

# Polesworth Parish Council



## POLESWORTH PARISH NEIGHBOURHOOD PLAN

**2022-2033**

Adopted June 2025

## Foreword

Thank you for taking the time to get involved in shaping the future of Polesworth.

The Polesworth Neighbourhood Plan (PNP) will allow residents, businesses and other organisations to get involved in setting planning policies for the future of Birchmoor, Polesworth and Warton. The PNP will also sit alongside other planning policy documents, including the North Warwickshire Local Plan, and be used to help make decisions on planning applications.

The plan has been prepared by a working group of parish councillors and committed residents and has been revised to take on board comments made during previous consultations. The neighbourhood plan includes policies to protect our green spaces, recreation areas, landscape, community facilities and local heritage assets.

Thanks are due to all who have given time and effort in order to contribute to this plan but in particular to the core committee who have been there throughout pushing things forward and finding answers when needed. That is :

Margaret Henley, Roy Skidmore, Joan Daniel, Jon Planas and Paul Byrne

**Dave Parsons**

**Chair of the Neighbourhood Plan Committee**

## Table of Contents

	Page
Foreword .....	2
Table of Contents .....	3
1.0 Background.....	4
2.0 Polesworth Neighbourhood Plan Key Issues, Vision and Objectives.....	7
3.0 Polesworth Neighbourhood Area .....	11
4.0 Planning Policy Context.....	18
5.0 Neighbourhood Plan Policies .....	24
6.0 How to comment on this document.....	Error! Bookmark not defined.
Appendix 1. Local Green Space Assessment.....	50
Appendix 2. Assets of Local Historic ValueAssets of Local Historic Value .....	66
Appendix 3. North Warwickshire Local Plan Policies	116
Glossary .....	

## 1.0 Background

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare neighbourhood development plans to help guide development in a community's local area. Through this Polesworth Neighbourhood Plan (PNP), local people in Polesworth parish now have the opportunity to help shape future development in the area. This is because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.2 The adopted PNP will sit alongside the local authority area's North Warwickshire Local Plan (NWLP) this was adopted in September 2021. Neighbourhood plans must be in general conformity with the strategic planning policies contained in the development plan (the NWLP) for their area. The PNP has, therefore, been prepared to be in general conformity with the NWLP.

### **Neighbourhood Plan Process and Preparation**

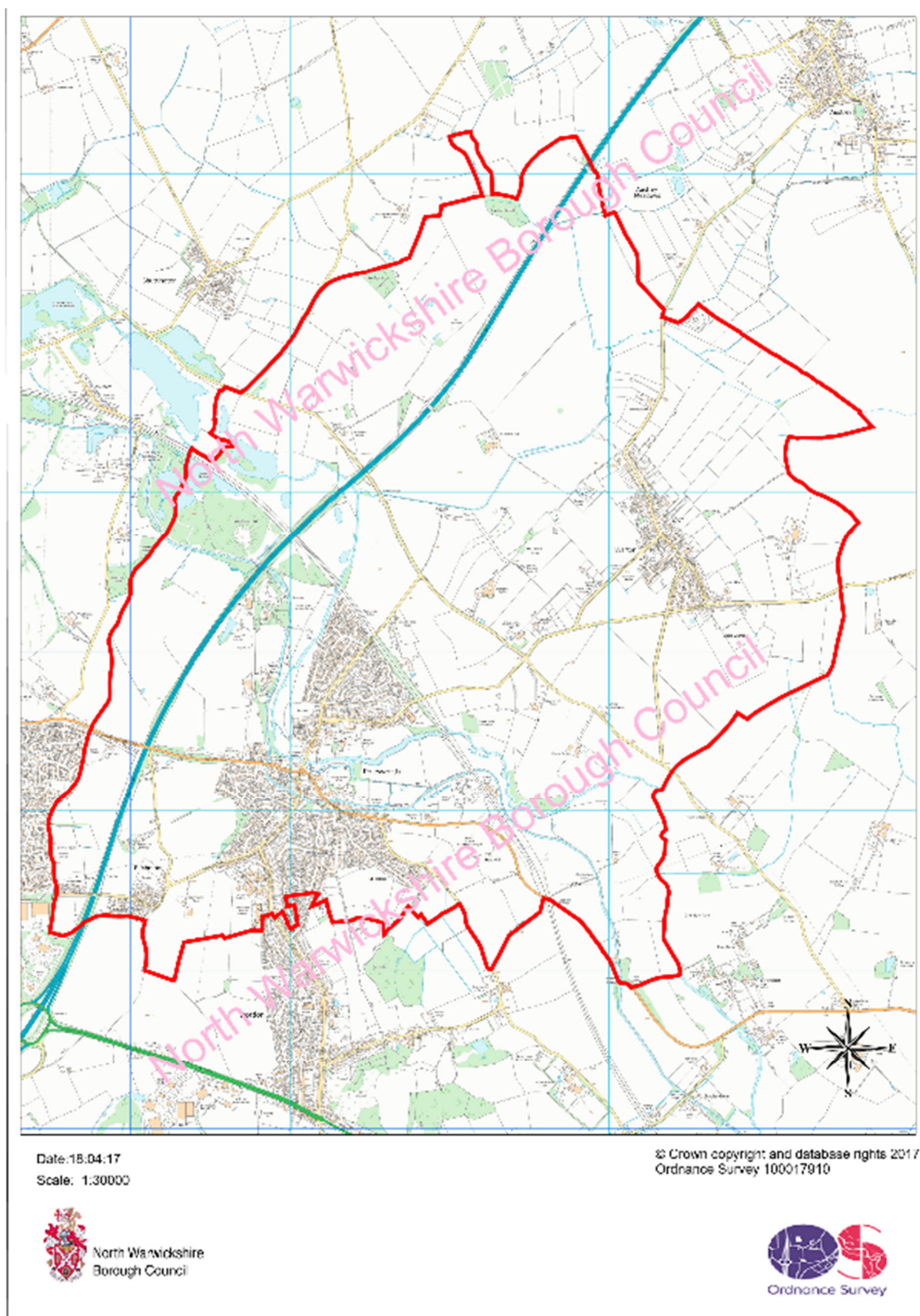
- 1.3 Polesworth Parish Council, as a qualifying body, believe neighbourhood planning is an important power for local people to use and decided to prepare a neighbourhood plan for the area. The Parish Council applied to North Warwickshire Borough Council (NWBC) for the parish area to be designated as a neighbourhood area on 11<sup>th</sup> April 2017. The application for designation was approved by NWBC on 20<sup>th</sup> September 2017<sup>1</sup>. The designated Neighbourhood Area covers the parish council area and is shown on Figure 1.

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<sup>1</sup> [https://www.northwarks.gov.uk/downloads/file/6825/polesworth\\_parish\\_council\\_-\\_approved\\_designation\\_decision](https://www.northwarks.gov.uk/downloads/file/6825/polesworth_parish_council_-_approved_designation_decision)

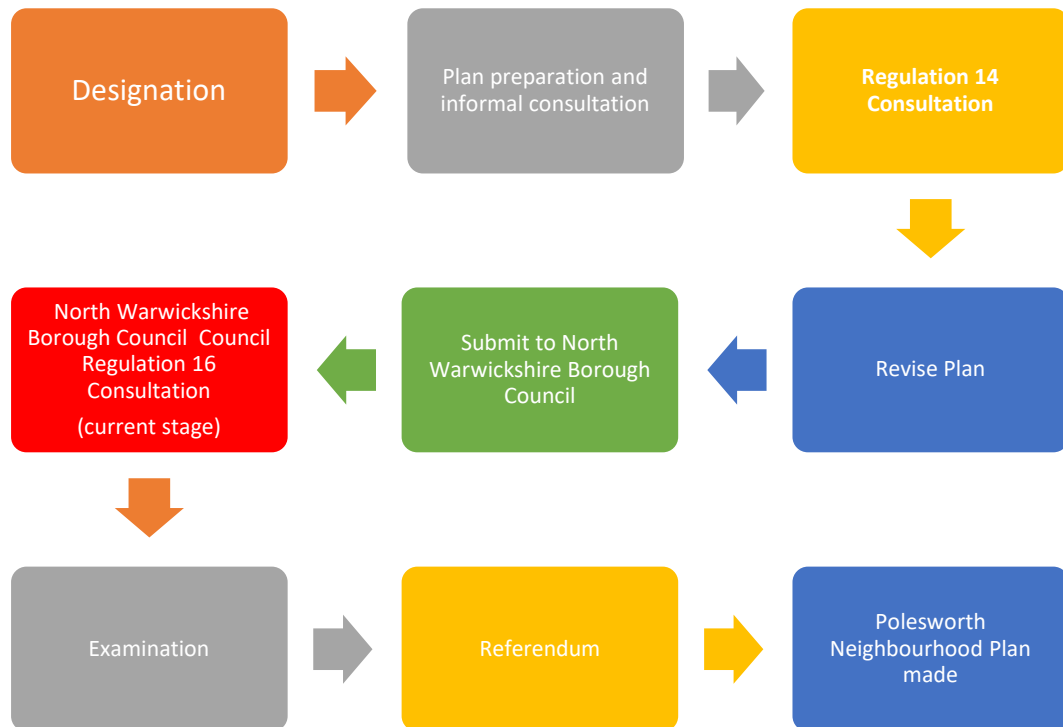


**Figure 1. Polesworth Designated Neighbourhood Area** (source: North Warwickshire Borough Council [https://www.northwarks.gov.uk/downloads/file/6826/polesworth\\_parish\\_council\\_-\\_approved\\_area\\_designation](https://www.northwarks.gov.uk/downloads/file/6826/polesworth_parish_council_-_approved_area_designation))



- 1.4 A Neighbourhood Plan Committee (NPC) comprising Parish Councillors and local residents was established to progress work on the plan. Further information on the background and work undertaken on the PNP, including the results of the surveys and information on consultation events can be found at <https://polesworth-pc.gov.uk/plan>. The steps in preparing a Neighbourhood Plan are set out in Figure 2 below.

**Figure 2. Neighbourhood Plan Preparation Process**



## 2.0 Polesworth Neighbourhood Plan Key Issues, Vision and Objectives

### Early Consultation and Engagement

- 2.1 The Neighbourhood Plan volunteers ran a survey to understand what people like about the area, what they don't like, and what concerns residents most about the future.



- 2.2 The Survey produced 165 online responses and 127 written responses. These are some of the facts about who responded.
- Just over 50% have lived here for over 20 years.
  - 20% had lived here for less than 5 years.
  - 58% were female.
  - And whilst responses were spread across the age ranges, 38% were over 65, and 56% were between 25 and 65.
- 2.3 One of the key things we asked residents was to tell us what was most important to them about the area. 10 areas were identified, and residents were asked to rank them:
- Quality of Environment and Green Spaces
  - Business and Employment
  - Community Facilities and Services
  - Retail
  - Transport, Traffic, and Moving Around



Heritage, Character and Distinctiveness

Building and Development

Health and Wellbeing

Leisure and Recreation

Education and Training

- 2.4 Most people ranked the quality of the **Environment & Green Spaces, and Health and Wellbeing** as their highest priority. In the comments we received this was also clearly the main priority area. Overwhelmingly when we asked people what they liked about their neighbourhood they talked about walking, open spaces, fresh air and countryside. Specific areas mentioned were Pooley Park, the river and canal, and other green spaces such as the playing fields at Warton.



- 2.5 Also highlighted through the comments were those on **the Heritage, Character & Distinctiveness** of the area, with references made to the local carnivals, fairs and festivals as being important parts of community life.
- 2.6 The thing that most people ranked as less important for the area was, surprisingly, **Building and Development**. Whilst the PNP cannot prevent development identified in the NWLP. Almost all responses identified recent development and the pressure this placed on local infrastructure such as doctors and schools, and lack of transport links as being problems that need to be addressed. We especially noted the concerns over safety at several junctions, including on the bridge and in Warton, and we also received many comments about “parking on the bridge”.
- 2.7 Discussions, comments and feedback were also collected from several engagement events.

### Key Issues

- 2.8 The Key Issues that have been identified by the NPC for the PNP are set out below:



- **Green spaces**
- **Quality of Environment**
- **Heritage**
- **Character and Distinctiveness (Landscape)**
- **Services and Facilities**
- **Infrastructure**

## **Vision**

- 2.10 The PNP will help to address some of these key issues with the aim of achieving our Vision for Polesworth in 2033. Why 2033? This is the same plan period as that for the North Warwickshire Local Plan, neighbourhood plans must be prepared to the same time period as the strategic planning policies for the area.
- 2.11 The Parish of Polesworth is a semi-rural area within the District of North Warwickshire. Polesworth has three separate communities - Birchmoor, Warton and the largest settlement of Polesworth itself.
- 2.12 Each community is predominantly residential with their own distinct geography, heritage and natural environment.
- 2.13 This Vision Statement has been developed from extensive community consultation – to which the main theme of the responses emphasised the importance of protecting the green spaces within and surrounding each community. This is because it is the village atmosphere which residents hold dear, and which attracts the majority of new residents to come and live in the area.
- 2.14 However it is acknowledged that growth will occur within Polesworth parish, this growth must be a significant factor in the future planning of the parish and must not be at the expense of the “village feel” the residents of the area wish to see retained.
- 2.15 Therefore the Polesworth Neighbourhood Plan (PNP) Vision is:

**“In 2033, Birchmoor, Warton and Polesworth will be distinct, attractive and green places to live in rural North Warwickshire. The physical and social attributes that go to make Polesworth parish a sought after place to live, such as green spaces, countryside and built heritage will have been retained, whilst housing and economic growth has been seamlessly integrated into the existing local community and environment.”**

## **Polesworth Neighbourhood Plan Objectives**

- 2.16 To achieve this Vision we have identified the following objectives for the PNP:

OBJECTIVE 1 – To protect and enhance green spaces.

OBJECTIVE 2 – To ensure new development creates a high quality, beautiful and sustainable buildings and places that reinforce the identity of Polesworth, Warton, Birchmoor and the surrounding countryside.

OBJECTIVE 3 – To protect and enhance the built and natural heritage assets of the area.

OBJECTIVE 4 – To support vibrant village centres and protect and enhance local services and facilities.

OBJECTIVE 5 – To ensure new development integrates as seamlessly as possible within its surroundings and minimises impact on existing communities.

OBJECTIVE 6 – To preserve the distinctive nature of our communities through preserving gaps / areas of separation between all of our existing communities and especially the neighbouring communities of Tamworth and Atherstone.

## 3.0 Polesworth Neighbourhood Area

### Introduction

- 3.1 The designated neighbourhood area is shown on Figure 1, Polesworth parish consists of three separate and distinct settlements, Polesworth, Warton and Birchmoor. Each has its own history and distinct character.

### The area today

- 3.2 Polesworth Bridge Street is the main shopping centre with shops to accommodate most everyday purchases. There is a Health Centre backing onto High Street which is currently rarely used and is therefore underutilised. The Practice retains the lease but due to difficulty with recruiting GPs is unable to staff and fully utilise this facility. There is a clear need for this provision at this location as the main GP surgery is based around two miles away in Dordon and bus services from the neighbouring villages of Warton (which does not have a direct service to Dordon), Birchmoor and beyond serve Polesworth far more frequently than Dordon. Consequently, improvements to the medical centre and provision in Polesworth would lead to a much needed improvement in service and improvement in terms of access for the population covered by this Neighbourhood Plan. There were 8 industrial units near the Tithe Barn which were for small enterprises and start up facilities for entrepreneurs which were well utilised, but these have now been turned into a small gym facility. There are a number of industrial premises along Pooley Lane and on the site of Pooley Pit which are available for rent. Other industrial premises have been sold and houses built on them. The only industrial premises remaining are along Grendon Road, this is where the canal boat yard used to be.



- 3.3 Warton was a small village which grew because of housing development when the farms were sold off. Council houses were built along Orton Road about 1950 and more built in the 1960s and early 1980s. The older properties in Little Warton Road were Coal Board houses. The village originally was on the crest of the hill with the smaller settlement along Orton Road known as Little Warton. Gradually the settlements merged from the 1920s/30s and the name Little Warton remains as a road name only. Since 2015 there have been five new housing developments and a sixth is in construction. This is significant development pressure on a small village and beyond planned allocations. Warton has a primary school, one shop, a club and

a public house but has few other facilities, residents having to travel for butchers, greengrocers, hairdressers, all other household purchases. There is no public transport to the doctors' surgery in Dordon. There are no facilities for industrial usage, and it has until recently retained its village character. Although Bramcote is officially part of Polesworth it is seen to be part of the village and HS2 will run near the M42 there.

- 3.4 Birchmoor has a club, public house and St Johns Methodists Church, residents having to travel for all household purchases and health services. The village has been divided by the M42 motorway and the HS2 development will cause much disruption during its construction and divide the village even more.

