

## **2.5 Producing a development brief for the upper and lower Tileman's Lane areas.**

This project should take place in 2018-19 to inform the first review and updating of the Neighbourhood Plan.

Of all the sub-areas within the town this locality is the most subject to changes of land-use. The economy policies in the plan call for the retention of employment land and business space, both that currently in such use and that allocated but undeveloped. But the future commercial demand for such property and capacity is unclear, will it remain in those uses or be otherwise redeveloped? Will the site re-use trend lately seen at the former Turbine Blading site continue?

The project is also an appropriate and timely way to re-visit undeveloped land accessed by the Tileman's Lane spur road. This potential development site was identified in 2015 by the community plan-making team as an option for a limited amount of sensitively designed and sited edge-of-settlement housing development. It was one of four such possibilities, put twice to the community and stakeholders for comments, firstly at a December 2015 public exhibition of emerging ideas and proposals, then again in March 2016 in a community questionnaire sent to all households in the Parish. There was a good level of community backing for the site, being one of two to be more fully considered. However, a subsequent technical check on highways access revealed shortcomings, and consideration of the site ceased. This highways access limitation has changed, with new information in March 2017 from the site owner. A technical assessment by the Warwickshire County Council Development Group has confirmed highways access is feasible via the Tileman's Lane spur road. Given the confirmed level of 'in principle' community support, and a need for the neighbourhood plan [refer to paragraph 2.6.11] to seek additional housing land to meet future District-wide requirements, it is appropriate to resume consideration of this site. This intention does not indicate the site will necessarily become a future site allocation, that depends on the study outcome, and the subsequent process of reviewing and updating the neighbourhood plan, as informed by the study and resulting development brief.

The intention is to seek the collaboration of residents, land owners, tenants and business operators. The aim is to assess what the most realistic and desirable future for the locality is in terms of land-use. The study will require a multi-discipline mix of economic, design, valuation and technical skills. A lead role for the Town Council is possible, working very closely with the District Council. The outcome will be a development brief to be effectively applied through area policy AS.6 in the Core Strategy and the policies in the Neighbourhood Plan, as updated and amended. Ideally the development brief will be adopted as supplementary planning guidance, not least as this will require the study process to demonstrate a high level and quality of community and stakeholder engagement meeting the District Council's adopted protocols.