

**ENV3 : Polesworth - Dordon Area of Restraint**

**5.40 An Area of Restraint is defined between Polesworth, Dordon, Freasley and Tamworth as shown on the proposals map. Development within the Area of Restraint will not normally be permitted, either for the construction of new buildings or for change of use, for purposes other than:**

- (1) agriculture, forestry, cemeteries and institutions standing in extensive grounds, or other uses appropriate to a rural area; and**
- (2) outdoor sports and recreation facilities, where particular regard will be had to the scale of the related built development.**

**Explanation**

5.41 Structure Plan Policy G3.2 states that local plans may define Areas of Restraint where the open nature of areas in and around towns is important to their proper structure and character, within which development will not normally be permitted. Also, Policy G1(4) establishes a general restraint on development around motorway junctions. The issues which these policies seek to address come together in the area between Polesworth, Dordon, Freasley and Tamworth. Tamworth has extended out to its eastern boundaries so that only a narrow belt of open countryside remains between it and those villages, and the M42 Motorway runs close to the edge of the built up area. The area is particularly vulnerable because of the presence of the junction between the M42 Motorway and A5 Trunk Road, which is likely to create pressure for commercial development wishing for immediate access to the motorway network. The situation is all the more sensitive because the landscape is generally

open, so that one is aware of how close Tamworth and the villages are to each other.

5.42 The Structure Plan policy for Areas of Restraint requires that long term development needs are considered in setting their boundaries. It is not considered appropriate to provide within North Warwickshire for long term expansion of Tamworth because the M42 runs so close to the boundary. The area between the Tamworth boundary and the motorway requires landscape improvement, to screen and soften the edge of the built-up area. The longer term development needs of Polesworth and Dordon can be catered for without needing to set the boundary of the Area of Restraint short of the development boundary.

5.43 The Area of Restraint is a priority area for tree and woodland planting: see Policy ENV4 of this Local Plan.