## **History**

### Early History

- 3.5 The first humans to visit the area were early nomadic tribes who left traces of their presence along the river valley. There was also an iron hill fort located on the south side of the valley on Hoo Hill and a meeting place, possibly pre-Roman on the north side of the valley on Stipers Hill.
- 3.6 Traces of a Roman building were found in various archaeological digs in Polesworth near the site of the present Parish Church. There is documentary evidence of an anchorite called Edith living on the banks of the Anker in the late 600s to early 700s and after her death she was revered as a saint and evidence of a community which looked after her shrine there and possible site of a Minster Church was found during the archaeological digs on the site from 2011-2013. There is little evidence of any habitation in Warton at this time and none at Birchmoor, although the areas of Bramcote and Pooley seem to have Saxon origins. This area was in the Forest of Arden and although there may have been other small, cleared areas the majority of the landscape was forested.

### Norman Conquest to the Dissolution of the Monasteries

- 3.7 In the middle of the 1100s a large Abbey was built near the river in Polesworth and a township built up around it. Tax was paid by a number of households in the 1300s which denotes its prosperity as one of the largest townships in Warwickshire. Bramcote was a thriving Hamlet with a number of households also paying large amounts of tax in the 1300s; neither Warton nor Birchmoor is recorded as paying any tax at this time which probably denotes an empty landscape. Warton is mentioned in deeds of Polesworth Abbey as a wooded area. Polesworth benefited from the weekly market held in the shadow of the Abbey precincts in High Street, the yearly three day fair and the many pilgrims who visited the shrine of St. Edith. The Saxon Hall standing at Pooley, although much altered and added to over the intervening years, was replaced by a semi fortified brick built house by Sir Thomas Cockayne in 1509, possibly the earliest brick built house in Warwickshire.





### Dissolution of the Monasteries to the Present Day

- 3.8 Parish Registers give details of baptisms, marriages and burials since they began in 1632 which show a small number of households present at Warton and Pooley. Evidence from wills shows these to be small scale farmers. Birchmoor seems to have been mainly an empty moor and heath landscape. There are few mentions in the parish registers until the late 1700s of any occupants. Indeed, the Hearth Tax in 1662 gives no mention of any houses there at all.
- 3.9 Birchmoor's main claim to fame is the fact that Joseph Gilliver came from there. He was a breeder of fighting cocks and was the cock master to both King George III and IV. He named the area Cockspur, a name by which it was known until quite recently. There is a public house in Birchmoor named the Gamecock Inn which refers to this part of the history of Birchmoor and may predate Gilliver's time.
- 3.10 The main change at Birchmoor came with the sinking of the mine shaft which was off the Hermitage Lane between the Tamworth Road and present day Birchmoor itself, this was originally called the Cockspur mine. The seams were excavated under the Watling Street and led to the closing of the shaft in Birchmoor and the opening of the new one, named Birch Coppice, across the Watling Street to be closer to the richer coal seams. New houses for the miners were built along New Street and in the 1800s a mission church was built which is still in use for Christian worship today. A Methodist church was built some time afterwards at the bottom of New Street but went out of use and was demolished, the land being used as a car park opposite the Club.
- 3.11 Bramcote existed as a small hamlet, although its size had shrunk since the Reformation, until the beginning of the 19<sup>th</sup> century when the landowner developed more intensive farming in the area and the only trace of any habitation apart from the modern farm buildings is the Grade II listed Bramcote Hall.

- 3.12 Polesworth survived the Reformation although evidence from wills shows it began to decline. However, it became a very prosperous township in the 1700s and early 1800s with all the facilities one would expect to find in a townships at that time. The Goodere family who purchased the Polesworth estate from the crown after the Reformation held the land until 1747. The family were patrons of the arts and attracted many prominent poets such as Ben Johnson, John Donne and Michael Drayton – who worked at Polesworth Hall, on the site of the present vicarage, as a page. Both Drayton and Donne mention Polesworth in their writings. They all viewed it as the epitome of idyllic rural charm. Shakespeare is also reputed to have been a page in the Goodere household and many of his plays contain references to places nearby. Indeed Hollingshead, whose chronicles he used for his historical plays, was tutor at Bramcote Hall at this time and may well have been known to him.
- 3.13 Sir Francis Nethersole, who inherited the estate through his wife Lucy, built a school for boys and girls in Polesworth in 1655 after founding the school in 1638, where scholars from the ecclesiastical parish could gain an education. The nuns at Polesworth had run a school before the Reformation and records show that between thirty to forty children were educated there at one time.
- 3.14 Polesworth up to the early 1800s remained mainly an agricultural area but there was also small scale coal mining. The 1662 Hearth Tax gives 43 houses in the township, many of which were large properties and by 1800 there were many prosperous families. The canal was cut through in 1770s which opened up the transport of agricultural produce to a wider market and also opened up the area south of the river to wider occupation. The river flooded regularly and cut the township in half when the valley floor became impassable. The opening of the railway in 1847 gave access to an even wider market for goods and services.
- 3.15 The Polesworth mine, opened in the 1700s was opposite the Bulls Head public house and employed a number of local men. With the sinking of the deep shaft at Pooley came the need to employ more men and so there was a distinct shift in the mid-1800s from agricultural workers in the area to mine workers as evidenced by the Census figures for 1841 and 1861.
- 3.16 A large wharf was built to take the coal along the canal and with the development of railway engineering a railway was built to take the coal from the Birch Coppice mine all the way across the straight fields at Birchmoor and down to the wharf at Polesworth. Canal boat building was taking place along the Grendon Road in Polesworth, and a large pipe works was built near the Polesworth coal mine which used the clay from the hill behind which shows in the landscape of the area as the excavations ended at what is now the crest of The Gullet. The wharf was filled in and a housing estate now stands on the area of the pipeworks and the mine.



- 3.17 So the status of Polesworth changed from being a prosperous market township to a mining village with some other industries developing. Many of the tradespeople moved away and although there were still people of independent means there were fewer tailors, haberdashers, butchers, hat makers, dressmakers etc and more malsters, victuallers, coal huggers, publicans and coal miners. It was during this change that the non-conformist churches developed. Both the Baptist and Independents (Congregationalists) build their churches in 1828, with the Methodists building there's in 1857. There is evidence of a Baptist congregation in Polesworth since the early 1800s, but the first evidence of Independents is when the church was built along High Street. The Methodists seem to emerge when the Tamworth church was being rebuilt in 1850 and people from the congregation went to local villages to preach and encourage new congregations to develop. They quickly gained converts and used a blacksmiths shop as a chapel until they could build their own church in 1857.
- 3.18 The Hearth Tax records for Warton show that in the mid-1600s at least 24 households were part of a scattered settlement, some of which were larger farmhouses and some poorer dwellings for farm workers. 17 households suffered losses in the Civil War period when they were required to give free quarter to parliamentary troops, with 12 households also losing horses, other items were also stolen by Scottish troops. The village had a thriving Baptist congregation from the early 1800s with a church and attached burial ground being built in 1812. This closed in 1953 and was demolished in 1972/3 to make way for housing. The Primitive Methodists had a congregation in Warton from 1828 to 1845 and grew up again in 1892 with a chapel being built in 1898. It closed in 1932 and the building still stands today although much altered. Polesworth Church was the established church that served the ecclesiastical area with all services and baptisms, marriages and burials taking place there, but Warton had a church built in 1841 and was served by a curate until it became a separate ecclesiastical parish in 1849.





- 3.19 Polesworth remained a small compact township up to the mid-1800s with houses on medieval burgage plots arranged along the High Street with some development along Bridge Street, the old hollow way for the medieval township. The main thoroughfare was from and to the north and east. After the Reformation and certainly after the canal was cut through the road to the south of the river, now the B5000, was developed.





- 3.20 Polesworth was a large estate with one landowner, some plots of land had been sold off, but the majority was still owned by the Chetwynd family of Grendon. When the estate was split up and sold in 1912 this released land for development for housing for workers in the growing industries. Individual plots were purchased along High Street, Station Road, Grendon Road, Dordon Road and Fairfields Hill in the years between the two wars and Council housing was also provided on the estates at St. Helena and Coronation Avenue. There had also been a number of 'yards' of poor housing developed during the late 1700s and early 1800s which were demolished in the late 1950s and early 1960s. This period also included the expansion of Council housing providing homes at reasonable cost and good quality. The middle 1960s saw the building of two large private sector estates called Transale Heights and Castle Park and the demolition of houses along Grendon Road and the erection of blocks of council flats. Further infilling took place encompassing the old pipeworks and mine area opposite the Bull public house with the old canal wharf being filled in; along Birchmoor Road, Sunset Close, Waterside and Rickyard Close. Recently more infilling has taken place and also the erection of the estates on the eastern end of Grendon Road on what were green sites with more housing in the pipeline to extend up to the Dordon boundary on that side of the township.

## 4.0 Planning Policy Context

- 4.1 Neighbourhood plans must be consistent with national planning policies and advice; and be in general conformity with the strategic planning policies for the area. It is therefore important that as the PNP is prepared, the emerging draft policies reflect this higher-level planning framework.
- 4.2 National planning policy is set out in the National Planning Policy Framework (NPPF)<sup>2</sup> published in revised form in December 2024. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role and an environmental role.
- 4.3 The benefit of neighbourhood planning is set out in paragraph 30 of NPPF:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.*

*Footnote 17: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”*

- 4.4 Strategic planning policy is set out in the North Warwickshire Local Plan (NWLP) (adopted September 2021).
- 4.5 The NWLP seeks to achieve the following Strategic Vision for North Warwickshire:

*Rural North Warwickshire: a community of communities. A place where people want to live, work and visit, now and in the future, which meets the diverse needs of existing and future residents is sensitive to the local environment and contributes to a high quality of life. A place which is safe and inclusive, well planned, built and run and offers equality of opportunity and good services for all.*

*The rural character of North Warwickshire will be retained and reinforced to ensure that when entering the Borough it is distinctive from the surrounding urban areas.*

*The Borough will accommodate development in a balanced and sustainable way, placing a high priority on quality of life, ensuring the protection, restoration and enhancement of valuable natural and historic resources and providing the necessary supporting infrastructure.*

*New homes, new employment proposals, local services and community facilities will be integrated carefully into the Borough’s existing areas respecting local distinctiveness. The majority of the development will be focused on the Market Towns and Local Service Centres.*

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<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

*Employment generation will benefit local residents and ensure long lasting benefits to the Borough, including improved skills, reducing out commuting and regeneration of industrial estates where appropriate.*

*Housing catering for the needs of residents will be provided in order to give choice of tenure and location and will be located to take advantage of good public transport accessibility and to help maintain and enhance the vitality and viability of settlements.*

*Existing communities will retain their distinctiveness and identity through good quality, inclusive design. New development will be designed to a high quality following urban design, sustainable development and construction principles and giving high importance to the public realm as well as good access and provision of Green Infrastructure, open space, sports and recreational facilities.*

*Important natural and historic areas and buildings help to create the distinctive character and identity of the Borough and its settlements are protected and enhanced.*

- 4.6 A series of Strategic Objectives for the NWLP flow out of the Spatial Vision. All of the NWLP objectives are interlinked and so should be read together. Similarly, the NWLP policies flow from these. **Neighbourhood plans must be in general conformity with the strategic priorities in the local plan.**

The Strategic Objectives of the Local Plan are:

- 1 To secure a sustainable pattern of development reflecting the rural character of the Borough
- 2 To provide for the housing needs of the Borough
- 3 To develop and grow the local economy for the benefit of local residents
- 4 To maintain and improve the vitality of the Market Towns
- 5 To promote rural diversification
- 6 To deliver high quality developments based on sustainable and inclusive designs
- 7 To protect and enhance the quality of the natural environment and conserve and enhance the historic environment across the Borough
- 8 To establish and maintain a network of accessible good quality Green Infrastructure, open spaces, sports and recreational facilities
- 9 To ensure the satisfactory provision of social and cultural facilities

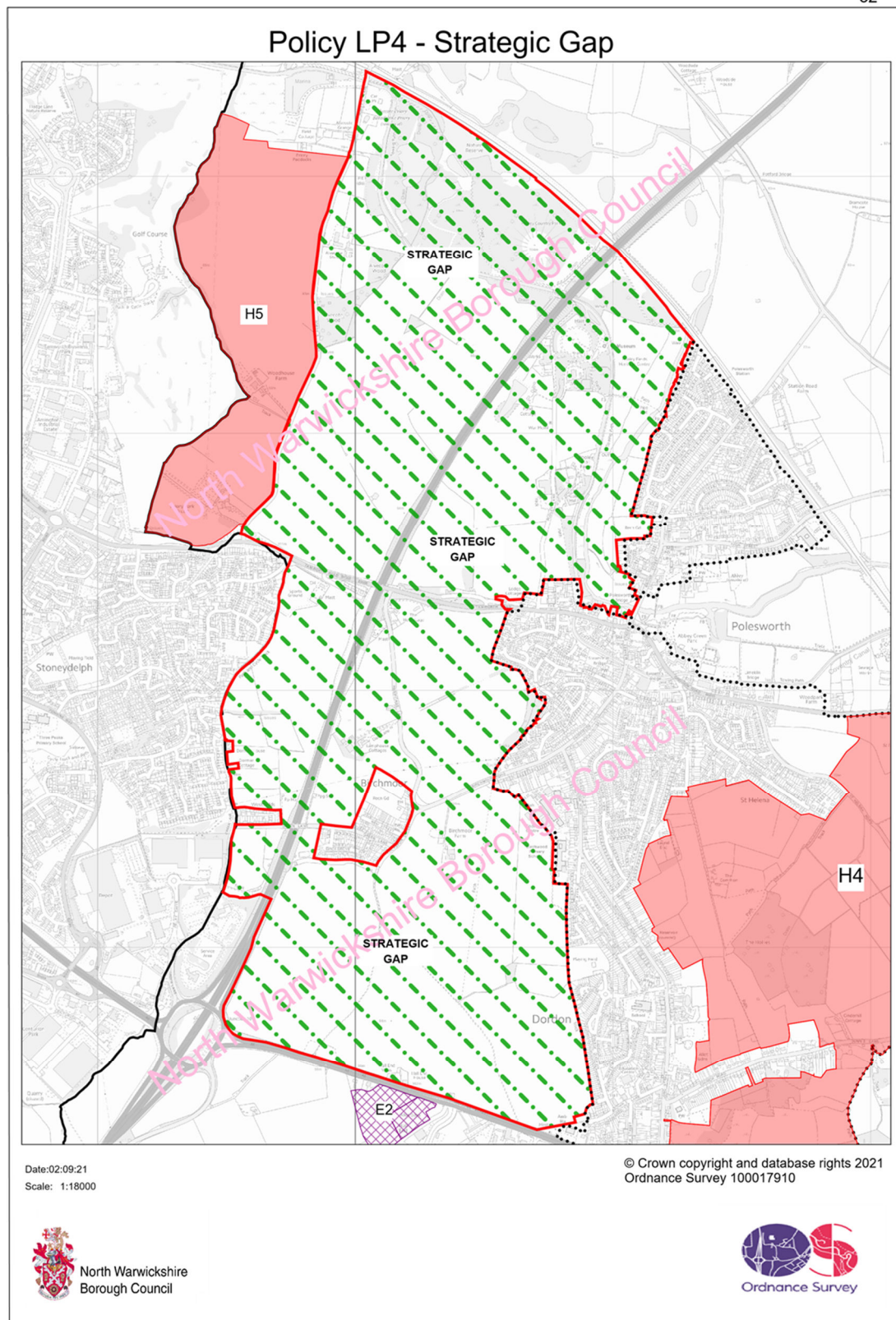
- 4.7 The final key overarching element of the NWLP is the spatial strategy. Paragraph 7.2 of the Local Plan sets out that:

*“The Spatial Strategy is a key component of the Local Plan for delivering a sustainable way of living and working and considering the appropriate distribution for development. It seeks to allow development to take place in a controlled pattern throughout the Borough. The pattern of development has been influenced by considering how the Borough functions, as well as the impact of surrounding cities and towns. Future development will take place in accordance to the size of the settlement taken, with its range of services and facilities and is influenced by considering if the settlement is in or outside of the Green Belt. This will mean that the majority of development will take place in the larger settlements, with more limited development in the smaller rural settlements and in particular those not in the Green Belt.”*

- 4.8 For the purposes of the Local Plan Spatial Strategy – Polesworth with Dordon are classified as a Main Town (Category 1). Warton is classified as a Category 4: Other Settlements with a development boundary. Policy LP2 (see Appendix 3 for Policy) sets out the development appropriate to each level of the settlement hierarchy.
- 4.9 Due to Polesworth with Dordon’s location there is a close relationship with Tamworth, to avoid coalesce with Tamworth a strategic gap is identified in the NWLP (Figure 3). Birchmoor sits within this strategic gap. The planning policy for the strategic gap is LP4 (see Appendix 3):



