred to above, no further specific sites for development will be identified in the NDP. Instead, in accordance with the District Council's requirements, a Built-up Area Boundary (BUAB) defined for each of the three principal settlements will restrict infill to within these boundaries in line with Green Belt policy, protecting the rural character and openness of the Parish and preventing further coalescence of the three settlements.
- 5.18 The proposals set out below for consultation are aimed at making a modest contribution to a more diverse housing stock, possibly including a site for a Local Housing Needs Scheme, while

at the same time protecting the special qualities of the Parish environment and maintaining the Green Belt.

NDP Proposal 5 Housing - Any sites identified for new housing in the NDP should be confined to one or more of the following purposes:

- Affordable housing for rental or shared ownership by those with a local connection;
- Smaller homes to meet the needs of first time buyers and young families; or
- Properties designed to be suitable for the elderly which are located close to key facilities.

Steps will be taken to ensure that such new homes continue to meet those purposes through ownership controls, design, or planning conditions limiting changes in the future.

Possible supportive Action by the Parish Council: to consider promoting a Local Housing Needs Scheme

NDP Proposal 6 Housing - The following sites should be considered further for inclusion in the NDP as sites for new housing development to meet the purposes in Proposal 5 above:

Site A: The allotments on the Common, Earlswood (or land adjacent to 141, The Common;

Site B: Land behind the Warwickshire Lad, between Wood End lane and the railway;

Site C: Butts Lane, Tanworth.

NDP Proposal 7 Housing - Apart from any sites identified in the NDP for housing, proposed development will not be supported except in line with Green Belt policy i.e. where considered 'limited infill' within the Built-up Area Boundaries; appropriate brown field sites; and suitable conversion of redundant farm buildings to residential use. This is necessary to protect the rural and unique character of the Parish and so that the openness associated with the Green Belt can be maintained.

In the case of brownfield sites on land in or adjacent to existing settlements, development will be supported where there is an economic, social and environmental benefit. Proposals for the redevelopment of remote brownfield sites will need to demonstrate sustainable positive benefits to overcome the disadvantages of the location.

Local Economy

5.19 The key policies in the CS (CS 22 and AS 10) regarding economic development for rural areas such as Tanworth Parish are:

- Support proposals for essentially small-scale expansion or redevelopment of existing businesses;
- Encourage the provision of workspace in residential development to assist home working; and
- Oppose redevelopment, or conversion, of existing employment sites to non- business uses.

5.20 The largest employers in the Parish are the primary school; the medical centre; the Golf Club, two hotels and a large nursery/garden centre. In addition, there is a diverse range of small businesses including manufacturing, services, and leisure (mainly pubs, riding stables and Umberslade Farm). The majority of businesses are 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 number of unidentifiable

micro and single proprietor, home based businesses based in the Parish, and in a rural community, farming is important.

- 5.21 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, requiring the development of green field sites. And it is clear that both businesses and residents would be opposed to the development of green field sites for further business use. In particular local people would continue to oppose any development at Portway (Junction 3 of the M42) and along our side of the A435 and the A3400.
- 5.22 Businesses do cite the poor quality of broadband and mobile phone services as the biggest disadvantages of being located in the Parish.

NDP Proposal 8 Business expansion - Greenfield sites for business expansion will not be allowed in the NDP, but where business is looking to expand through small scale expansion or conversion of existing buildings then this will be supported provided it is in line with policy AS 10 in the SDC CS.

NDP Proposal 9 Broadband and mobile telephony - Support the siting and installation of infrastructure to deliver improved services in a manner which best maintains the rural character of the Parish.

Possible supporting action by the Parish Council: To work with the District and County Councils and service providers to address the quality of broadband and mobile phone services as a matter of priority.

