



Mavesyn Ridware **NEIGHBOURHOOD PLAN**

SUBMISSION NEIGHBOURHOOD PLAN

AUGUST 2024



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Foreword

We are pleased to present our Neighbourhood Development Plan for Mavesyn Ridware Parish. The plan has been drawn up for the Parish Council by a Steering Group approved in accordance with the Parish designation as a neighbourhood area on 16th December 2019. Provided the plan is approved at the local referendum, the plan attains the same legal status as a local plan (e.g. Lichfield District Council's plan). This means that any future development and planning permission in the Parish must be determined in accordance with our development plan.

Neighbourhood planning enables us to play a much greater role in shaping the area in which we live and work. A neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority (Lichfield District Council). Decisions on planning applications will be made using both the local plan and our neighbourhood plan. This means that plans made outside the Parish will find it very difficult to push through excessive development, which does not meet the wishes of the Parish. This is particularly important in Lichfield District because much of the district is protected to a degree by falling in Green Belt. Mavesyn Parish, along with Colton and Kings Bromley are not surrounded by Green Belt. Fradley and Alrewas are also not surrounded by Green Belt. Lichfield District Council also do not have a current up to date plan. Our plan means that we are giving a greater degree of protection to Mavesyn Ridware Parish than we would have without our Neighbourhood Development Plan.

Our Neighbourhood Development Plan gives us direct power to develop our vision for the Parish and shape future development and growth in the Parish. It states where we want any new homes to be built and considers provision of amenities such as a shop. The plan also provides us with the opportunity to have our say on how many new homes should be built and where, as well as what any new buildings should look like. This includes issues such as the provision of affordable homes for sale that meet the needs of local people.

The Plan allows Mavesyn Parish to set out a positive vision for how they want the Parish to develop up until 2040 that meet identified local need and make sense for local people. If adopted, the Plan will also enable the Parish to benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in the area.

Nigel Shepperson
Chairman of the Neighbourhood Plan Steering Group



INTRODUCTION



Mavesyn Ridware
NEIGHBOURHOOD PLAN

1. Introduction

1.1 Background

The Neighbourhood Plan is based on extensive engagement and evidence and analysis of local issues. This will result in a document describing the desired plans for the Parish of Mavesyn Ridware until 2040 and contains the areas the majority of residents feel are important. It covers topics such as housing, employment, design, sustainable development, biodiversity, landscape, heritage and infrastructure.

1.2 Status of the Plan

An application was made to Lichfield District Council by Mavesyn Ridware Parish Council to designate the Parish for the purpose of a neighbourhood Plan on 7th December 2019. This was approved on 16th December 2019.

A Neighbourhood Plan Steering Group was set up in April 2022 to assist in development of the plan. The Steering Committee met for the first time in May 2022 and their minutes are published on the Parish Council Website.

Once made, the Mavesyn Ridware Neighbourhood Plan forms part of the statutory development plan, together with the adopted Lichfield Local Plan. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise. So, the Neighbourhood Plan carries real weight in planning decision making. Where the Neighbourhood Plan and Local Plan differ, the later plan carries more weight.

The Neighbourhood Plan will be in force from the date it is made until the end of 2040.

The Neighbourhood Plan does not deal with excluded matters including waste, mineral extraction or nationally significant infrastructure.