Figure 3. Polesworth with Dordon/Tamworth Strategic Gap

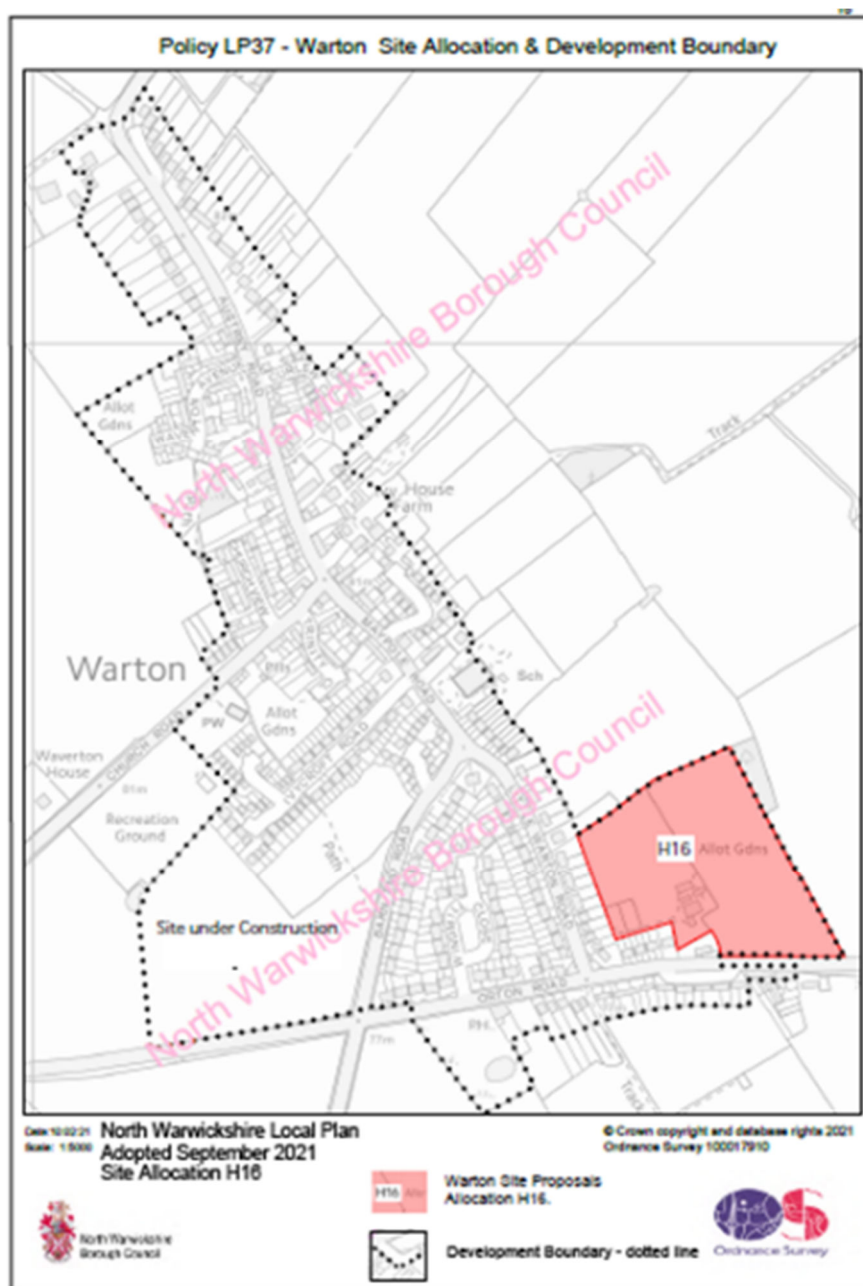


- 4.10 The NWLP sets the amount of development over the plan period 2011-2033. Across the Borough this totals 9,598 new homes, 100 hectares of employment development, and 19 permanent residential gypsy and traveller pitches between 2019 and 2033. As can be seen on Figure 3 most of the development impacting on the Polesworth

area will be on sites H4 (minimum 2,000 new homes) and H5 (approximately 1,270 new homes). The NWLP includes more detailed planning policies for these two sites.

- 4.11 Warton village also includes a site allocation H16 Land north of Orton Rd, Warton, a 4.2 hectare site, with an anticipated delivery of 128 new houses. Development will also be managed through a defined Development Boundary for the village (Figure 4).

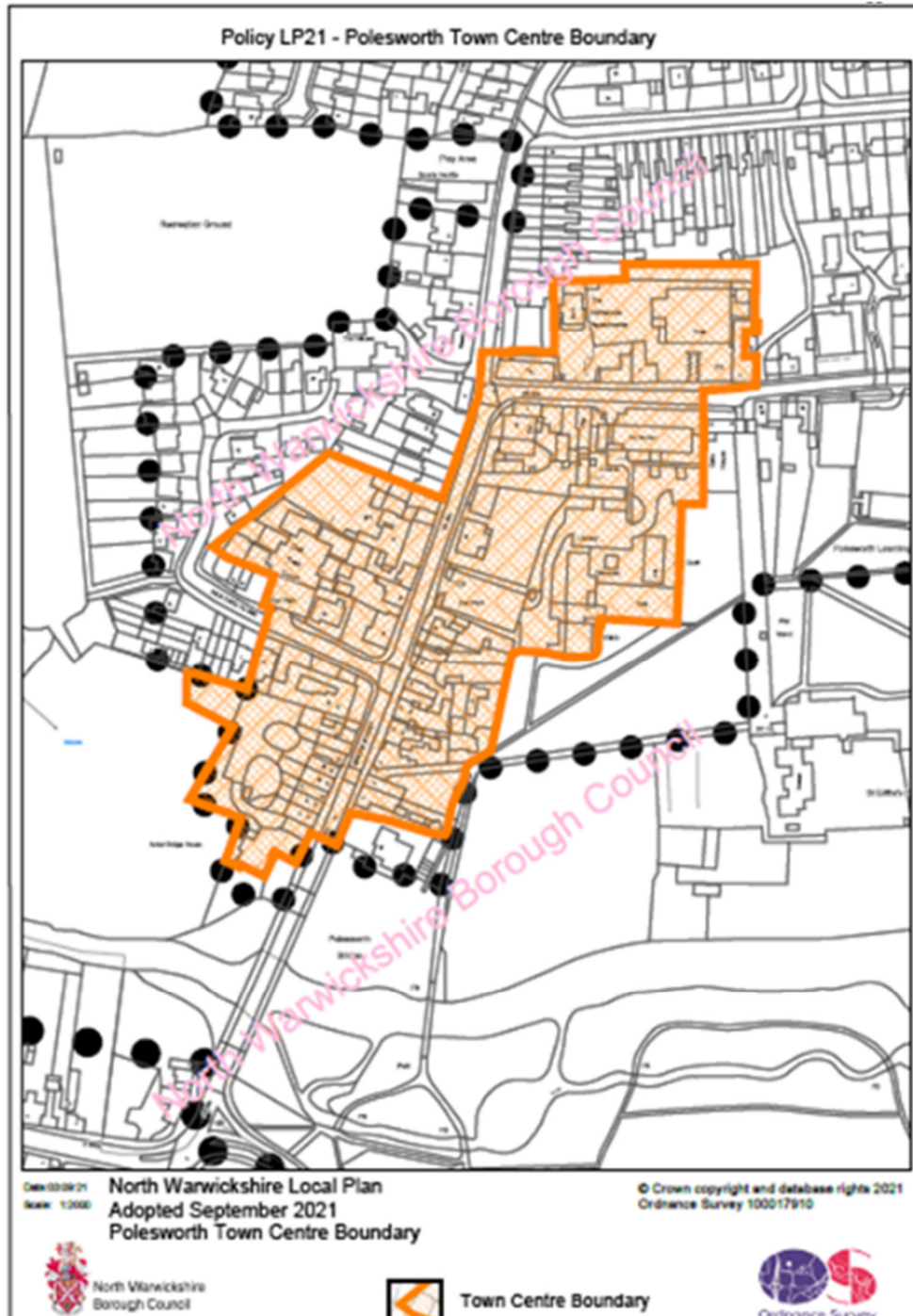
**Figure 4. Warton Site Allocation and Development Boundary**



- 4.12 The NWLP also includes several strategic planning policies that are of relevance to the preparation of the PNP, for example those on heritage and landscape. Where relevant and necessary these are referred to in the Background/Justification section of the Draft PNP policies in section 5.0 of this document.

- 4.13 One final area specific planning policy from the NWLP that is worth highlighting is that for Polesworth town centre (Figure 5). Development within this boundary will be managed using Policy LP21 of the NWLP.

**Figure 5. Polesworth Town Centre Boundary as Identified in the North Warwickshire Local Plan**



## **5.0 Neighbourhood Plan Policies**

- 5.1 This section of the PNP sets out the planning policies (green boxes) to manage development in Polesworth Parish up to 2033. The policies are defined below each PNP objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole.



## **PNP OBJECTIVE 1 - To protect and enhance green spaces.**

### **Introduction**

- 5.2 The key priority identified through early consultation and engagement has been the need to protect and enhance the area's green spaces. The PNP will seek to do this in one of two ways, by designating Local Green Spaces, a national planning policy protection, that protects once designated in the same way as Green Belt; and by identifying other green spaces to be protected with a less restrictive NDP protection. The PNP also seeks to encourage enhancements to these green spaces when suitable opportunities and funding arise.

### **Policy PNP1 – Protecting Local Green Space**

**The following areas are designated Local Green Spaces (shown on the Policies Map) in accordance with paragraphs 103 and 104 of the NPPF 2024:**

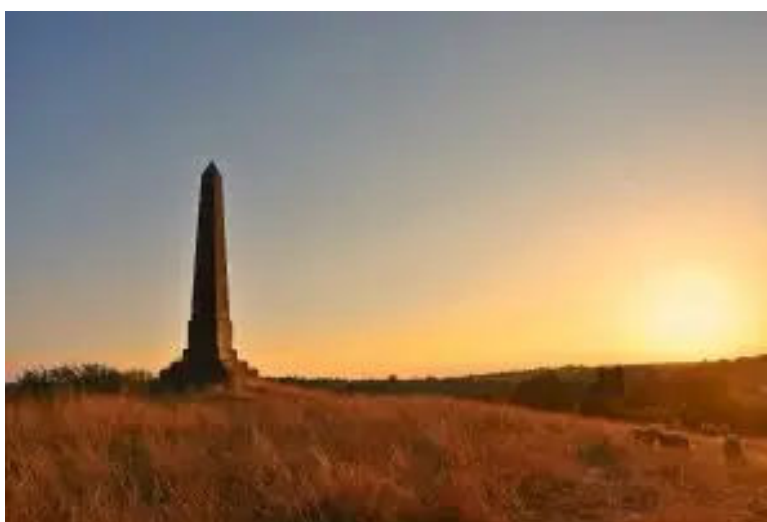
**PNP1/1 – Birchmoor Allotments**  
**PNP1/2 – Birchmoor Recreation Ground**  
**PNP1/3 - Station Road Recreation Ground and Community Field**  
**PNP1/4 – Hall Court**  
**PNP1/5 – The Spinney**  
**PNP1/6 – Abbey Green Park**  
**PNP1/7 - North Warwickshire Club and Sports Ground**  
**PNP1/8 – Hoo Monument**  
**PNP1/9 – Warton Allotments**  
**PNP1/10 – Warton Recreation Ground**  
**PNP1/11 – Glebelands**  
**PNP1/12 – St John's Church Allotments**

**Development, including enhancements, and expansion, where practicable and feasible, of the designated Local Green Spaces will be supported when consistent with national planning policy for Green Belt.**

### **Background/Justification**

- 5.3 Paragraph 106 of the National Planning Policy Framework (NPPF) allows local communities, through neighbourhood plans, to protect green areas of particular importance to them by designating Local Green Space.
- 5.4 Paragraph 107 of the NPPF goes on to advise that *“the Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - c) local in character and is not an extensive tract of land.”*

- 5.5 Policy LP20 of the NWLP “Green Spaces” seeks to retain, protect and wherever possible enhance green spaces shown on the NWLP Policies Map, Policy LP20 also acknowledges Neighbourhood Plans may designate additional areas. The PNP takes up this opportunity. Policy LP22 Open Spaces and Recreational Provision of the NWLP also seeks wherever possible to be retain, protect and enhance (unless their loss is offset by an equivalent or improved replacement) open spaces and recreational areas.
- 5.6 A number of open spaces in the neighbourhood area have been assessed to see if they meet the designation criteria set out in national planning policy (Appendix 1, Table 1).





## **Policy PNP2 - Protecting Other Green Spaces**

**Development that would result in the loss of other green spaces (shown on the Policies Map) will be only supported when it can be clearly demonstrated by the applicant that the open space no longer performs a useful function in terms of the local environment, amenity or active public recreation use.**

### **Background/Justification**

- 5.7 As well as the key green spaces that are suggested for the highest level of protection as designated local green spaces under Policy PNP1, the neighbourhood area also has several other important green spaces that perform a variety of useful functions (Appendix 1, Table 2). These can sometimes be smaller, often quite incidental green spaces that help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors. It is proposed that these spaces are also protected, but not with the high degree of protection offered to designated local green spaces (protection that is consistent with national Green Belt planning policy) that precludes most built development. The green spaces identified in Policy PNP2, that are not considered to meet the national planning policy tests for being designated as Local Green Spaces, could be developed in certain circumstances and these are set out in Policy PNP2.
- 5.8 These green spaces while significant to the residents of the various estates where they exist do not have community wide impact with regard to giving rise to a wide range of leisure activities or heritage issues. Essentially, they give individual estates and localities character and provide opportunities for interaction between small groups of children, dog walkers etc. and occasionally a venue for social events such as VE Day or jubilee celebrations and bring grass areas, plants, shrubs and in some cases trees into residential areas. Examples of these areas are to be found in Sycamore Avenue, Coronation Avenue, Ridding Gardens, Orchard Close and significant examples on the newer St. Leonards Estate which will connect directly to the Polesworth section of the proposed Local Plan H4 development

## **PNP OBJECTIVE 2 - To ensure new development creates a high quality, beautiful and sustainable buildings and places that reinforce the identity of Polesworth, Warton, Birchmoor and the surrounding countryside.**

### **Introduction**

- 5.9 National planning policy seeks to create high quality, beautiful and sustainable buildings and places. Good design is seen as a key aspect of sustainable development, because it creates better places in which to live and work and helps make development more acceptable to local communities. This section of the PNP seeks to help to secure good design in the Polesworth neighbourhood area.

### **Policy PNP3 – Sustainable Design and Construction**

All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of the settlement in which it is to be situated.

Development should seek to exceed minimum standards for energy efficiency and resource use and seek to be carbon neutral, thereby making a contribution to reducing the effects of climate change. Development will not be supported where it is of poor design that has an adverse impact on the character of the area. To ensure good design is achieved development should be designed to take account of, and will be assessed against, the following criteria, where relevant:

- (a) It promotes or reinforces local distinctiveness of Polesworth, Warton and Birchmoor by demonstrating that appropriate account has been taken of existing good quality examples of street layouts, blocks and plots, building forms and styles, materials and detailing and the vernacular of the settlement;
- (b) It is designed in such a way so as to make a positive use of local landform, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;
- (c) It conserves or enhances existing wildlife habitats and incorporates new native planting (if appropriate to the site and its context) and landscaping that create new habitats, nesting (e.g., for birds and bats), encourages pollinators and provides foraging opportunities. Overall, a net gain in biodiversity should be demonstrated;
- (d) It uses space and creates new public open spaces that are enclosed, integrated and overlooked by buildings and are in prominent useable locations. Such spaces should use native planting (if appropriate to the site and its context) and planting to encourage pollinators;
- (e) It includes sufficient amenity space to serve the needs of the development and its users, in accordance with the Local Plan
- (f) It includes appropriate boundary treatments that reflect local context and landscaping using predominantly native species to support a net-gain for biodiversity. It provides highways for hedgehogs by allowing access through boundary walls and fences;
- (g) It does not have a detrimental effect on the amenity of occupiers of neighbouring property;

- (h) It does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;**
- (i) It includes measures that seek to improve pedestrian facilities and linkages in the Parish and beyond to encourage walking and cycling, wherever possible in accordance with the tests relating to planning obligations**
- (j) It makes a contribution to local identity, and sense of place. Proposals should not feature generic designs and should set out how they take account of the locally distinctive character of the area in which they are to be located within any submitted Design and Access Statement;**
- (k) It respects the height of the buildings in the immediate surrounding area. Future housing development will generally be expected to be no more than two storeys;**
- (l) It uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable high quality alternatives that authentically reinforce or positively contribute towards local distinctiveness;**
- (m) It contributes to reducing carbon emissions by incorporating measures to reduce energy consumption (e.g., building orientation, siting, areas for outdoor drying) and, where possible, sources of renewable energy. Where such features are included, they should be appropriate in scale to the building of good design and well sited. Such features should also be sympathetic to the surrounding area;**
- (n) It is designed to be as water efficient as possible e.g., by incorporating water collection measures;**
- (o) It uses existing watercourses and ditches, sustainable drainage systems (SUDS, such as swales) to hold rainwater in storms. SUDS should be planted with native vegetation to support wildlife. All paving should be semi-permeable to allow run-off to drain away;**
- (p) It includes features to minimise light pollution;**
- (q) It includes space for off road/pavement storage of refuse and recycling bins in accordance with locally adopted standards;**
- (r) It has appropriate car parking in accordance with locally adopted standards. Car parking should be sited in such a way that it is unobtrusive, does not dominate the street scene, and minimises the visual impact of car parking;**
- (s) It links to existing rights of way and does not restrict the use and enjoyment of such routes;**
- (t) All new residential development should provide external wall-mounted charging points for plug-in and other ultra-low emission vehicles for each dwelling that is to have a private drive or garage. Where communal car parking is provided this should also contain charging points. Larger homes, such as those with 3 bedrooms or more, should consider providing facilities to charge more than one vehicle at once;**
- (u) It uses Secured by Design principles;**
- (v) It ensures there is no loss of, or damage to, existing trees or woodland. Where trees or woodland cannot be retained, they should be replaced preferably on site, where this cannot be achieved suitable offsetting measures to provide replacement should be provided off-site; and**
- (w) Where relevant, applicants will be required to produce a green infrastructure plan. This should demonstrate how the development links**

**to the exiting green infrastructure network and how any open spaces and garden areas will be permeable to wildlife.**

**Poor design when assessed against the above criteria will not be supported.**

### **Background/Justification**

- 5.10 Policy PNP3 sets out a criterion based policy that will be used to encourage development that positively contributes to and enhances the character of the neighbourhood area and its settlements. The Spatial Vision for the NWLP states:

*“Existing communities will retain their distinctiveness and identity through good quality, inclusive design. New development will be designed to a high quality following urban design, sustainable development and construction principles and giving high importance of the public realm as well as good access and provision of Green Infrastructure, open space, sports and recreational facilities.”*

The Borough Council also has Design Champions, and they will be used to promote and encourage local distinctiveness in new developments.

