

HIGHWAYS STATEMENT OF COMMON GROUND

**Land South of Warton Recreation Ground
Orton Road, Warton**

Appeal Ref:

[APP/R3705/W/25/3371526](#)

Date: 14th November 2025

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Land South of Warton Recreation Ground, Orton Road, Warton

Highways SoCG

1.0 Introduction

- 1.1 This Highways Statement of Common Ground (“HSoCG”) has been prepared by Hub Transport Planning Ltd acting on behalf of Richborough (“the Appellant”) and has been agreed with North Warwickshire Borough Council (“the Planning Authority”) in relation to a non-determination Appeal for an outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure (all matters reserved except for access), on land south of Warton Recreation Ground, Orton Road, Warton.
- 1.2 The Planning Authority formally considered the planning application at its Planning and Development Board meeting on 6th October 2025, and resolved that it would have refused planning permission for five reasons. None of the reasons for refusal (RfR) related strictly to highway safety issues.
- 1.3 There was a single reason for refusal (RfR) relating to transport matters.
- 1.4 RfR 1 related to the proposal being contrary to the Council's spatial planning policy as represented in its settlement hierarchy as defined in the North Warwickshire Local Plan 2021.
- 1.5 RfR1 states that Warton is a Category Four Settlement within that hierarchy and owing to the limited services and facilities within it, the proposal would represent a wholly disproportionate and unsustainable addition to the settlement.
- 1.6 There was no objection to the proposed development from the Highway Authority, subject to conditions and S106 payments as set out in their consultation response dated 26th September 2025.
- 1.7 The purpose of this HSoCG is to set out the transport matters regarding the appeal proposals, to which both parties agree.

2.0 Areas of Agreement

- 2.1 The Appellant and the Planning Authority agree that the following transport issues set out below are not in dispute.
- 2.2 Safe and suitable access can be provided for the Appeal site, subject to the proposed highway works shown on drawings T24529.001 rev H and T24529.002 rev G. Details of the proposed highway works are as follows.
- Vehicular access with Church Road with traffic-calming scheme and lighting (subject to detailed design, as set out in highway authority condition 4 on their consultation response dated 26/09/25);
 - Pedestrian/cycle access with Church Road, connecting to Warton Recreation Ground and into the centre of the village;
 - Pedestrian/cycle access to Orton Road via a new dropped-kerb crossing to the west of the site onto Church Road.
- 2.3 The Appeal site is within walking and cycling distance of facilities within Warton, including a local shop with post office, primary school, public house, church and social club. The Chartered Institute of Highways and Transportation (CIHT) has suggested walking distances to common facilities below:

Classification	Town Centre (m)	Commuting / Schools / Sightseeing	Elsewhere
Desirable	200	500	400
Acceptable	400	1000	800
Preferred Maximum	800	2000	1200

(Source: 'IHT Guidelines for Providing Journeys on Foot, 2000 CD 10.20)

- 2.4 Polesworth train station is situated around 1.3km to the west of the site as the crow flies. Polesworth has a parliamentary train service of one northbound train a day at 06:48 to Tamworth Train Station.
- 2.5 Tamworth train station is situated around 6.8km to the west of the site as the crow flies. Tamworth provides regular direct services to a significant number of destinations throughout the week, both locally and nationally, including Lichfield, Stafford, Nuneaton, Rugby, Birmingham, Cheltenham Spa, Nottingham, Derby, Cardiff and London
- 2.6 In terms of actual distance Polesworth Station is located around 2.2km, Atherstone Station is located circa 8.0km, Tamworth Station is around 8.3km from the site.
- 2.7 Bus stops are located on Maypole Road, adjacent to Church Road, and are located 625m from the centre of the appeal site. A specific bus service is also provided to The Polesworth School for pupils within Warton. The current bus timetable and route is attached to this SoCG. It is agreed that the existing bus stops along Orton Road are in excess of the recommended 400m maximum distance from the site.

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- 2.8 An assessment of the facilities in Warton was provided in the form of a Settlement Sustainability Appraisal in 2018 and 2023 (CD4.11 and CD 4.12). The Council have recently published a 2025 Settlement Sustainability Appraisal which records the same facilities and services in Warton. The distances to local facilities and services across Warton and Polesworth are as shown in the table below:

Facility	Distance
Education	
Warton Nethersole Primary School (and Nursery)	750m
The Nethersole School (Polesworth)	1.5km
Polesworth School	3.3km
Healthcare	
Polesworth Health Clinic/Surgery	2.3km
Dordon Surgery	4.4km
Retail	
Warton Store & Post Office	600m
Polesworth Convenience Store (Nethersole Street, Polesworth)	1.8km
Co-operative Food Store (High Street, Polesworth)	1.9km
Polesworth Local Facilities (Takeaways/Café/Pharmacy/Butchers/Food Retail) (Bridge Street)	2.2km
Leisure	
Warton Recreation Ground	300m
The Office Pub	500m
Warton Club	725m
The Spread Eagle Pub (Polesworth)	2.0km
Polesworth Sports & Social Club (Polesworth)	2.0km
Polesworth Fish Bar (Polesworth)	2.0km
Community	
Warton Holy Trinity Church	400m
Warton Village Hall	625m
Polesworth Library & Information Centre	2.1km