Tourism and Leisure

- 5.23 Given CS Policy CS10 (Green Belt) large scale new developments or extensions are unlikely to be acceptable within the Parish. However, Policy CS24 supports small scale developments and extensions, including visitor accommodation, where in character and in the context of the size and role of the settlement and nature of the development location.
- 5.24 Residents attach importance to local stores and services in the Parish. Whilst there is no appetite to support significant expansion of business in the Parish, a growth in tourism and leisure would help maintain these shops and services. The main attractions for visitors are Earlswood Lakes, Tanworth village centre, a Conservation Area, and Umberslade Children's Farm.
- 5.25 Earlswood Lakes is a regionally significant site that is important for wild life. One lake is designated solely for fishing, used by a large number of anglers. One lake is designated fishing and sailing. The third lake is primarily designated for wild life conservation with very limited fishing.
- 5.26 The Lakes are highly valued by the local community for its tranquillity and a place to walk. Responsibility for the lakes rests with the Canal and River Trust. However, this responsibility is split. One arm of CRT manages the land and non-fishing issues and another, the fishing issues. This arrangement leads to confusion and duplication.
- 5.27 Developing the land adjoining the lakes would remove the attraction of the lakes to dog walkers, anglers and hikers. It would create a suburban environment that would destroy the rural aspects of the lakes and be detrimental to the use of the lakes by the many diverse and

plentiful numbers of wild fowl and other wild life around the lakes. More houses, tarmac and other hard surfaces would cause faster run off and a risk of flooding.

- 5.28 Other effects of development include the loss of trees bordering the lakes and feeder channels, which are used by various species, and the loss of grassland used for grazing by some waterfowl. The land as it is acts as a corridor for wildlife moving around the lakes, and some species such as hedgehogs and deer could be prevented from moving around if garden boundaries were present. The land also serves as a buffer reducing disturbance to wildlife caused by people in gardens. Houses next to the lakes would make the lakes feel more enclosed, which some species may not favour.

NDP Proposal 10 Tourism - *In line with the CS, small scale expansion and refurbishment of buildings in connection with local tourism and leisure should be supported, including the provision of car parking and associated landscaping, where it is of appropriate scale and can be shown to maintain or enhance the character of the Parish and the immediate surroundings.*

NDP Proposal 11 Earlswood Lakes - *The NDP would not support the development of any buildings on the land adjoining the lakes or changes to the site which would have a detrimental impact on its character and that of the surrounding area.*

Infrastructure & Transport

- 5.29 The main policy framework is the Warwickshire Local Transport Plan. There are no specific proposals affecting Tanworth other than the general aim of securing greater use of more sustainable forms of transport.

Earlswood Village Centre

- 5.30 Earlswood village centre, near the Reservoir Public House, suffers from a number of drawbacks. It is essentially a busy crossroads with increasing traffic problems, especially at rush hour, identified by residents in the household survey and a history of vehicular incidents, although there have been no incidents since the recent changes to the junction. The village store, a valued facility, has no scope for expansion and there is inadequate car parking.

There were suggestions in the past to use a small part of the land opposite the store to provide better parking arrangements and possibly to provide a larger store. This was not progressed apparently because the land is owned by the National Trust who did not respond.

Public Transport Services

- 5.31 The Parish has 4 railway stations on or within its boundary but they are not well used or well served with only an hourly service. Usage figures have been supplied by London Midland Trains. Danzey, Wood End and The Lakes are request stops with around 10,000 passengers each per year and on the whole the stations and approaches are in rural settings and are not well lit. Only The Lakes has a Sunday service. In comparison Earlswood and Whitlocks End further up the line and in the Metropolitan Borough of Solihull are better served and respectively have over 50,000 and 200,000 passengers annually.
- 5.32 Whitlocks End Station has seen significant investment in car parking and runs more frequent services to Birmingham. Most people using Whitlocks End appear not to live locally but travel from further afield, including Tanworth Parish, to take advantage of the frequent service and free parking. Developing our stations and expanding the parking may lead to a better service but risks drawing in people from outside the Parish with consequent increased traffic flows on roads in the Parish. There are in any event constraints (poor access, and limited scope for expanding car parking) on developing some of the stations. Discussions with Midland Rail

suggest that more frequent train services are more likely to happen because of development along the whole line than improvements in parking or more housing at individual stations.

- 5.33 It is important however, that there is appropriate level of car parking for the frequency of service, and this is not the case currently at Wood End and The Lakes stations.
- 5.34 The service at each station can be improved in association with the Train Operator through greater local commitment and adoption of a station by the local community and businesses. This could be via the Parish Council or a Residents Association (or other community organisation and/or local business). Improvements could include the lighting; the look and feel of the station; the station becoming a firm stop; and instigating a Sunday service.
- 5.35 There is a high level of dissatisfaction with the bus services. However, previous attempts to improve the service have not been supported by potential users.