- 5.11 Policy PNP3 will provide a distinct, neighbourhood area specific, set of criteria against which to assess planning proposals and which should be used by applicants and their design teams in the preparation of planning proposals. The aim of the policy is to promote design and construction that make development in the area as sustainable as possible, construction that moves towards zero carbon emission and enables people to live more sustainably and reduce modern life's impact on the environment.
- 5.12 By setting this local policy the PNP is helping to meet one of the key aims of national planning policy – “achieving well designed places”, NPPF paragraph 131 states:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

To this effect there is a National Design Guide and National Model Design Code. In addition the Parish Council has produced the draft Polesworth Design Codes and Guidelines. This is an advisory document that is indicative of the sort of considerations that might be addressed by applicants. Formal consultation on the draft document by the Parish Council is envisaged in due course.

- 5.13 In the future, Design and Access Statements should demonstrate how applicants have had regard to the criteria listed in Policy PNP3, for smaller proposals not all will be relevant, but applicants should still explain why they have reached this conclusion in their Design and Access Statement.

- 5.14 Policy PNP3 does not seek to stifle innovation or produce pastiche copies of the past. Innovation and contemporary design are encouraged, but here, as with all new development, applicants and their architects should draw on the past to inform their proposals to ensure that new development is in keeping and harmonises with that of the past.
- 5.15 In seeking to achieve good design it can often be the small details that result in a development achieving or failing to achieve this objective. This can be the result of a single poor choice, for example the wrong brick colour, or use of the wrong window shape. In these days of mass production and standardised house types, the temptation to produce a “could be anywhere” solution is strong. But such solutions fail to undertake a proper analysis of local context. In doing this, such an approach is not in line with national planning policy which states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design [National Design Guide and Model Design Code], taking into account any local design guidance and supplementary planning documents such as design guides and codes” (NPPF, para. 134). Policy PNP3 provides such local design policy guidance.
- 5.16 The Building Regulations set standards for energy efficiency and resource use e.g., that of water. Government is committed to zero carbon homes by 2050 to reduce the impact of new build housing on the environment, especially the impact of climate change. The PNP, through Policy PNP3 encourages developers to go beyond the minimum standards in the Building Regulations, so that new development in the neighbourhood area makes the move to zero carbon sooner rather than later.

## **PNP OBJECTIVE 3 - To protect and enhance the built and natural heritage assets of the area.**

### **Introduction**

- 5.17 The neighbourhood area is also valued for the surrounding local countryside. This provides a number of benefits: it can be accessed along the network of footpaths and bridleways that provide opportunities for recreation; it provides valuable separation between the settlements and the Tamworth urban area; separates Polesworth and the villages and helps retain these settlements' separate identities; and the countryside is valued for the visual and other qualities of the local landscape.

### **Policy PNP4 - Conserving and Enhancing the Landscape**

**New development should conserve, enhance, and where appropriate, restore local landscape character by:**

- (a) Maintaining and enhancing the landscape setting, landscape features, field and settlement pattern of the neighbourhood area;**
- (b) Seeking to conserve *in situ* heritage assets of archaeological value;**
- (c) Retaining or enhancing ponds, streams, mature trees, woodland, ancient and mature hedgerows, or where removal is unavoidable, providing by way of offsetting replacement habitat elsewhere on-the site or within the neighbourhood plan area;**
- (d) Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows;**
- (e) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials;**
- (f) Other than in relation to land to the east of Polesworth and Dordon (Local Plan Policy H4) seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping;**
- (g) Maintaining and improving access to the surrounding countryside; and by:**
- (h) Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials.**

**In addition to the above development should also be prepared using any relevant Landscape or other Supplementary Planning Guidance.**



## Background/Justification

- 5.18 Natural England has produced profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Polesworth Parish lies within NCA 97: Arden. In summary this area is:

*"Arden comprises farmland and former wood-pasture lying to the south and east of Birmingham, including part of the West Midlands conurbation. Traditionally regarded as the land lying between the River Tame and the River Avon in Warwickshire, the Arden landscape also extends into north Worcestershire to abut the Severn and Avon Vales. To the north and northeast it drops down to the open landscape of the Mease/Sence Lowlands. The eastern part of the NCA abuts and surrounds Coventry, with the fringes of Warwick and Stratford-upon-Avon to the south. This NCA has higher ground to the west, the Clent and Lickey Hills and to the east, the Nuneaton ridge. The landscape of the lower lying central area is gently rolling with small fragmented semi-natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are key features, all on the doorstep of a heavily urbanised area. Land use throughout the area is mainly, residential, agricultural and industrial including coal mining, which is still active in the north-east of the NCA.*

*Numerous transport corridors; road, rail, air and canal run through the area. There is likely to be increased development and greater pressure upon the existing infrastructure, particularly around Birmingham, Coventry and the main towns. This pressure could lead to the creation of new green infrastructure linking the urban areas out into the more rural areas. This NCA is among the most geologically diverse. This has had a strong impact on the landscape's character and development and is further reflected in the range of locally and nationally important geological assets across the NCA. There are also many local biodiversity assets and strong cultural links with William Shakespeare and his 'Forest of Arden'."*

- 5.19 NCA97 has 4 Statements of Environmental Opportunity

SEO 1: Manage and enhance the valuable woodlands, hedgerows, heaths, distinctive field boundaries and enclosure patterns throughout the NCA, retaining the historic contrast between different areas while balancing the needs for timber, biomass production, climate regulation, biodiversity and recreation.

SEO 2: Create new networks of woodlands, heaths and green infrastructure, linking urban areas like Birmingham and Coventry with the wider countryside to increase biodiversity, recreation and the potential for biomass and the regulation of climate.

SEO 3: Conserve and enhance Arden's strong geological, industrial, and cultural resource, to increase public access, enjoyment, recreation and to retain a sense of place and history.

SEO 4: Enhance the value of Arden's aquatic features such as the characteristic river valleys, meadows and standing water areas like Bittell Reservoirs, to increase resource protection such as regulating soil erosion, soil quality and water quality.

- 5.20 Locally, the North Warwickshire Landscape Character Assessment identifies 13 Landscape Character Areas (LCAs). Paragraph 6.11 of the NWLP states:

*“6.11 The Landscape Character Appraisal and individual Settlement Appraisals have been carried out and will be developed further into Supplementary Planning Documents and should be used as the basis for creating locally distinctive proposals. The Landscape Character Assessment identified landscape sensitivity areas surrounding settlements and these will be used when assessing impacts from developments. The Borough Council has Design Champions and they will be used to promote and encourage local distinctiveness in new developments.”*

- 5.21 The neighbourhood area lies within two of the LCAs:

- LCA3 Anker Valley
- LCA5 Tamworth Fringe Uplands

- 5.22 LCA3 is described as:

*“A visually open and broad, indistinct valley becoming steeper and more defined to the north close to Polesworth. The River Anker weaves discretely through the valley bottom and the Coventry Canal takes a straighter course south of the river.*

*The land use across this character area is predominantly farmland; however the character varies as a result of the complex mix of peripheral settlements and associated urban land uses. Busy transport corridors include the M42; which passes through the north on a viaduct, the A5; which follows the boundary of the character area along the upper slopes and the West Coast main railway line; which follows the course of the river through the lower reaches of the valley and is clearly discernible by the overhead rail gantries. A network of busy lanes between the peripheral settlements of Polesworth, Dordon, Atherstone, Mancetter and Nuneaton to the south also has an urbanising effect, only the remoter Grendon Park and Caldecote Hall feel relatively tranquil.*

*Polesworth and Dordon are located upon the ridge above the valley and have an urbanising influence on the adjacent landscape. Atherstone, although lower lying, has open edges and large scale development at its periphery, which again influences the character of this LCA. The large scale, brick built Aldi Distribution Centre, although enclosed by woodland planting, is a highly visible landscape detractor within the north of the valley. To the south of Mancetter, urbanising influences include a sewage works and Dobbies World, which includes a visitor's centre with mazes and woodland planting.*

*Farmland across the valley predominantly comprises late enclosure large arable hedged fields, generally with low trimmed, and in some places gappy hedgerows. Smaller, more irregular pastoral fields to the east of Dordon and north of Grendon are occasionally enclosed by timber stock fencing. Small areas of river flood meadow exist around Polesworth (an area to south east is designated as SSSI) and between Leather Mill Farm and Caldecote. Within the north the scrub and birch wetlands at Pooley Country Park, and the east facing partially wooded slopes of mixed farmland between Grendon and Polesworth.*

*Generally tree cover is limited to oak hedgerow trees and riparian vegetation. There are also some pockets of more substantial tree cover; north of Polesworth natural regeneration of birch and scrub provides young woodland around Pooley Country Park, north of Grendon woodland has colonised bare ground of former works, around Grendon Park and Caldecote Hall woodland planting, regular shaped game coverts and scattered parkland trees include evergreen species and create a parkland character.*

*There are wide views across the valley from the upper slopes, with views out being generally contained. To the south distinctive cone shaped mounds from adjacent minerals extraction works and the steeply rising slopes of the Uplands LCA4 have a visual influence on the setting of the otherwise flat valley character.”*

- 5.23 The Landscape Management/Strategies identified for LCA3 are as follows, and these have been used to develop the criteria in Policy PNP4:

Conserve and restore the rural character of the agricultural landscape and the natural regeneration of the former workings around the mining towns:

- Any new development should reinforce the existing settlement pattern of small peripheral towns, retaining the rural character of scattered properties and farmsteads within the valley;
- Any settlement expansion should include appropriate landscape planting to integrate the settlement edge within the landscape and limit encroachment on the valley;
- New agricultural buildings should be sited, designed and landscaped to blend with the surrounding landscape;
- Conserve and restore areas of existing Parkland at Grendon Park and Caldecote Hall;
- Encourage only informal recreational activities appropriate to nature conservation within the valley;
- Avoid types of farm diversification that are inappropriate to the agricultural landscape;
- Encourage introduction and appropriate management of wide field margins along watercourses and boundaries;
- Conserve the historic field pattern, with priority given to restoring and strengthening primary hedge lines including those alongside roads;

- Manage hedgerows to enhance the field pattern by planting up gaps, allow hedges to grow by reducing cut rotation intervals to 3 yearly intervals for wildlife benefits;
- Promote management of small woods and game coverts, in places long rotation coppicing may be appropriate;
- Enhance tree cover through small scale planting of broadleaved coverts and woods in keeping with the visually open character;
- Encourage natural regeneration of trees and vegetation alongside watercourses and promote small areas of wetland planting in areas currently lacking in habitats;
- Encourage ecological management of grassland areas and wetlands.

5.24 LCA5 Tamworth Fringe Uplands is described as:

*“An indistinct and variable landscape, with relatively flat open arable fields and pockets of pastoral land, fragmented by restored spoil heaps, large scale industrial buildings and busy roads, and bordered by the settlement edges of Tamworth, Dordon and Kingsbury and with wooded horizon to the south. The M42 motorway has a dominant and unifying presence, passing through the area within a planted cutting. The industry has direct links to the M42 junction 10, also within the area.*

*To the north large scale modern industrial sheds at Tamworth have an urbanising influence along with the settlement of Dordon, located upon the crest of a gentle escarpment. To the south extensive employment areas, including Kingsbury Link Business Park and the large structures at the oil storage depot frame the area. Coal mining has greatly influenced the character of this area, particularly with regard to settlement character and the legacy of spoil tips, Dordon and Piccadilly at the peripheries of the area are former mining settlements, Piccadilly includes distinctive rows of red brick terraced housing. Within the area there are several large pockets of land disturbed by former mining operations with remnant recently restored spoil heaps, the spoil heap just south of the M42 motorway junction is particularly large in scale and a visual detractor within the local area. The base is now encircled by large scale modern industrial units at Birch Hill Coppice Business Park.*

*Several smaller settlements are located within this area; these are Birchmoor close to Dordon located on elevated land, and surrounded by open arable fields, and Freasley and Whateley, both with red brick and white rendered vernacular buildings, narrow lanes and adjacent surviving pockets of permanent pasture in small hedged fields. The latter villages are relatively peaceful in comparison to the busy land uses generally across the area.*

*Although farmland makes up a significant proportion of the landscape much of this land has a run-down character, with gappy, poorly managed hedgerows. Tree cover within this area is low, and the M42 motorway corridor provides the most notable stretch of tree planting. Woodland blocks adjacent to the southern boundary are located within the adjacent area; they contain this area and provide separation from the deeply rural landscape to the south. Generally the indistinct topography and combination of peripheral elements limits open views to within the area, with particularly open views across the landscape south of the M42 junction. To the west as the topography dips slightly towards the river Tame there are some longer views across the Tame Valley wetlands, these views include pylons and employment areas within Tamworth.*

5.25 As with LCA3, LCA5 also has a set of Landscape Management/Strategies that have been used to help develop Policy PNP4, these are:

- Safeguard the setting of the villages of Freasley and Whateley any development here should reinforce the existing settlement pattern;
- Any settlement expansion should include delivery of a robust Green Infrastructure with appropriate landscape planting to integrate the settlement edge within the landscape and bring additional landscape enhancements;
- Should future mining activities occur they should be accompanied by a comprehensive landscape reclamation strategy to introduce a new landscape framework;
- New agricultural and industrial buildings should be sited, designed and landscaped to mitigate against further landscape impact from built development;
- Maintain a broad landscape corridor to both sides of the M42, introduction of small to medium sized blocks of woodland planting using locally occurring native species would be appropriate within this corridor;
- The design of any recreational facilities should seek to reintroduce landscape structure and features;
- Conserve remaining pastoral character and identify opportunities for conversion of arable back to pasture;
- Encourage development of wide and diverse field margins;
- Encourage retention of hedges and management practices that reinstate historic hedge lines using native locally occurring hedgerow species;
- Encourage planting of hedgerow oaks to increase the tree cover within the area;
- Encourage ecological management of remaining grassland areas;
- Maintain restoration planting / naturally re-vegetated spoil tips to integrate better as landscape features.

### **Policy PNP5 –Assets of Local Historic Value of Local Historic Value**

**The Assets of Local Historic Value identified in Appendix 2 and shown on the Policies Map will be conserved in a manner appropriate to their significance, as demonstrated by the latest evidence and national and development plan policy. When affected directly or indirectly by development proposals, the**



**scale of any harm or loss will be taken into account as well as the significance of the Assets of Local Historic Value.**

**The Parish council will also seek to work with North Warwickshire Borough Council to include these, Assets of Local Historic Value, on the Borough's Local List.**

- 5.26 The neighbourhood area, as well as having Polesworth Conservation Area, Listed Buildings and two Scheduled Monuments, that already have statutory protection through existing legislation, also has many other buildings and structures that have heritage value. In planning policy terms, these are called "Assets of Local Historic Value". These Assets of Local Historic Value are links and reminders of the area's long and varied history.
- 5.27 Policy PNP5 identifies the key Assets of Local Historic Value in the town. NWBC are in the process of preparing a Local List. The NPWG have identified the following buildings and structures as suitable for Local Listing as part of the Neighbourhood Plan process. The detailed assessment setting out the reasons for identifying the Assets of Local Historic Value is set out in Appendix 2 of the PNP.