- 2.9 The Appeal site will not have a severe adverse impact on the operation of the highway network.
- 2.10 The Appeal site will not have an unacceptable impact on highway safety, subject to the agreed highway works outlined on drawings T24529.001 rev H and T24529.002 rev G.
- 2.11 As part of the Appeal site, Warwickshire County Council (WCC) have requested the following transport contributions to improve modes of sustainable transport, as set out in WCC's consultation response (CD 10.8):
- A sum of £1,176,000 towards improved walking, cycling and wheeling provision towards Polesworth taking the route of P12 as identified in WCCs LCWIP with 50% to be paid upon commencement to allow for design works and consultations and the remaining contribution to be paid prior to occupation of 25% of the development.
 - A sum of £238,608 towards public transport improvements, to extend the local bus service (785/786) to Ventura Park and operate an additional later journey at 19h25 from Tamworth, Monday to Saturday.
 - A sum of £6,000 towards the cost of a TRO associated with a 30mph reduction on Church Road to be paid on commencement of development.

3.0 Areas of Disagreement

- 3.1 The areas of disagreement remaining on transport issues between the Appellant and Planning Authority are agreed as follows:
1. The nature and extent of the services and facilities in Warton and whether those services are “limited” as described by RfR 1;
 2. The nature and extent of sustainable transport modes to and from Warton and whether the future occupants will rely on the private motor vehicle to access services and facilities;
 3. The acceptable walking distance to services and facilities;
 4. The extent to which the Appeal site would represent an unsustainable addition to the settlement, also as set out in RfR 1;
 5. The LPA do not agree that access, pedestrian or vehicular access, can be provided onto Red Marl Way.

Signed on behalf of Hub Transport Planning Ltd:



JAMES PARKER

Signed on behalf of North Warwickshire Borough Council:



ANDREW COLLINSON

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Bus Timetable including Tamworth to Warton

785/786 Tamworth to Austrey

via Shuttington, Newton Regis, Warton and Polesworth - Valid from Saturday, February 1, 2025 to Tuesday, January 13, 2026

Monday to Friday - Tamworth Town Centre Corporation St

	786	786	786 ¹	786 ²	786	786
Tamworth Town Centre Corporation St	1040	1240	1440	1440	1620	1740
Amington Monks Way	1050	1250	1450	1450	1630	1750
Stonydelph Sandy Way	1057	1257	1457	1457	1637	1757
Dordon Polesworth School	--	--	1510	--	--	--
Polesworth Ankerside	1107	1307	1515	1507	1647	1807
Austrey Main Road	1122	1322	1530	1522	1702	1822
Shuttington Stores	1133	1333	1540	1533	1713	1833
Amington Monks Way	1140	1340	1547	1540	1720	--
Tamworth Town Centre Corporation St	1150	1350	1557	1550	1730	--

¹ Term Time Only ² Only During School Holidays

Monday to Friday - Tamworth Town Centre Corporation St

	785	785 ¹	785 ²	785
Tamworth Town Centre Corporation St	--	--	--	0920
Amington Monks Way	--	--	--	0930
Shuttington Stores	0655	0735	0750	0937
Austrey Main Road	0704	0749	0759	0947
Polesworth Ankerside	0716	0801	0811	1001
Dordon Polesworth School	--	0816	--	--
Stonydelph Sandy Way	0728	0823	0823	1013
Amington Monks Way	0735	0830	0830	1020
Tamworth Town Centre Corporation St	0745	0840	0840	1030

¹ Term Time Only ² Only During School Holidays

Saturday - Tamworth Town Centre Corporation St

	786	786	786	786	786
Tamworth Town Centre Corporation St	1040	1240	1440	1620	1740
Amington Monks Way	1050	1250	1450	1630	1750
Stonydelph Sandy Way	1057	1257	1457	1637	1757
Polesworth Ankerside	1107	1307	1507	1647	1807
Austrey Main Road	1122	1322	1522	1702	1822
Shuttington Stores	1133	1333	1533	1713	1833
Amington Monks Way	1140	1340	1540	1720	--
Tamworth Town Centre Corporation St	1150	1350	1550	1730	--

Saturday - Tamworth Town Centre Corporation St

	785	785	785
Tamworth Town Centre Corporation St	--	--	0920
Amington Monks Way	--	--	0930
Shuttington Stores	0655	0750	0937
Austrey Main Road	0704	0759	0947
Polesworth Ankerside	0716	0811	1001
Stonydelph Sandy Way	0728	0823	1013
Amington Monks Way	0735	0830	1020
Tamworth Town Centre Corporation St	0745	0840	1030

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