NDP Proposal 12 Development of Local Stations - *Modest proposals to improve car parking at any of the stations will be supported but we should not seek to replicate the car parking arrangements at Whitlocks End at any of the stations in the Parish due to their rural setting and draw of passengers from the surrounding area with resulting increased traffic on predominantly rural roads.*

Possible Supportive action by the Parish council: **The Parish Council should investigate the possibility of some or all the stations in the Parish being adopted by the local community with a view to securing a Sunday service at all the stations and removing the "request stop" status.**

Roads and Traffic

- 5.36 Residents have concerns about the volumes and speeds of traffic on certain roads in the Parish, much of it passing through the Parish. Planned significant development of land neighbouring the Parish, particularly in Solihull Borough, will lead to more traffic on these roads. The risk is that the M42 motorway and junctions 3 and 4 become more congested, along with the A435 and A3400, and that motorists, particularly at peak times, will seek to avoid congestion hotspots and use the Parish's rural road network as an alternative.
- 5.37 The residents' survey indicates that people value the rural feel of the Parish and generally do not support traffic management and calming measures such as traffic lights, roundabouts, speed bumps or chicanes. They would prefer more sympathetic solutions to traffic flow and speed issues.

NDP Proposal 13 Roads - *The rural nature of the Parish should be respected and the inclusion of modern traffic management solutions such as traffic lights, roundabouts, speed bumps and chicanes should be avoided unless mandated by explicit safety concerns and accepted by local people. Where practicable, more sympathetic solutions to traffic flow and speed should be employed to narrow the road and slow the traffic which would also remove the attraction of neighbouring communities using the Parish's rural road network as a cut through.*

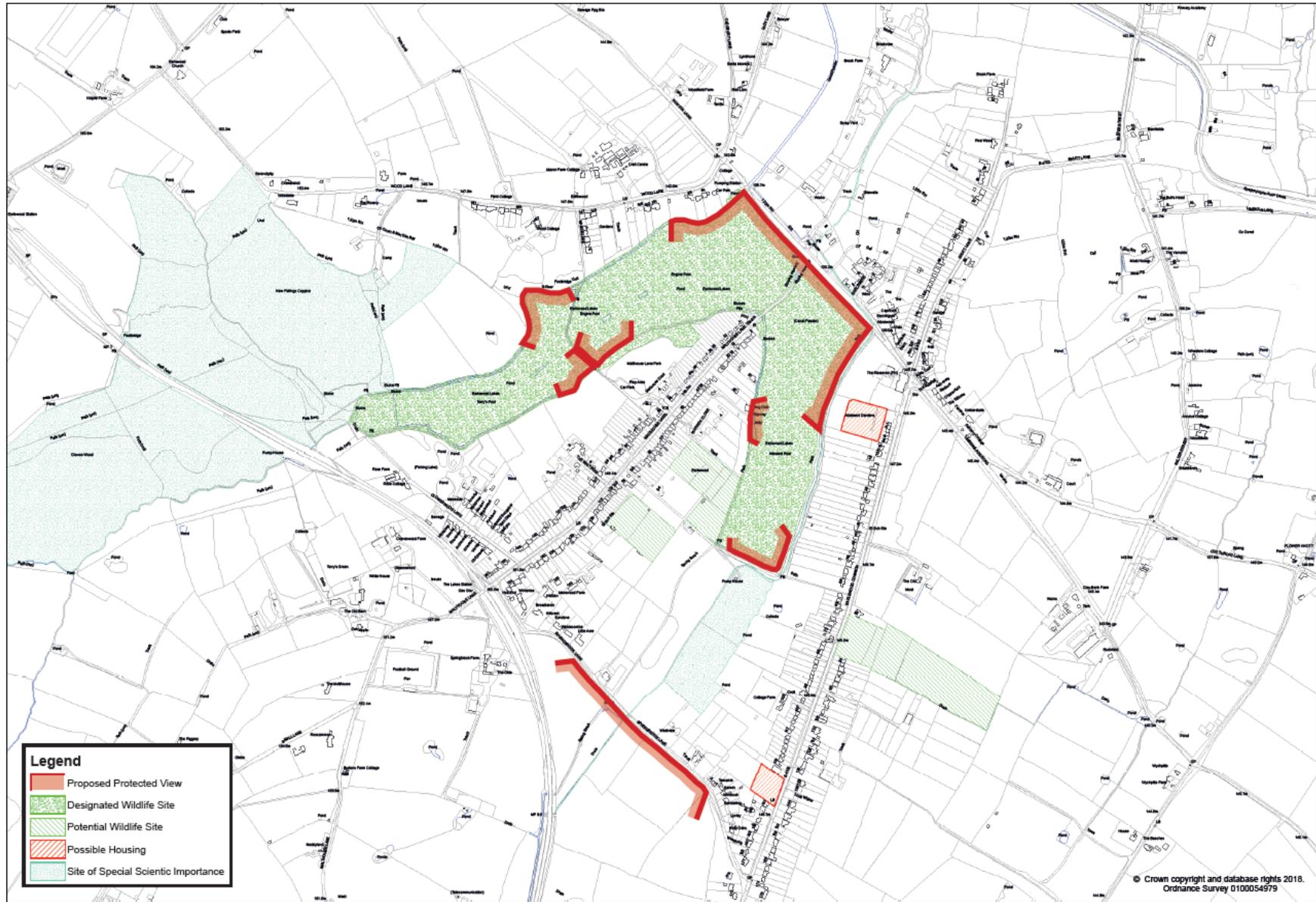
Possible supportive action by the Parish council: **The Parish, District and County Councils should co-operate and ensure that significant new housing developments also have within their plans developments to the road infrastructure. These must be capable of handling the additional traffic at key junctions and main arterial routes onto the motorways to avoid more through traffic using local rural roads.**