### **Polesworth**

1	Old Police House, 6 Station Road	2	War Memorial, Church Drive
3	Baptist Church, The Gullet	4	22 Potters Lane
5	Willow Cottage, 11A Potters Lane	6	Lilac Cottage, 21 Tamworth Road (Dame School)
7	24 Tamworth Road	8	Paddocks, 42 Common Lane
9	Royal Oak Public House and Attached cottage and stables, Grendon Road	10	36 Grendon Road (cottage behind the Oak)
11	Georgian House, Bridge Street/High Street corner	12	Spread Eagle PH, High Street
13	Hermitage	14	Farmhouse, Bridge Street (card shop and greengrocers)
15	Nurses Home, 32 Station Road	16	36 Bridge Street (On the bank)
17	Methodist chapel, Bridge Street (Original chapel only)	18	Footpath from High Street at the Station Road/Bridge Street junction onto the playing fields
19	Stiper's Hill Enclosure	20	St. Helena Road from the end of the buildings up to the boundary with Dordon
21	Coffin Trail, Common Lane	22	Site of the Hoo Chapel, off Grendon Road
23	Commemorative marker for site of Little Jim's Cottage, St. Helena Road	24	Mile Stone East on B5000

**Birchmoor**

25	St John's Church, New Street	26	The Gamecock Inn
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**Warton**

27	Primitive Methodist Chapel, Austrey Road	28	Parish room, Maypole Road
29	War Memorial on the wall of the Parish Rooms	30	Cruck Beam House, Church Road/Austrey Road
31	Warton Old Nethersole School, Maypole Road	32	School House, Maypole Road



## **PNP OBJECTIVE 4 - To support vibrant village centres and protect and enhance local services and facilities.**

- 5.28 Polesworth Town Centre (Figure 5 in this document) is identified in the NWLP – development within this boundary will be managed using Policy LP21 Services and Facilities of the NWLP. This Policy supports commercial, business and service uses in the town centre to support vitality; seeks to restrict hot food takeaways and betting shops; and restrict the loss of Class E Uses (including retail). Development management policy is also, therefore covered, and does not need duplicating in the PNP. However, to add value to the NWLP, the PNP identifies those non-retail services and facilities to be protected in Polesworth town centre and the wider neighbourhood area. It is important that services and facilities are retained in each of the neighbourhood area's villages.

### **Policy PNP6 – Protection of Existing Services and Facilities**

**The facilities and services (not including retail uses) listed as follows and shown on the Policies Map will be protected under Policy LP21 Services and Facilities of the NWLP:**

#### **Birchmoor:**

- 1. St John's Mission, New Street**
- 2. Birchmoor Working Men's Club**
- 3. Gamecock Inn**

#### **Polesworth:**

- 4. Baptist Church, The Gullet**
- 5. Abbey Church of St Editha**
- 6. Polesworth Health Centre**
- 7. Polesworth Memorial Hall**
- 8. Polesworth Working Men's Club**
- 9. Tithe Barn**
- 10. Baptist Church Youth Hall**
- 11. Polesworth Scouts Activity Centre, Pooley Country Park**
- 12. Spread Eagle**
- 13. The Royal Oak**
- 14. The Red Lion**
- 15. Foster's Yard Hotel**
- 16. The Bulls Head**
- 17. Polesworth Library**

#### **Warton:**

- 18. Holy Trinity Church**
- 19. Warton Parish Rooms**
- 20. Warton Club**
- 21. The Office**

**Background/Justification**

- 5.29 Community facilities and services are the essential glue that help bind a community together. They not only provide important services, but area places for people to meet and interact contributing to individuals' and the community's health and well-being.



- 5.30 National planning policy acknowledges that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The facilities identified in Policy PNP6 contribute to all of these aspects of the local community.
- 5.31 The services and facilities identified will be protected under Policy LP21 Services and Facilities (see Appendix 3 for Policy) of the NWLP.
- 5.32 Policy PNP6 does not identify the retail uses in the neighbourhood area, such uses will, however, continue to be protected under Policy LP21 of the NWLP.

**Supporting Parish Council Action 1**

The Parish Council will encourage and work with others to re-open Polesworth Health Centre.

## Policy PNP7 – Sport, Recreation and Leisure Facilities

The following sport, recreation and leisure facilities, also shown on the Policies Map, will be protected and or enhanced in accordance with NWLP Policy LP22 Open Spaces and Recreational Provision.

PNP7/1 - Birchmoor Recreation Ground  
 PNP7/2 - Polesworth Recreation Ground  
 PNP7/3 - Warton Recreation Ground  
 PNP7/4 - Warton Allotments  
 PNP7/5 - Abbey Green Park, Polesworth  
 PNP7/6 - North Warwick Recreational Centre

Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of the PNP.

### Background/Justification

- 5.33 Sport, recreation and leisure facilities are another key component of the fabric of the local community. The facilities identified in Policy PNP7 will be protected under Policy LP22 Open Spaces and Recreational Provision (see Appendix 3 for Policy) of the NWLP,



- 5.34 The following sport, recreation and leisure facilities have been identified for protection under Policy PNP7:

- Birchmoor Recreation Ground has a children's play area with play equipment and a football pitch used by a local team.
- Polesworth Recreation Ground has a children's play area with play equipment, football pitches used by local teams, and a hardstanding area with basketball court and children's games marked out.



- Warton Recreation Ground has children's play equipment and football pitch. This could be enhanced by tree planting round edges.
- Warton Allotments provides spaces for local residents for both gardening and social events.
- Abbey Green Park in Polesworth has children's play equipment, benches, tennis courts, fishing, and a nature reserve.
- North Warwick Recreational Centre has football and cricket pitches and club house.

5.35 Polesworth no longer has a leisure centre. Previously there has been a facility at the high school and a much smaller gym now exists in Hall Court. With the planned housing development and a growing population the need for a new leisure centre should be actively explored and such work will be supported by the Parish Council.

## **PNP OBJECTIVE 5 - To ensure new development integrates as seamlessly as possible within its surroundings and minimises impact on existing communities.**

### **Introduction**

- 5.36 The limitations of existing infrastructure and the strains that future housing development could place on that infrastructure and the new demands that could be created are a key concern of residents. This section of the PNP seeks to identify and some of those concerns and develop a planning policy to help address them. NWLP Policy LP21 Services and Facilities already seeks to ensure all major development considers its impact on the provision of services and facilities and where there is an impact this must be addressed. If such an impact is identified all major developments should provide land and / or financial contributions to enable the provision of additional services and facilities; and as set NWLP Policy LP1 all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.

### **Policy PNP8 - Transport**

**The following infrastructure projects will be brought forward during the plan period.**

- **Bridge Street improvements, Polesworth – junction improvements – including traffic signalling**
- **Barn End Road/Orton Road crossroads, Warton – safety improvements**
- **Warton – safer school crossing**
- **Road safety schemes**
- **Measures to improve public transport**

**Development proposals will be expected to contribute to these projects where the tests set out in Paragraph 58 of the NPPF are met**

### **Background/Justification**

- 5.37 Polesworth experiences significant disruption due to traffic congestion and car parking issues. Over the last three years around 500 new homes have been built in Polesworth and significant numbers of new homes have also been built in Austrey and Warton. Cumulatively this adds to the problems in Polesworth, because Polesworth is used as a route to the A5. In addition, Polesworth High School serves surrounding villages and this brings additional traffic into Polesworth on school days. Through the NWLP allocation Policy H4 allocates 2,000 new homes (1,675 to be delivered within the plan period), this will impact significantly on journeys within the neighbourhood area.
- 5.38 A new route to the A5 is also included in the NWLP, running through site H4 this will bring significant additional traffic through Polesworth. Considered together this concentration of new homes and the traffic generated will place the existing road system under extra pressure.

- 5.39 The B5000 is the busiest route through Polesworth. This runs from Tamworth through to Atherstone and the A5 with St. Helena Road and Spon Lane providing some access to the A5. Narrow sections and a canal Bridge on Spon Lane mean that both lanes do not provide access for HGVs and significantly reduce the capacity of these roads to deal with large volumes of traffic. Within Polesworth itself the B5000 passes through a crossroads, known locally as “The Square”. Bridge Street and Market Street leading up to the High School, Dordon and the A5 form the other axis of the crossroads. The Square is an increasingly busy junction with poor visibility, particularly when attempting to cross from Bridge Street to Market Street, this makes this a hazardous junction and frequently has congestion. In addition car parking is allowed on one side of the bridge on Bridge Street, this adds to the congestion problem, at times it can take in excess of 20 minutes to navigate this stretch of road before negotiating the junction. Consultations and petitions have been organised locally and overwhelming support has been given for the need for traffic lights in the Square and double yellow lines on both sides of Bridge Street. If the proposed NWLP developments commence without these measures then the result will be increased and frequent episodes of grid lock, more accidents and incidents of disputes involving aggression together with significant delays for emergency services. The double yellow lines on Bridge Street have now been implemented. A scheme for traffic lights in The Square has been fully prepared by County Highways and is ready to go but currently needs funding to be identified before it can be implemented. This scheme is an essential requirement prior to any further development in Polesworth.
- 5.40 Similarly, a relatively large number of new homes have recently been built in Warton leading to severe traffic flow and car parking problems. The traffic from the neighbouring village of Austrey also passes through Warton on the way to the A5 and motorway.
- 5.41 Within the village Warton has had its fair share of accidents in the recent years, for example at the Barn End Road and Orton Road crossroads. The Parish Council will encourage Warwickshire County Council to address safety at this point. Vehicles travelling from Polesworth approach the junction often incorrectly believing that Orton Road is the main road if they do they move straight across the Barn End Road.



- 5.42 Further problems arise Austrey Road joins Maypole Road at the junction of Church Road. Here, vehicles have a problem manoeuvring, due to the narrowness and slight gradient of the road. Buses and emergency vehicles can be brought to a halt,

because other vehicles are preventing their passage. In winter when ice is present vehicles have a difficult time entering Austrey Road from Church Road due to the steep gradient.



- 5.43 The village's roads are also restricted due to residents having to park on the street. Particular issues arise when Holy Trinity church is being used for weddings or funerals, then it becomes difficult to proceed along Church Road. The Maypole Road outside of the school becomes very congested when parents collect children from the primary school. This means they park near the corner of Barn End Road. A safer means of crossing the road outside of the school needs to be developed possibly a crossing closer to Ivy Croft Road. Speeding traffic along Orton Road, Barn End Road and Church Road is often observed and a concern for residents.
- 5.44 Polesworth is very poorly served by rail – with only one service per day that heads towards Tamworth and no return service. The Parish Council support Warwickshire County Council's aspiration of improving rail services to Polesworth.

**PNP OBJECTIVE 6 - To preserve the distinctive nature of our communities through preserving gaps/areas of separation between all of our existing communities and especially the neighbouring communities of Tamworth and Atherstone.**

**Introduction**

- 5.45 The neighbourhood area faces considerable development pressure, both from allocated sites (H4 and H5) and from neighbouring Tamworth to the west. To maintain the separation of Polesworth and Dordon from Tamworth the Local Plan identifies a strategic gap (Local Plan Policy LP4) (see also Figure 3 of this plan). The Local Plan through the settlement hierarchy also seeks to maintain the separation of the villages in the Polesworth neighbourhood area. The PNP local green spaces policy also seeks to designate local green spaces. These by way of the national planning policy protection for such spaces, should remain open land and will, therefore help to preserve the distinctive nature of our communities. In addition Policy PNP10 of this section of the PNP identifies further ways in which the distinctive nature of Polesworth's communities can be preserved.

**Policy PNP9 – Preserving the Separate Identity of Polesworth's Villages**

**To preserve the separate identity of the Polesworth neighbourhood areas villages the following measures will be supported:**

- a) Development proposals that would maintain the open land area and enhance Pooley Country Park;**
- b) Retention of key open land corridors, such as the River Anker and Coventry Canal; and**
- c) Maintaining as open land the other green spaces identified under Policy PNP2**

**Background/Justification**

- 5.46 Whilst strategic planning policy in the Local Plan seeks to maintain the strategic gap between Tamworth and Polesworth and Dordon and focus development within village development boundaries there is concern that smaller more incremental development could still erode the physical separation and identities of the neighbourhood area's villages. Policy PNP9 seeks to support strategic planning policy by identifying key areas of open land for further protection. These include:
- Pooley Country Park – a 62.5 hectare site, one third of which is a designated Site of Special Scientific Interest, contains several pools caused by mining subsidence, woodland habitats and is situated on the Coventry Canal






- Key open land corridors, including those along the River Anker and Coventry Canal; and
- Non-strategic areas of open space identified as part of the Other Green Space assessment (contained in Table 2). These are sites not considered to meet the national Local Green Space designation criteria, but that are considered to make important, non-strategic contributions to maintain the separation and separate identities of our villages.






## **Appendix 1. Local Green Space Assessment**

Table 1. Local Green Spaces Assessment

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
<b>Birchmoor Recreation Ground/PNP1/2</b>	In middle of the village, access from New Street and Cockspur Street.	 <p>Provides play equipment for children and sports facilities.</p>	1.18 hectares of self-contained formal park.	None.
<b>Birchmoor Allotments/PNP1/1</b>	Rear of village pub	Provides important recreation and food growing area for residents.	0.78 hectares of allotments at the north end of the village, bounded by hedges and adjoining the Recreation Ground to the south.	None.
<b>Station Road Recreation Ground and Community Field/PNP1/3</b>	Access from Station Road and Francis Close. Next to large residential estate.	Provides play equipment for children and sports facilities. Site of Annual Carnival and Fair.	4.03 hectares of open space, including Polesworth Recreation Ground,	Entry is gained to this area through a hard play area, off Station Road which


Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
			<p>an area of open land and woodland. Bounded to east and south by local housing and to the west by field boundaries and beyond River Anker.</p>	<p>can also be used as a car park for football matches. Adjacent to the hard play area is an area with play equipment for younger children. Behind this is a field which is used by the community for dog walking, dog training classes, Polesworth Swifts junior football club and for general recreational / family activities. This section of ground is owned by the Parish Council. A further field which connects to the Parish Council land is owned by the Polesworth Community Association and is used in the same way as the Parish</p>


Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
				Council land. Both fields are used on an annual basis for the Polesworth Carnival an event which regularly attracts large crowds to the site. This land runs into an area of land which is not maintained but runs along the river bank to the railway and Motorway viaducts providing access to the river bank (River Anker) which provides an important area for wild life and biodiversity together with the opportunity for recreational activity and nature observation. Taken together this is an important area of

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
				land which provides the community with a range of opportunities for sporting activity, interaction with the local natural environment and a wide range of recreational activities.
<b>Hall Court area, Polesworth/PNP1/4</b>	In centre of Polesworth	 <p>Within the confines of the Hall Court area a number of community buildings are located. These buildings include a Memorial Hall (a large community hall), a facility providing day use for Group Homes who specialise in</p>	0.54 hectares of green space within the centre of Polesworth. Various community buildings adjoin the site to the north. Site bounded by trees and hedges on east and south. Western edge is formed by a car park.	None.




Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
		<p>providing care for adults with learning difficulties and run a number of residential homes within the local community, the Public Library, The Tithe Barn (a community meeting room, Parish Council Office and Community police hub), a medical centre, a community gym (recently converted from work units) and an historic Dove cote (currently used as a Parish store). Vehicular access to the area is from Bridge Street and the area also provides a considerable amount of parking space. There is also a significant amount of green space which is crossed by a number of footpaths. Walking routes connect the area with The Abbey Green Park where the path crosses the River Anker and connecting streams by means of three footbridges. Footpaths also connect this area to a walking route up through the Churchyard to The Nethersoles Primary school which has led to this route being designated as a safer route to school. The Green area is bordered by the Church Drive and Church Walk. Picnic benches are sited on the Green outside the Memorial Hall and the area has been used as a site for Christmas Market events, most recently a</p>		

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
		Dickensian Evening which is set to become an annual event. This area adjacent to the Abbey Church, Churchyard and Abbey Green park is viewed as the community or village centre and is within the confines of the existing conservation area.		
<b>The Spinney/PNP1/5</b>	Close to Birchmoor community and in middle of residential estate	 <p>This is a wild area under the ownership of the Parish Council, through which runs a footpath connecting Ensor Drive with Birchmoor Road. The area is the site of an old colliery rail route connecting the Birchmoor colliery with the canal wharf. There is a natural spring which feeds a stream through the area so the area is subject to flooding but</p>	1.42 hectares of woodland in the south west of Polesworth. Bounded by housing to the north, east and south and by open agricultural land to the west.	None.


Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
		the site is an area which is naturally adventurous and rich in wildlife.		
<b>Abbey Green Park/PNP1/6</b>	In centre of Polesworth by River Anker.	 <p>The park is a large green area in the centre of Polesworth which is linked by footpaths to the main shopping area in Bridge Street and Hall Court with its links to the Nethersoles School and the Abbey Site. This is an area of restored land following open cast mining which is under the management of the Borough Council. The River Anker runs through the park so the area also serves as a floodplain and there are fishing posts set in the river bank throughout its length through the park. The area has a skate park and an area of play equipment for younger children.</p>	6.57 hectares of green space in the centre of Polesworth. Built development to south and west, River Anker to north, bounded to the east by hedges with open beyond.	None.

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
		<p>There are also hard surface tennis courts and a bowling green within the park although the bowling green is currently not in use by a bowling club. The Coventry Canal runs along the edge of the park along the route of the Grendon Road with access to the towpath and canal. The park is well served with tarmacked footpaths which run around the park providing good foot and cycle ways and at the point where the River Anker enters the park there is a wooded area and adjacent to this a wetland area which add to the rich diversity of the environment within the park. There is also a very attractive footpath which runs along the river bank from the park through the adjoining fields and links up with the towpath and the Coventry Canal.</p>		

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
Hoo Monument/PNP1/8	On hill at edge of Polesworth.	 <p>The monument is sited on the summit of a hill in a field off the Grendon Road. This is close to the original site of the Hoo Chapel dedicated to St. Leonard. The monument appears as one of the heritage assets protected by this plan's Policy PNP5. The monument is also in the centre of a proposed development site. This should be retained within a significant green area, both to draw attention to the heritage value represented by the monument and to provide an appropriate open space area in what is destined to be an area of significant development.</p>	1.83 hectares of land surrounding the Monument is identified for Local Green Space designation.	None.

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
<b>Warton Recreation Ground/PNP1/9</b>	Access from Church Road and Ivycroft Road.	The Recreation Ground is pivotal in giving the residents of Warton the opportunity for outdoor relaxation and recreation. The children have a well laid out play area, which enables them to play on equipment which is well maintained and safe to use. The larger area of the ground allows football matches to be played to FA regulations. During the summer Warton Carnival Committee organise their well supported village carnival which terminates on the recreation ground supported by various attractions. After the Covid 19 lock down came to an end a "Picnic in the Park" was organised which was a great success.	1.69 hectares of formal park on the western side of the village bounded by housing and Holy Trinity Church to east and south, open agricultural land to west and Church Road to the north.	
<b>Warton Allotments/PNP1/10</b>	Access from Waverton Avenue. Centre of village.	Warton has had an allotment site for many years, but the current one was formed in 2009. The allotment has 36 plots and offers enjoyment and exercise to a great many residents and plot holders. It has won on two occasions the North Warwickshire Allotment Federation best allotment in North Warwickshire award. Regular items of interest take place -Barbecues-The heaviest pumpkin competition-Sales of produce to support the upkeep of the allotment.	0.93 hectares of allotment gardens on the north west of the village. Bounded by housing to the east and open fields to the west and north, and woodland to the south.	None.



Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
		Currently leased from North Warwickshire Borough Council by Warton Allotment Association award.		
<b>Glebelands, Church Walk/PNP1/11</b>	Large area of fields surrounding ancient church.	 <p>Provides open aspect and views of church.</p>	5.31 hectares of fields surrounding Polesworth's ancient church.	None.
<b>North Warwickshire Club and Sports Ground/PNP1/7</b>	On edge of Polesworth.	The North Warwickshire club is located off the Tamworth Road (B5000) just within the Parish boundary. This is a well maintained sports ground used primarily, though not exclusively, for Junior football activities and training programmes. A well maintained club house serves as a social club and a venue for a variety of community activities.	Yes.	None.

Site Name/Policy Reference	Proximity to the community it serves	Demonstrably Special?	Local in character	Any other comments
<b>St John's Church Allotments/PNP1/12</b>	Between New Street and Birchmoor Recreation Ground	The St. Johns allotments are located between the St. Johns Hall in New Street and the Birchmoor recreation Ground. They are under the ownership of the Abbey Church and comprise a small group of allotments which bring a productive and tranquil area to the community of Birchmoor, which is much valued by its residents.	Yes	No

**Table 2. Other Green Spaces Assessment**

Number	Site Name	Proximity to community it serves	Demonstrably special?	Local in character	Any other comments
<b>1</b>	Green area in front of Gamecock Inn Birchmoor	At entrance to the village.	Has planters on with flower displays.	Yes.	None.
<b>2</b>	Green area in Orchard Close Polesworth	In <i>cul de sac</i> of houses.	Green area by railway line.	Yes.	None.

Number	Site Name	Proximity to community it serves	Demonstrably special?	Local in character	Any other comments
3	Green area in Nethersole Street, Polesworth	In centre of houses.	 <p>Green aspect and area for children to play.</p>	Yes.	None.
4	Green area in Coronation Avenue Polesworth	In centre of houses.	Green aspect and area for children to play.	Yes.	None.
5	Green area in Princes Road Polesworth	In centre of houses.	Green aspect and area for children to play.	Yes.	None.
6	Green area in Sycamore Avenue, Polesworth	By houses.	Green aspect and area for children to play.	Yes.	None.
7	Two green area in Ridding Gardens, Polesworth	In centre of <i>cul de sac</i> Near to Chetwynd Avenue.	Green aspects and areas for children to play.	Yes.	None.

Number	Site Name	Proximity to community it serves	Demonstrably special?	Local in character	Any other comments
8	Green area off Kiln Way, Polesworth	By houses.	Green aspect.	Yes.	None.
9	Green area in Saxon Close, Polesworth	In centre of Close .	Green aspect and area for children to play.	Yes.	None.
10	Green area in Paddocks Close, Polesworth	In middle of bungalow complex.	Green aspect for older residents.	Yes.	None.
11	Green area in Chaytor Road, Polesworth	In centre of close.	Green aspect and area for children to play.	Yes.	None.
12	Green area in St. Leonards View, Polesworth	In centre of close.	 <p>Green aspect and area for children to play.</p>	Yes.	None.
13	Wooded area from Church Road to Allotments Warton	In centre of village.	Wooded area with pedestrian path.	Yes.	None.

Number	Site Name	Proximity to community it serves	Demonstrably special?	Local in character	Any other comments
14	Green area in Windmill Close, Warton	In centre of <i>cul de sac</i> .	Green aspect and area for children to play.	Yes.	None.
15	Green area junction Austrey Road/Waverton Avenue, Warton	In centre of village.	Green aspect.	Yes.	None.
16	Green area in Barn End Road, Warton	By houses.	Green aspect for residents.	Yes.	None.
17	Two green areas in Orton Road, Warton	By houses.	Green aspects for residents.	Yes.	None.
18	Three green areas in Waverton Avenue, Warton	By houses.	Green aspects for residents.	Yes.	None.

## **Appendix 2. Assets of Local Historic Value**



## **Polesworth**

### **1. Old Police House, 6 Station Road**



<b>Historic</b>	This was the first dedicated Police House built in the village and contained two secure cells
<b>Aesthetic</b>	It is a distinctive design, quite different from other buildings in the village.
<b>Communal</b>	Now a private house
<b>Age:</b> is it old, or does it have a Significant date?	Built in 1859 and in use as a police station until 1956.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	There are no other examples of this type of building in North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is a striking building at the beginning of Station Road approached from Bridge Street.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	
<b>Assessment of Significance</b>	This is a significant building because of its uniqueness in North Warwickshire and its essential visible part of the village's history.

## 2. War Memorial, Church Drive



<b>Historic</b>	This was erected to commemorate those men who died in WWI and then added to, to commemorate those men who died in WWII.
<b>Aesthetic</b>	It was sculpted by Henry C. Mitchell of Tamworth a well-known local mason and unveiled in April 1921.
<b>Communal</b>	It is the focus of an act of remembrance every year.
<b>Age:</b> is it old, or does it have a Significant date?	It was built by public subscription after WWI and added to after WWII
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is of a particular style for this area.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It has a prominent position in the Church Drive.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	Many of these commemorated on the monument have surviving relatives still in the village.
<b>Assessment of Significance</b>	This is significant because of its link to the men who died during the two world wars of the last century, many of whom have relatives living in the village and also to the wider community.

### 3. The Baptist Church, The Gullet



<b>Historic</b>	This was erected in 1850 and was paid for by donations from other Baptist congregations in the area. It was built by members of the Baptist community. The land was purchased by Thomas Aspbury, a tailor of Polesworth, who lies buried in the burial ground and his monument has been moved to the east wall of the burial ground.
<b>Aesthetic</b>	It has a very pleasing aspect, especially from the churchyard side.
<b>Communal</b>	The only non-conformist chapel still in use for religious purposes in the village today.
<b>Age:</b> is it old, or does it have a Significant date?	Built in 1850 by chapel members.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a standard building of the time, mirrored by the original Methodist chapel and Congregational chapel.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	Very prominent in The Gullet, but especially from the graveyard side.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	

<b>Assessment of Significance</b>	This is significant because it is the only non-conformist church in the village which is still used for its original function and also is an excellent example of this design.
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## 4. 22 Potters Lane



<b>Historic</b>	This was originally a much larger building than exists now and erected possibly in the mid to late 1600s. It appears on the 1850 Tithe Apportionment Map of Polesworth.
<b>Aesthetic</b>	It sits well below the road and stands out from other properties along Potters Lane which was realigned when the Trensale Heights estate was erected. It has a visual impact on those approaching from Chaytor Road.
<b>Communal</b>	It is a private house
<b>Age:</b> is it old, or does it have a Significant date?	Erected in the 1600s when the area was still agricultural in nature, but may contain evidence of an earlier building in its structure.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is built with the narrow bricks of the time and is similar to other buildings of the era.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It has visual impact on those approaching from Chaytor Road.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	Small narrow bricks indicate its age. It appears on the 1850 Apportionment Map for Polesworth. It is most likely one of the larger buildings that appears on the 1642 Hearth Tax documents.
<b>Assessment of Significance</b>	The significance of this building is its age and brick structure which has single depth walls. It is part of a larger building, since demolished, and was part of a small holding including orchards. It is one of the few such buildings in the village.

## 5. Willow Cottage, 11A Potters Lane



<b>Historic</b>	This building appears on the 1850 Tithe Apportionment Map as a very small dwelling. It is possibly from the 1600s.
<b>Aesthetic</b>	It has a very pleasing aspect and is very distinctive in character.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	1600s but may contain evidence of an earlier building in its structure.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is different in character from other buildings in the area, but there may be others in North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is rendered and has an extended sloping roof line towards the road and stands out from other properties nearby.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is supposed to be of an older construction than 22 Potters Lane, but is considerably smaller on the 1850 Tithe Map than that building so most probably a cotters cottage.
<b>Assessment of Significance</b>	The significance of this building is its uniqueness of shape and structure. Although rendered, it is clear that it is possibly one of the oldest brick buildings in the village.



## 6. Lilac Cottage, 21 Tamworth Road



<b>Historic</b>	This building appears on the 1850 Tithe Apportionment Map as a much larger building. It possibly dates from the 1600s but may contain evidence of an earlier building in its structure.
<b>Aesthetic</b>	It has a distinctive presence in the streetscape, being set back from the road and has an unusual internal room and stairs alignment.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	Erected in the 1600s when the area was still agricultural in nature, but may contain evidence of an earlier building in its structure.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is built of narrow bricks of the period.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is different to the nearby properties which are of more modern date.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	The building was once used as a ‘Dame School’ possibly for students who did not gain admission to the Nethersole School in Polesworth or who were from nonconformist families.
<b>Assessment of Significance</b>	The significance of this building is its distinctive shape and inside orientation. It has a large entrance hall and the staircase is not contemporary with the age of the building; a door leads to a large main room which is lower than the driveway outside and this leads to a side room with a small

	window and stairs to a single bedroom with no access to the rest of the bedrooms which are accessed from the main staircase. The west side of the building was much larger and possibly contained the original staircase and the east end has an unusual triangular face.
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## 7. 24 Tamworth Road



<b>Historic</b>	This building was most likely erected at the time the canal was cut through in the 1770s and served as a blacksmiths for the canal horses. It sits sideways on to the road and until recently had the remnants of the blacksmiths at the rear.
<b>Aesthetic</b>	It was purpose built for the blacksmith and his family. Located well above the flood plain of the river Anker it allowed the blacksmith to ply his trade all year.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	1700s.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	This is a building which reflects the canal history and heritage of the village and of the wider area. It is of a type of house that is typical of the era it was erected.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from the neighbouring buildings both in its construction and sideways aspect to the road.
<b>Other:</b> is there any other factor:  Local value or landscape interest?  Archaeological interest? Or Archival Record? – please explain	It appears on the 1850 Apportionment map. It is important for the canal heritage of Polesworth.
<b>Assessment of Significance</b>	This significance of this building is its link to the canal heritage of the area, having been built to serve as a blacksmiths for the working horses.

**8. Paddocks, 42 Common Lane**

<b>Historic</b>	This building was most likely erected in the 1600s as it exhibits many characterises from buildings of that era.
<b>Aesthetic</b>	Originally a farmhouse it is a prominent building in the streetscape.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	1600s but might contain in its fabric material from an earlier age.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a typical farmhouse building for this area, there are other examples in Polesworth itself.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from the neighbouring buildings.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It appears on the 1850 Apportionment map as much larger than it is now.  It stands on the edge of what was Polesworth Common and is most likely one of the houses mentioned in the Hearth Tax of 1662. It is also on the route of the Coffin Trail.
<b>Assessment of Significance</b>	The significance of this building is in its structure as a farm house built on the edge of Polesworth Common. There are other examples of this type of building in the village but this is the best preserved and contains remnants in its outside appearance of its original plan.

## 9. Oak Public House and Attached cottage and stables, Grendon Road



<b>Historic</b>	This building was erected when the canal was constructed through the village in the 1770s and the attached cottage was most likely for the Ostler who looked after the horses, some of which were stabled there and belonged to the larger operators of canal transport companies. This enabled horses to be rested and fresh horses to take their place.
<b>Aesthetic</b>	It is a small building with attached cottage and stables but is quite distinctive in the streetscape.
<b>Communal</b>	It is a public house with private house attached.
<b>Age:</b> is it old, or does it have a Significant date?	Late 1700s.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	This is a building which reflects the canal history and heritage of the village and of the wider area. It appears to be unique in that it consists of both a hostelry and an attached cottage and stables. It does not exhibit any characteristics of a coaching inn.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is very prominent on the corner of Grendon Road and Common Lane.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It has great significance in the history of the canal building in Polesworth with its built environment.

<b>Assessment of Significance</b>	The significance of this building is its link to the canal heritage of the area, having been built as a hostelry with an Ostlers cottage and stables for the horses attached.
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**10. 36 Grendon Road (cottage behind the Oak)**

<b>Historic</b>	This building appears on the Tithe Apportionment Map for Polesworth and is quite likely one of the earliest building in Polesworth on the south side of the river. It is likely to be of 1600s construction and has been much altered. It may be one of the houses that appears on the 1662 Hearth Tax records.
<b>Aesthetic</b>	It is a small building set back from the road and displays a country cottage frontage to Grendon Road, tucked behind the Oak Public House.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	Likely 1600s.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a unique cottage in the village and there are others similar in North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from other properties nearby.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	The building may have some connection with the pottery industry which was in this area. Archaeological reports show evidence of this which is reflected in the nearby road name of Potters Lane. This may also be one of the properties mentioned in the Hearth Tax 1662.
<b>Assessment of Significance</b>	The significance of this cottage is it is uniqueness. It is clearly and one up, one down cottage which has been enlarged and may have been a building with living quarters one end and animal stalls at the other.

**11. Georgian House, Bridge Street/High Street corner**

<b>Historic</b>	This building is the only Georgian house extant in the village. It is now separated into individual dwellings and shop premises.
<b>Aesthetic</b>	It has a very distinctive character.
<b>Communal</b>	It is divided into private dwellings and shop premises.
<b>Age:</b> is it old, or does it have a Significant date?	1700s.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It has a very distinctive character although it is not unique in North Warwickshire it is the only building of this design in Polesworth.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is rendered and stands out from other properties nearby.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	
<b>Assessment of Significance</b>	The significance of this building is that it is perhaps the only house of Georgian construction in the village. Originally built for the Bond family, who were surgeons, and is now converted into houses, shops and flats.

## 12. Spread Eagle Public House, High Street



<b>Historic</b>	A hostelry has stood on this plot from the medieval period, most probably from the time the Gatehouse was built in the late 14 <sup>th</sup> century. The building juts into the road where High Street narrows as it proceeds eastwards. The plot it stands on covers an area which goes well back from the road and has an area of grass at the east of the building with an alleyway running around the edge of it up to what was common land in the medieval era. This configuration would fit with this being a hostelry with stabling for horses and carts at the rear, such as found close to other monastic sites, such as Romsey Abbey in Hampshire. The 'Spread Eagle' public house is directly opposite the Gatehouse and the medieval building on the site may well have been a hostelry owned by the Abbey in the medieval period. It appears on the 1850 Tithe Map.
<b>Aesthetic</b>	It is a distinctive double fronted building which is rendered but shows different building styles back from the road.
<b>Communal</b>	It is a public house.
<b>Age:</b> is it old, or does it have a Significant date?	The foundations are medieval and the building has various stages to arrive at the present configuration.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It has a narrow frontage typical of a burgage plot and the building extends some way back from the road.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is very prominent in the streetscape as it is directly opposite the Abbey Gatehouse and its presence narrows the High Street for traffic at this point.