Parking

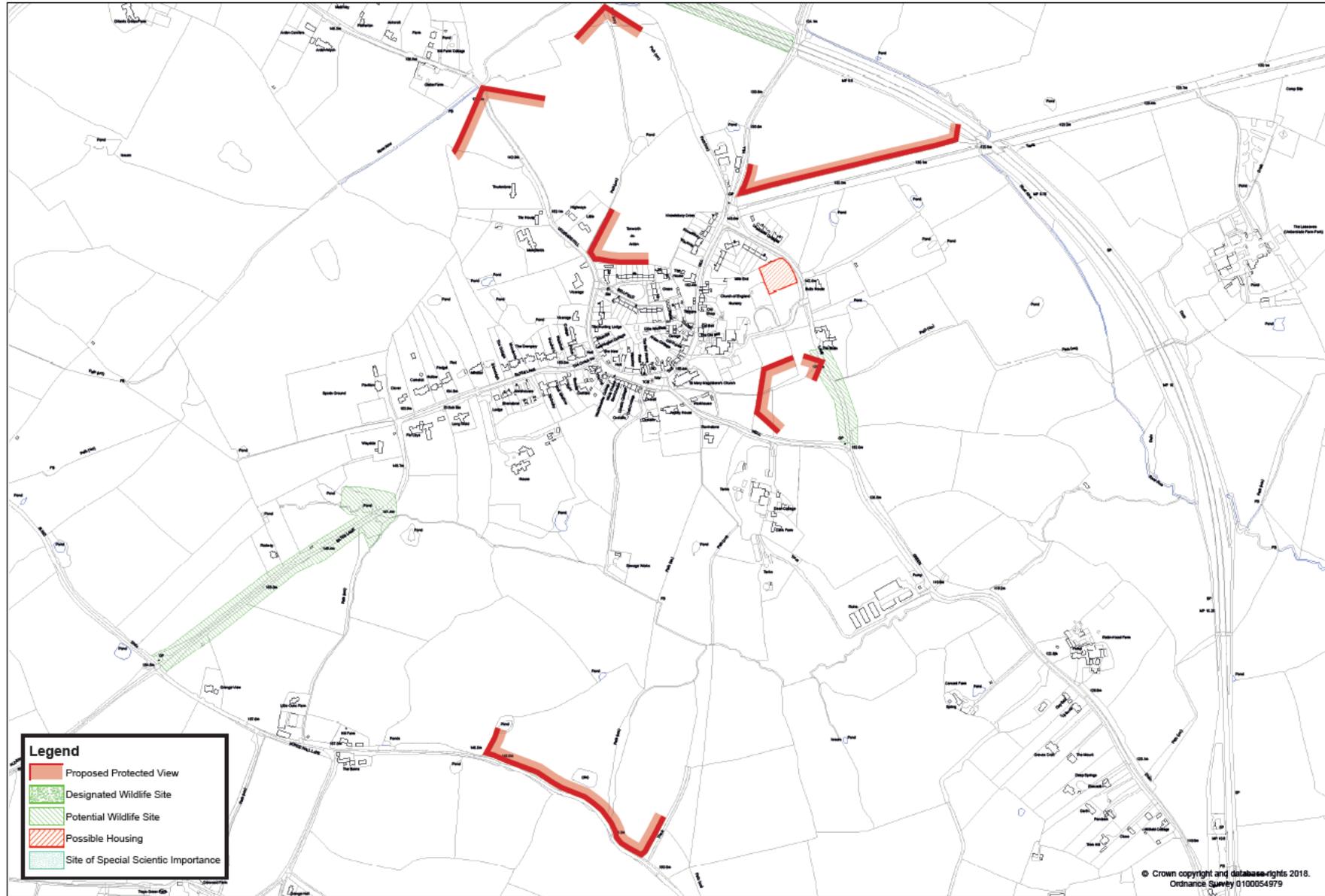
5.38 The heart of Tanworth village, a Conservation Area, much valued by residents, suffers from periodic congestion because of the demands of the primary school, the Church, the pub and the local garage. There is very limited off-street car parking. The precise balance of contributory factors is not well understood and nor are the possible solutions. Additional off-street parking would clearly be important, but other steps might also be helpful such as a one-way traffic system and parking restrictions, although residents in the past have indicated an unwillingness to accept them because they would inconvenience them more than visitors and would disfigure the village.