<p><b>Other:</b> is there any other factor:</p> <p>Local value or landscape interest?</p> <p>Archaeological interest? Or Archival Record? – please explain</p>	<p>It appears on the 1850 Tithe Map and parts of it may date back to the pre-reformation period. It is also likely to be one of the properties mentioned in the 1662 Hearth Tax documents.</p>
<p><b>Assessment of Significance</b></p>	<p>The significance of this building is that it sits on a burgage plot and was most likely a medieval hostelry which served the Abbey as a guest house. It sits opposite the Abbey Gatehouse and is at the end of the probable site of the market square of the medieval township. The layout of both the building and the garden area around it shows similarities with such guesthouses attached to monastic communities across the country.</p>

**13. Hermitage, Tamworth Road.**

<b>Historic</b>	It is difficult to precisely date this building as it has been both lived in and derelict and rebuilt in living memory. The origins of a building on this site date back to the 7 <sup>th</sup> century or earlier. It was part of the Abbey properties at the time of the Dissolution of the Monasteries and was used as a farmhouse and tenanted from that date, the Polesworth registers from 1631 mentions tenant families, and gravestones in the churchyard commemorate many of them. It has fabric internally that dates back some centuries and shows its use as a farmhouse cum dairy. It appears on the 1850 Tithe Map and would be one of the buildings mentioned in the 1662 Hearth Tax documents.
<b>Aesthetic</b>	It is a rendered house, set back from the road with extensive outbuildings now used as industrial units.
<b>Communal</b>	Private house
<b>Age:</b> is it old, or does it have a Significant date?	The origins date back to the early medieval period and the present house has elements from the later medieval period.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a large farmhouse.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is set back from the road, but stands out on the road from Polesworth to Tamworth.
<b>Other:</b> is there any other factor: Local value or landscape interest?	Sir William Dugdale visited the house in the 1600s and gives a brief description in his book on Warwickshire. It was one of the larger houses mentioned in the 1662 Hearth Tax documents. It is an important building inasmuch as it represents a part of the early medieval, Saxon and monastic heritage of Polesworth.

Archaeological interest? Or Archival Record? – please explain	
<b>Assessment of Significance</b>	<p>The significance of this building is its links to the life of St. Edith of Polesworth, a 6<sup>th</sup> or 7<sup>th</sup> century Anglo-Saxon saint, and also to the later monastic community in Polesworth. It is rendered and therefore the original exterior cannot be properly ascertained, however the inside orientation shows its age. When Dugdale visited this building in the 1600s there were still stained glass windows showing figures of prominent nuns from the Abbey. This is an extremely important building in the monastic history of the village.</p>



**14. Farmhouse Bridge Street (Card shop, greengrocers)**

<b>Historic</b>	This was most likely erected in the 1600s as it exhibits many characterises from buildings of that era. It appears on the 1850 Tithe Map.
<b>Aesthetic</b>	It was clearly built as a farmhouse as it is of similar design and age to Paddocks, 22 Common Lane.
<b>Communal</b>	It is now divided into shops with accommodation above.
<b>Age:</b> is it old, or does it have a Significant date?	1600s but might contain in its fabric material from an earlier age.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a typical farmhouse building for this area, there are other examples in Polesworth itself.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from the neighbouring buildings and is a unique building with the streetscape of Bridge Street.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is most likely one of the houses mentioned in the 1662 Hearth Tax documents.
<b>Assessment of Significance</b>	The significance of this building is that it was once a farmhouse, the only one along this section of roadway down to the river, either originally built during the monastic era, or shortly after. It still retains the outline of its origins but now converted into shops and flats.

**15. Nurses Home, 32 Station Road**

<b>Historic</b>	This house was built in 1930 for use as a Nurses Home
<b>Aesthetic</b>	It is a functional house which is different to any other house in the street.
<b>Communal</b>	It is currently used by Polesworth Homes, a charity
<b>Age:</b> is it old, or does it have a Significant date?	1930
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is unique to Polesworth, but follows the same design as many such houses built at the time for the same purpose.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from other buildings around it.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	The plaque above the front entrance, which is integral to the building, reads 'Polesworth Nurses Home 1930'.
<b>Assessment of Significance</b>	The significance of this building is its uniqueness in the landscape. It was built for a specific purpose and still retains its original shape and aspect.

**16. 36 Bridge Street**

<b>Historic</b>	This building appears on the 1850 Tithe Map and is very distinctive because of its elevated position in the streetscape. Bridge Street is the medieval hollow way down from the township to the river and this building shows that particularly. It is likely to be a much earlier building, possibly from the 1600s and may be one of the buildings mentioned in the 1662 Hearth Tax documents.
<b>Aesthetic</b>	It has a large frontage onto the road with no front garden. It stands out from other buildings along Bridge Street because of its design and elevated position.
<b>Communal</b>	It is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	Possibly 1600s.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is elevated above the road and is in a prominent position at the northern end of Bridge Street.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It stands out from other buildings at this end of Bridge Street.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	

<b>Assessment of Significance</b>	The significance of this building lies in its position. It sits at the edge of what was monastic land, albeit land that was used for secular purposes. Its elevation from the road gives it it's unique appearance.
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**17. Methodist Chapel, Bridge Street (original chapel only)**

<b>Historic</b>	The original chapel was built in 1857 on the site of a blacksmith's premises. It was erected by Mr. Thomas Watton of Tamworth who built it for £100 with members of the congregation undertaking the labouring work. The chapel opened on the second Sunday in October 1857 and was built on land owned by Sir George Chetwynd, attracting a ground rent of 5s 3d per year. The ground rent was paid up until the land and surrounding properties were purchased in 1908 for the sum of £250 by George Deeming.
<b>Aesthetic</b>	The building has boarded up windows and the original entrance door. It is a typical building of the time and has similar characteristics to the Baptist Chapel and Congregational Chapel in Polesworth.
<b>Communal</b>	It now forms part of a shop and playgroup complex.
<b>Age:</b> is it old, or does it have a Significant date?	1857.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is like other nonconformist buildings of the period, both in Polesworth and other parts of North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is tucked back from the road behind a modern extension built when the chapel was sold for commercial use.

<p><b>Other:</b> is there any other factor:</p> <p>Local value or landscape interest?</p> <p>Archaeological interest? Or Archival Record? – please explain</p>	
<p><b>Assessment of Significance</b></p>	<p>The significance of this building is the simplicity of its style and the fact that it was the last non-conformist church to be built in the village. It still retains its basic shape and window orientation.</p>



### 18. Footpath from High Street at the Station Road/Bridge Street junction onto the playing fields



<b>Historic</b>	The medieval township of Polesworth was approached from the north via Bear Lane which then turned eastwards and widened out to form the High Street. This road is shown clearly on the 1850 Tithe Map. It exists today as a walkway through from the High Street junction with Station Road and Bridge Street to the playing fields on Station Road. It also provides vehicular access to houses. It is an important remnant of the medieval townscape.
<b>Aesthetic</b>	It is a walkway and access road for houses.
<b>Communal</b>	Open to walkers and householders.
<b>Age:</b> is it old, or does it have a Significant date?	It is medieval in origin, from at least the early 12 <sup>th</sup> century.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is the last visible remnant of the medieval roadway into Polesworth from the north.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is tucked away behind a bungalow and alongside a house.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is an important visible remnant of the medieval streetscape of Polesworth.

<b>Assessment of Significance</b>	<p>The significance of this short piece of footpath is that it is one of the last remnants of the original roadway into Polesworth from the North. Medieval in origin it brought both worshippers and pilgrims to the Abbey and Shrine of St. Edith of Polesworth. When the road was altered and straightened in the 1800s, this section was left as a footpath and its importance in the medieval history of the village cannot be emphasised enough.</p>
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## 19. Stiper's Hill Enclosure



<b>Historic</b>	<p>The importance of this as a site of ritual significance can be traced back to the Anglo-Saxon times or even before. These ritual areas had a standing-post and a square enclosure and elsewhere in the country contained shrines. The name is most likely derived from the Old English word for post – Stipere. Dugdale the 17<sup>th</sup> century antiquarian visited Polesworth and the surrounding areas and mentions them in his books on Warwickshire. He found an 'old entrenchment' on the site which he called 'a little fortification'.</p> <p>This was a meeting place for tribes in the area during what is often referred to as the Dark Ages and possibly before the Roman conquest; and later when the Anglo Saxons and then Normans settled here; where proclamations were made, musters declared and courts were held. It certainly survived the Norman Conquest as an important secular meeting-place up until the later Middle Ages when it ceased due to the increase in more formal court arrangements.</p> <p>These courts from the time of the Anglo Saxon settlers, until the later Middle Ages, involved dealing with accusations of crime, disputes of land and property, and the paying of rents. In the Bodleian Library documents show that tenants in the honour – the name for land held by the lord of the manor - of Tamworth met at a court on Stipershill and paid their rents or sought redress for wrongs. In the 1350s for instance it is recorded that a tenant attended the court there and paid over a pair of golden spurs on St. Edith's day as rent for his lands, most payments were in goods not money.</p> <p>These courts were held twice a year on days in the religious calendar out in the open, in the same way as some courts meet today, such as the one on the Isle of Man. There are many records of these courts held in</p>
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	<p>parchments both in private estate papers and in national archives which give rich insights into their dealings.</p> <p>A few years ago Lidar survey was undertaken and it showed the intact outline of the enclosure but recently these earthworks appear to have been breached and damaged by the use of the area as a motorbike scramble area.</p> <p>There are other earthworks along the eastern side of the promontory and these are the remains of the entrenchments dug by the Polesworth Home Guard during World War II whilst practicing defence should there be an invasion.</p>
<b>Aesthetic</b>	It is largely still intact and is of great historical importance.
<b>Communal</b>	The site is on private land.
<b>Age:</b> is it old, or does it have a  Significant date?	Although the age of the enclosure would need to be dated by archaeological excavation, recent research by Dr. Nigel Tringham places the age of the site to be most likely before the Roman conquest.
<b>Identity:</b> Does it have a particular  Character that would be typical of  North Warwickshire?	It would seem to be unique in the Warwickshire countryside.
<b>Landmark Quality:</b> Does it have a  Visual prominence in the Townscape/landscape?	It is very prominent from the Warton Road and is marked on old maps of the area as Stiper's Hill Plantation
<b>Other:</b> is there any other factor:  Local value or landscape interest?  Archaeological interest? Or Archival Record? – please explain	This shows evidence of the first gathering of local tribes in the area for peaceful and warlike motives and is the beginning of this areas rise to prominence and eventual settlement.
<b>Assessment of Significance</b>	The significance of this site is that it is of major importance in the history of this area. Pre dating the Roman period and in use all through the Anglo-Saxon period as the site of a moot and meeting-place. It originated as a gathering place for local tribes, possibly marking the boundary of land owned and occupied by different tribal families. Then continued as a place of major significance in the life of the

	lords of the manor up until more formal court arrangements were put in place.
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**20. St. Helena Road – medieval sunken road.**

<b>Historic</b>	This is a medieval sunken lane leading from Polesworth through a medieval deserted village and onto the Roman A5.
<b>Aesthetic</b>	The lane is part of the visible medieval landscape of Polesworth. It has been widened and houses built alongside it for part of the way until it assumes its medieval proportions before continuing into the next parish of Dordon. It is an ancient lane with old hedgerows and trees alongside and is a natural habitat for wildlife.
<b>Communal</b>	The lane is used for vehicles and walkers.
<b>Age:</b> is it old, or does it have a Significant date?	The lane is Early Medieval.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	<p>This is a medieval sunken lane and as such is important in the landscape. Polesworth Abbey in the ecclesiastical parish of Polesworth, which covered a much larger area than now, held the right of burial and therefore it most likely was used as a coffin way for the inhabitants of the deserted medieval village along its route and other farmsteads on that side of the parish.</p> <p>There is a stone marker where Little Jim's cottage once stood which has importance in local culture.</p>
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is a prominent lane in the street plan of Polesworth, leading to Dordon.
<b>Other:</b> is there any other factor: Local value or landscape interest?	<p>It is often used by heavy vehicles which will have an impact on the medieval aspects of the road.</p> <p>It is alongside the site of Little Jim's Cottage.</p>

Archaeological interest? Or Archival Record? – please explain	
<b>Assessment of Significance</b>	The significance of this road is its medieval origins and usage, it is possibly a coffin way from the old, deserted settlement which was further into Dordon parish and is a prominent lane through the area of Hoo.



## 21. Coffin Trail, Common Lane



<b>Historic</b>	Polesworth was a large ecclesiastical parish in medieval times and all inhabitants of outlying hamlets and farms would be buried in the Polesworth churchyard. Coffin ways or trails were used to bring the dead down to Polesworth for burial. This trail leading from Dordon down to the common and then on to the Polesworth churchyard is the only one of these trails that can be identified within the old ecclesiastical parish of Polesworth and as such is important in the landscape.
<b>Aesthetic</b>	Used by walkers and dog walkers, it is a pleasant lane to walk.
<b>Communal</b>	Pathway from Common Lane to Dordon.
<b>Age:</b> is it old, or does it have a Significant date?	It is early medieval in origin.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	Coffin trails would have been a part of the landscape of North Warwickshire but there seem to be no other examples of any still in existence.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is a footpath.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is an important part of the history of the ecclesiastical parish of Polesworth.

<b>Assessment of Significance</b>	The significance of this lane is its ecclesiastical use as a coffin trail or way. It is obviously of some antiquity as the ancient hedgerows suggest. There are no other examples of a lane named as such in North Warwickshire
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## 22. Site of the Hoo Chapel, off Grendon Road and possible Iron Age hill fort site



### Historic

The site is possibly an Iron Age hill fort as it sits on a hill with an escarpment on the north side and would be easily defensible as the surrounding terrain drops away from the flat area at the top of the hill.

The chapel was founded by Roger de Grendon although the exact date of foundation is unknown it took place during the reign of King Henry I or King Stephen (1100-1154). Roger endowed the chapel with a large amount of land, which was presumably worked as a farm for the upkeep of the priests who lived in the Chapel House, and was most likely used for sheep farming, as this area was noted for its quality wool in the medieval period. The land immediately around the Chapel would have been the burial ground for estate parishioners and the priests themselves, the inside of the Chapel being reserved for members of the de Grendon family and their successors. As well as the Chapel there would have been a house for the priests and ancillary buildings for their maintenance and also for the farm, stables and animal enclosures. The usual complement was four priests.

The Chapel was dissolved during the Reformation and was not inhabited from that time. The site was lost in the intervening years but the chapel graveyard was accidentally rediscovered in 1846 when the cutting of the London and North Western Railway went straight through the graveyard, and some gravestones and skeletons were uncovered.

The obelisk was erected by Sir George Chetwynd. Local folklore states it was first erected in the field by the cutting, but was subsequently moved to its present position sometime later. The obelisk in the field has this inscription:- Site of the Chapel of St. Leonard at Hoo Demolished 1538 30<sup>th</sup> Henry VIII.

The precise location of the chapel and the ancillary farm buildings is not known but is likely to stretch across the B5000 and onto the top of Hoo Hill and encompass the site of the obelisk.

<b>Aesthetic</b>	<p>The area is of immense importance to both the Iron Age and the medieval monastic history of the area.</p> <p>The monument itself is a prominent feature in the field to the south side of Grendon Road leading out of Polesworth. It is visible for a great distance around and is particularly prominent in the landscape as Polesworth is approached from Tamworth along the B5000 at Hermitage Hill.</p> <p>To determine the actual area of the Iron Age hill fort, Chapel and ancillary buildings would need a thorough survey including Lidar and geophysics before a full archaeological excavation to identify the precise location, although aerial photographs in the Warwickshire HER show foundations of buildings and the map of the area dated 1722 shows extant buildings in the area.</p>
<b>Communal</b>	The whole area is on private land and the monument which is Grade II listed is not therefore accessible.
<b>Age:</b> is it old, or does it have a Significant date?	<p>The hill fort would have become obsolete either before or just after the Roman invasion of the country.</p> <p>The chapel was built in the early 1100s and suppressed during the dissolution of the monasteries in 1538.</p>
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	<p>The area of the hill fort is of great importance to the early history of North Warwickshire.</p> <p>The monument which is Grade II listed is a unique feature within North Warwickshire.</p> <p>The site of the Chapel and ancillary buildings is of great importance to the medieval history of the area.</p>
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	The hill itself has prominence in the landscape and the monument which is grade II listed is very prominent in the landscape.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	The monument which is Grade II listed is a statement feature to the areas monastic past and is very prominent in the landscape.
<b>Assessment of Significance</b>	This site is of immense significance in the monastic history of the area and was possibly originally an Iron Age hill fort. The obelisk which sits in a field near the site of the chapel and monastic complex is Grade II listed. The area has

	never been archaeologically investigated so the exact location of buildings is not known.
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**23. Commemorative marker for site of Little Jim's Cottage, St. Helena Road.**

<b>Historic</b>	The cottage was a typical example of a late 14 century/early 15 <sup>th</sup> century building with exposed cruck construction. It was burnt down in the 1970s. A stone marking the site sits on the side of St. Helena Road.
<b>Aesthetic</b>	The building no longer exists.
<b>Communal</b>	
<b>Age:</b> is it old, or does it have a Significant date?	The building was a medieval cruck construction.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It was made famous by a poem by Edward Farmer and is an important cultural site.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	The area is one well known in the area and a stone at the side of the road marks the site.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is of prominent cultural importance for Polesworth and is part of the mining history of the area.
<b>Assessment of Significance</b>	This site is of significance to the mining history of the area and to the medieval landscape being the site of one of the earlier houses in this area.

**24. Milestone East B5000**

<b>Historic</b>	This is a milestone which once gave the mileage between Polesworth and Atherstone. It stands on the south side of the B5000 just before the railway bridge to the east of Polesworth.
<b>Aesthetic</b>	It is of its kind.
<b>Communal</b>	It is in the hedgerow and is visible to anyone passing when the foliage is cut down.
<b>Age:</b> is it old, or does it have a Significant date?	It is difficult to identify its age, most likely erected in the 1700s when the road became a turnpike road.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	There may be other such milestones in North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is visible but not particularly prominent.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	Although very worn, the 'one' of Atherstone can still be made out.
<b>Assessment of Significance</b>	The significance of this milestone is that it is only one of three which has been identified in Warwickshire and the only one positively identified as such in North Warwickshire. It has at some time been removed from the



	<p>other side of the road as some of the inscription that can be made out shows. Recently it was knocked over and the base exposed, this shows it has dressed stonework at the base and the top section usually visible has been smoothed. This stone is possibly originally from the Hoo Chapel and has been repurposed.</p>
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**Birchmoor****25. St. John's Church, New Street**

<b>Historic</b>	Built in 1888 on land purchased by Rev. Madden at a cost of £105 and dedicated as St. John's Mission Church. It is still in use for worship today
<b>Aesthetic</b>	It is of tin construction and retains its original exterior.
<b>Communal</b>	The building is used for worship as well as communal activities.
<b>Age:</b> is it old, or does it have a Significant date?	It was built in 1888, extended in 1898 and then again in 1931.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	The building is of its era. Many of these so called 'Tin Tabernacles' were erected in the area to serve as Anglican churches until funds could be raised to build a brick building. Most have since been demolished or wooden clad but this building retains its original structure and character.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is quite a distinctive building along New Street, Birchmoor.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is one of the last surviving original buildings of this type in the area.
<b>Assessment of Significance</b>	The significance of this building is that it is one of only few remaining 'tin tabernacles' in the country that still retains its original fabric. It was built in the 1880s as a church and still used for that purpose today. It is part of a research project by Dr. Lynn Pearson on early prefabricated buildings.

## 26. The Gamecock Inn



<b>Historic</b>	This was most likely built as a coaching inn to accommodate visitors to the Gilliver's farm to purchase fighting cocks; although local folk memory is that it was Joseph Gilliver's house.
<b>Aesthetic</b>	It is an imposing building standing at the top of the road leading from Polesworth.
<b>Communal</b>	It is a public house.
<b>Age:</b> is it old, or does it have a Significant date?	Most likely built c. Late 1700s
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a standard design, but may have had a Georgian style frontage erected over an older building.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is an imposing building, the largest in the village and holds a prominent place on the road from Polesworth.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	Joseph Gilliver was cockfighter for both King George III and IV. He lived on part of Birchmoor Common and bred his cocks there. The Inn most likely accommodated visitors to his holding to purchase cocks.
<b>Assessment of Significance</b>	The significance of this building is its connection to the family of Joseph Gilliver and the raising of fighting cocks for King George III and IV. A Georgian style frontage erected over an older building belies its significance as an early hostelry in the area. It is currently no longer a public house.

**Warton****27. Primitive Methodist Chapel, Austrey Road**

<b>Historic</b>	Erected in 1898 and greatly supported by the Carr family, one of whom who paid for its refurbishment a few years later.
<b>Aesthetic</b>	It was a prominent placed of worship in the village but has been used for industrial use since
<b>Communal</b>	Currently vacant.
<b>Age:</b> is it old, or does it have a Significant date?	Erected 1898.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is now very dilapidated but retains some original decorative brickwork and the original exterior entrance to the chapel can still be seen.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is a building that stands out along the Austrey Road and is quite different from other buildings along that road.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	Warton had one of the earliest Primitive Methodist Societies in the area, first established in 1828. Land was purchased in 1896 and the building was erected in 1898. It has distinctive decorative brickwork. It was put up for sale in 1924 but in 1928 after no interest it was reopened as a chapel again but due to extensive repairs being required which could not be financed by the congregation it was closed and put up for sale in 1932.
<b>Assessment of Significance</b>	The significance of this building lies not in its appearance but in its history. It was one of the earliest Primitive Methodist Chapels to be erected once the Society had been established. It has distinctive decorated brickwork and is a local landmark.

**28. Parish Room, Maypole Road.**

<b>Historic</b>	The building was opened in 1909. It was built by Thomas Baxter of Wilnecote, the architect being Arthur Moreton of Nuneaton. Messrs. Morris and Shaw contributed 50,000 bricks and appeals and events raised some £205 which was about half the cost of the room and furniture.
<b>Aesthetic</b>	It is used for many community activities in the village and stands in a prominent place facing Church Road and in the heart of the old village.
<b>Communal</b>	It is used for community activities.
<b>Age:</b> is it old, or does it have a Significant date?	Built in 1909.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a standard parish building of its era.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It holds a prominent place where Maypole Road and Austrey Road converge, facing Church Road.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It was the concept of Rev. H.A. Griffith, who believed a suitable room was necessary to carry out the successful work of the parish. It was opened on Tuesday 9 <sup>th</sup> November 1909 by Mr. F.A. Newdegate who was MP for Nuneaton.
<b>Assessment of Significance</b>	The significance of this building lies in its use as the only community room in Warton, in the heart of the old village. It is a CISWO property and is maintained by a trust.

## 29. War Memorial on the wall of the Parish Rooms



<b>Historic</b>	This was built at the end of WWI to commemorate those who died in the war and added to after WWII.
<b>Aesthetic</b>	It was erected on the front of the parish room in a prominent position.
<b>Communal</b>	An act of remembrance takes places every year.
<b>Age:</b> is it old, or does it have a Significant date?	Erected after WWI
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is of similar design to many such memorials in North Warwickshire.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is prominent on the front of the parish room.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	
<b>Assessment of Significance</b>	This is significant because of its link to the men who died during the two world wars of the last century, many of whom have relatives living in the village and also to the wider community.

**30. Cruck Beam House, Church Road/Austrey Road.**

<b>Historic</b>	The cottage is in part a typical example of a late 14 century/early 15 <sup>th</sup> century building with exposed cruck construction. It has been extensively added to and altered over the intervening years.
<b>Aesthetic</b>	The building has a prominent place in the history of the village and is still of importance to the villagers.
<b>Communal</b>	This building is a private house.
<b>Age:</b> is it old, or does it have a Significant date?	The building is in part of medieval cruck construction from the late 14 <sup>th</sup> /early 15 <sup>th</sup> century.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It has importance to the village of Warton as it appears to be one of the earliest extant buildings although in need of repair and restoration. It is of a character that can be seen all over the country.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is prominent on the Church Road/Austrey Road junction.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is very much a building valued by the local inhabitants who view it as important to their history.
<b>Assessment of Significance</b>	The significance of this building is not in its condition but in its age and place in the history of the village of Warton. It is one of the last remaining buildings from the medieval era still standing in the village.



### 31. Warton Old Nethersole School, Maypole Road



<b>Historic</b>	This school building was erected in 1857 by the Nethersole Trust, this is an educational trust set up in the reign of Elizabeth I for the education of boys and girls within the ecclesiastical parish of Polesworth. In 1832 following the enactment of the Educational Reform Bill a thatched cottage was leased by the Trust to provide a school 'for the benefit of the poor children in Warton' and this building was erected after the enactment of the Education Act 1870 and provided gabled roofs, big windows and separate classrooms. It became known as a Board School. In the early 1900s an infant's school was added. The building is no longer used as a school.
<b>Aesthetic</b>	It is a Victorian building
<b>Communal</b>	
<b>Age:</b> is it old, or does it have a Significant date?	Built in 1857.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a similar building to many that were constructed at this time when the education of children was becoming a national rather than local concern.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It sits back from the road and is no longer used as a school.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is part of the history of the Nethersole Trust and is a visual reminder of the Trusts prominence in providing educational buildings in the old ecclesiastical parish of Polesworth.
<b>Assessment of Significance</b>	The significance of this building lies in the fact that it was built as a result of the Education Act 1870 and is a visual part of the history of the Nethersole Trust.



**32. School House, Maypole Road**

<b>Historic</b>	The Education Act of 1870 meant that properly certified teachers were added to the teaching staff of all schools, and it is likely the School House was built at the same time as the new school in 1857 to house the headmaster or mistress. As the numbers of children to be educated grew part of the building was used as a school room and another room built on to the side nearest the school.
<b>Aesthetic</b>	It is a standard Victorian type building
<b>Communal</b>	
<b>Age:</b> is it old, or does it have a Significant date?	Victorian building.
<b>Identity:</b> Does it have a particular Character that would be typical of North Warwickshire?	It is a typical building of the era and type.
<b>Landmark Quality:</b> Does it have a Visual prominence in the Townscape/landscape?	It is set back from the road but easily visible.
<b>Other:</b> is there any other factor: Local value or landscape interest? Archaeological interest? Or Archival Record? – please explain	It is of prominent cultural importance of the origins of schooling in Warton.
<b>Assessment of Significance</b>	The significance of this building is its relation to the Old Nethersole School in Warton. It was built at the same time as the school and was a feature of the Nethersole Trusts ethos that teacher's accommodation was built adjacent to its school buildings. It is a visual part of the history of the Nethersole Trust.

## Appendix 3 North Warwickshire Local Plan Policies

### LP2 Settlement Hierarchy

Development within the Borough will be proportionately distributed and be of a scale that is in accordance with the Borough's settlement hierarchy. Development will be commensurate with the level, type and quality of day to day service provision currently available and the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers.

In Categories 1 to 4 settlements development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable, including that which would enhance or maintain the vitality of rural communities, provided such development is proportionate in scale to the relevant settlement and otherwise compliant with the policies in the plan and national planning policy considered as a whole (including in respect of Green Belt protections)

**Category 1: Market Towns of Atherstone with Mancetter and Polesworth with Dordon and the Green Belt Market Town of Coleshill**

**Category 2: Settlements adjoining the outer boundary of the Borough**

Development will be permitted directly adjacent to built up areas of adjoining settlements if:

- a) the site lies outside of the Green Belt or Strategic Gap
- b) development would integrate clearly with wider development
- c) has a clear separation to an existing North Warwickshire settlement to ensure the character of North Warwickshire settlements are preserved; and,
- d) linkages are made to existing North Warwickshire settlements to ensure connectivity between places especially via walking and cycling

**Category 3: Local Service Centres – Baddesley with Grendon, Hartshill with Ansley Common, New & Old Arley, Kingsbury, Water Orton**

**Category 4: Other Settlements with a development boundary - Ansley, Austrey, Curdworth, Fillongley, Hurley, Newton Regis, Piccadilly, Ridge Lane, Shuttington, Shustoke, Warton, Whitacre Heath, Wood End**

Development within development boundaries will be supported in principle. Development directly adjacent to settlement boundaries may also be acceptable. All development will be considered on its merits; having regard to other policies in this plan and will cater for windfall housing developments usually on sites of no more than 10 units at any one time depending on viability, services and infrastructure deliverability.

**Category 5: All other locations**

All Development

In all other locations development will not generally be acceptable, albeit as set out above that there may be some instances where development may be appropriately located and would enhance or maintain the vitality of rural communities under this category. Special circumstances should exist to justify new isolated homes in the countryside such as rural workers' needs, the optimal viable use of a heritage asset, the re-use of redundant buildings

enhancing its immediate setting, the subdivision of an existing residential dwelling, or development of exceptional quality or innovative design or for rural exception sites in line with national planning policy. All such development will be considered on its merits and with regard to other policies in this plan.

### **LP4 Strategic Gap**

In order to maintain the separate identity of Tamworth and Polesworth with Dordon, a Strategic Gap is identified on the Policies Map in order to prevent their coalescence. Development proposals will not be permitted where they significantly adversely affect the distinctive, separate characters of Tamworth and Polesworth with Dordon. In assessing whether or not that would occur, consideration will be given to any effects in terms of the physical and visual separation between those settlements.

### **Policy LP21 Services and Facilities**

Town centres boundaries and neighbourhood centres are defined on the policies map for the market towns of Atherstone with Mancetter, Coleshill and Polesworth with Dordon. Town centres boundaries and neighbourhood centres are to be treated the same in policy terms as below; those terms refer to the different scales of settlements. In principle commercial, business and service uses will be supported in these locations, and in line with LP2, to support vitality.

Neighbourhood Centres are defined on the Policies Map in the following locations

1. Browns Lane & New Street Shopping parade, Dordon;
2. Jubilee Court, Tamworth Road, Kingsbury;
3. Station Buildings, Birmingham Road, Water Orton; and,
4. 82 to 102 Coleshill Road, Chapel End, Hartshill

Within Town Centres and Neighbourhood Centres changes to sui generis uses such as hot food takeaway or betting shops will be restricted unless:

- clear evidence is available justifying the loss and change of use, and
- there will be no adverse impact on the retail choice and availability in the frontage or centre.

Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted.

The loss of Class E (including retail) units within town centre boundaries and defined neighbourhood centres will only be supported if:

- it can be shown that there is no reasonable prospect of retention of the use;
- occupation is by an alternative retail or mixed community/retail use; and,
- there would be no adverse impact on the retail choice and availability.

Mixed use proposals, including those with residential uses, will be appropriate in principle. Dual or multiple uses of sites or “hubs” providing services and facilities for individual or groups of settlements will be encouraged. Proposals that would have a detrimental impact on the viability and vitality of centres will not be permitted. Applications should be supported by relevant and proportionate evidence to demonstrate that would not be the case clear evidence is available justifying the loss and change of use, and

- there will be no unacceptable adverse impact on the retail choice and availability in the frontage or centre.
- there is not a disproportionate over concentration of these uses.

The following factors will be taken into account: the existing mix of uses; the impact on

customer behaviour; the proximity of education establishments; the deprivation levels in the area and the cumulative highway and environmental impacts. Robust justification using a sequential approach will be required to avoid a disproportionate concentration of uses.

Proposals resulting in the loss of an existing service or facility and also including retail uses, which contribute to the functioning of a settlement or the public health and well-being of its community, will only be supported if:

- a) an equivalent facility or service is wholly or partially provided elsewhere, in a similar or more accessible location within that settlement;
- b) the land and buildings are shown to be no longer suitable for continued use in terms of their location, design and/or construction, or the proposal would represent a net gain or improvement in provision,
- c) it can be demonstrated by evidence that there is no realistic prospect of an alternative service or facility using the site, such as through an appropriate marketing campaign or the internal procedures of the parent organisation and,
- d) its loss will not harm the vitality of the settlement.

All major developments must consider the impact on the provision of services and facilities and where there is an impact this must be addressed. All major developments should provide land and / or financial contributions to enable the provision of additional services and facilities. As set out in LP1 and paragraph 16.6 all development will be expected to contribute proportionately and in accordance with national policy, statute and relevant supplementary planning documents and guidance to infrastructure provision.

## **LP22 Open Spaces and Recreational Provision**

Wherever possible, Open spaces and recreational areas will be retained, protected and enhanced (unless their loss is off-set by an equivalent or improved replacement). Development proposals will be expected to provide a range of new on-site and open space recreational provision such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland wherever appropriate to the area and to the development.

The design and location of these spaces and facilities should be accessible to all users; have regard to the relationship with surrounding uses, enhance the natural environment, protect and improve green infrastructure and link to surrounding areas where appropriate.

The Council will require the proper maintenance of these areas and facilities to be agreed. Where on-site provision is not feasible, off-site contributions may be required where the developments use leads to a need for new or enhanced provision.

## Glossary

**Accessibility:** The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

**Affordable Housing:** Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

**Ancient Woodlands:** These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

**Appropriate Assessment (AA):** Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e., Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc.). The overall aim of this assessment is to demonstrate that the plan/ project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/ plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

**Biodiversity:** The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

**Blue infrastructure;** refers to water elements such as rivers, streams, canals, ponds, wetlands and floodplains.

**Brownfield Land:** See definition for Previously Developed Land.

**Carbon Footprint:** The amount of greenhouse gas produced in daily life through the burning of fossil fuels.

**Community Infrastructure Levy (C.I.L):** This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e., transport schemes, schools, etc.) that are needed to support the development of their area.

**Connectivity:** The linkages that exist between key locations.

**Developer Contributions:** Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

**Development Plan Document (DPD):** These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be

varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

**Dwelling:** A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

**Evidence Base:** The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

**Greenfield Land:** Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

**Green Infrastructure:** A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

**Infrastructure Delivery Plan (IDP):** The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

**Listed Building:** a building listed because of its special architectural or historic interest considered to be of national importance and therefore worth protecting and listed on the statutory list of 'buildings of special architectural or historic interest'.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Localism Act:** This is an Act of Parliament that changes the powers of local government in England. The Act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

**Mode:** The type of transport being used for a journey.

**National Planning Policy Framework (NPPF):** This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**Assets of Local Historic Value:** buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets, such as Listed Buildings.

**Parish Plans:** Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

**Physical Infrastructure:** Includes existing and future development required to support utilities, transport and waste management.

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

**Public Realm:** Areas available for everyone to use, including streets, squares and parks.

**Section 106 Agreement/ Contribution:** Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

**Site of Special Scientific Interest (SSSI):** A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

**Social Infrastructure:** Includes education, healthcare, sports facilities, cultural and community facilities.

**Strategic Environment Assessment:** A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**Supplementary Planning Document (SPD):** Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

**Sustainable Development:** Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

**Topography:** The gradient and variations in height within a landscape.

**Wildlife corridors:** Areas of habitat that connect wildlife populations.



# **POLESWORTH PARISH NEIGHBOURHOOD PLAN**