Possible Supportive action by the Parish Council: The Parish Council should instigate a study to look at ways of improving the traffic and parking situation in Tanworth and which will enhance the Conservation Area.

Appendix A Village Plans - Earlswood



Appendix A Village Plans - Tanworth-in-Arden



Appendix A Village Plans – Wood End



Appendix B List of Heritage Buildings

Proposal 3 would extend the protection that is enjoyed by Listed Buildings to other buildings that are of local significance in the Parish environment.

The following list of buildings is compiled from surveys of the Parish and would be affected by proposal 3:

Survey area	
Earlswood (Malthouse Lane)	Railway Bridge The Causeway
Earlswood (Malthouse Lane)	Florence Cottages Sailing Club Engine House White House Farmhouse
Earlswood (The Common)	Reservoir Pub
Earlswood (The Common)	Village Hall Cottage Farm Swallow Cottage/Abbey Cottage Arden Cottage
Tanworth	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	Telephone Exchange
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
Hockley Heath	Wayside Cottage Rose Cottage Nuthurst Grange Umberslade Baptist Church

Appendix C: Design Guidance

Purpose

It is proposed to adopt ongoing design guidance that future developers should comply with in respect of the sort of development that is likely to take place in the Parish over the next 15 years. These are likely to be small scale developments; replacement buildings; and extensions to existing buildings.

It will be for any development to show how they have complied with:

- (a) published statutory Design Guidance;
- (b) the Historic Character Statements of the three main villages;
- (c) the Landscape Character Assessment.

The latter two documents were commissioned by the Parish Council as part of the NDP process and define the observable characteristics of the Parish. These documents are intended to be published as appendices to the eventual NDP as a means of defining the key characteristics that new development should be shown to comply with and enhance and reinforce. Part of any planning application should clearly show in a Design and Access Statements submitted how the proposed development integrates with the character of the surrounding area as defined, and how it complies with following principles.

Principles

- *New development should be of a scale mass and built form which responds to the characteristics of the site and its surroundings. The height scale and form, including rooflines, should not disrupt the visual amenities of the street scene or impact on any significant wider landscape views.*
- *New buildings should follow a consistent design approach in terms of materials, and fenestration materials should complement materials used in surrounding development.*
- *Mature broadleaf trees and field hedgerows that survive from the enclosure of the former common land should wherever possible be retained.*
- *Building alterations or extensions in the Tanworth Conservation Area should be sensitive to the local context in terms of materials, design, colour scheme, scale and structure. This applies to those areas which although not strictly within the Conservation Area are closely linked visually to it.*
- *Redevelopment, alteration or extension of historic farm buildings should be sensitive to their distinctive character materials and form.*

Character 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.*
- *Prevailing post-medieval rural landscape character, though remnants of medieval activity and 19th and 20th century infrastructure and residential development add to 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 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.*