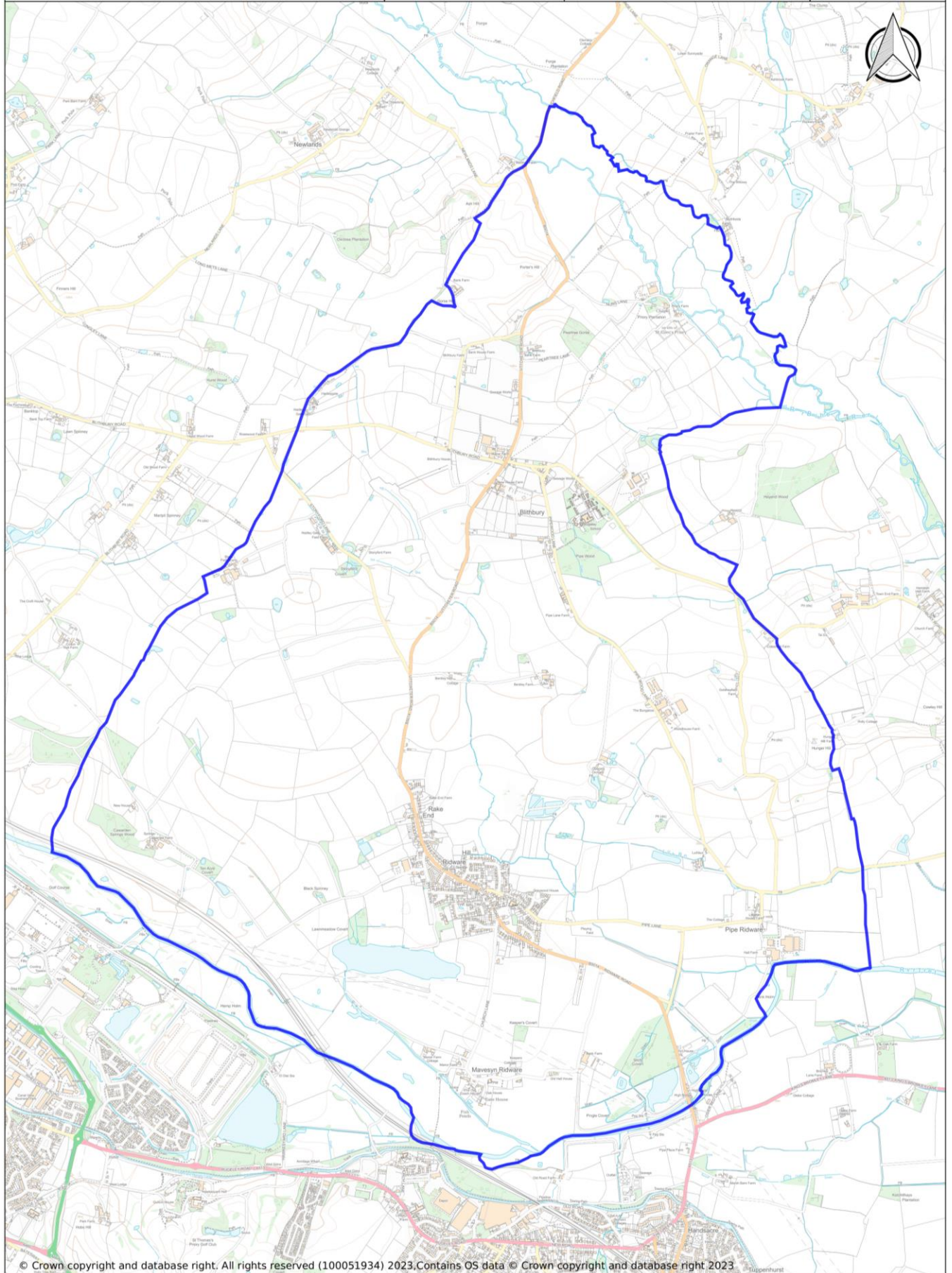
The plan will be monitored on an annual basis at the request of the Parish Council, who may delegate this to the Neighbourhood Plan Steering Group. If the policies and proposals are not effective, this will trigger a review.

1.3 Acknowledgements

The Parish Council would like to thank the following in assisting in the formulation of this Plan:

- The Bowls Club for provision of a venue and facilities for Steering Group meetings;
- The History Society for providing a comprehensive history of the Parish; and
- Parishioners for completing the household questionnaire in 2021 and attending meetings, drop in exhibitions and commenting at Regulation 14 stage to shape policies and proposals.

Figure 1.1: Mavesyn Ridware Neighbourhood Area





BACKGROUND & STRATEGY



Mavesyn Ridware
NEIGHBOURHOOD PLAN

2. Background and Strategy

2.1 The Neighbourhood Area

The Parish of Mavesyn Ridware is located to the north-eastern boundary of Rugeley town and approximately 6km to the north of Lichfield City. The Parish extends to approximately 1,337 hectares of largely rural, agricultural land.

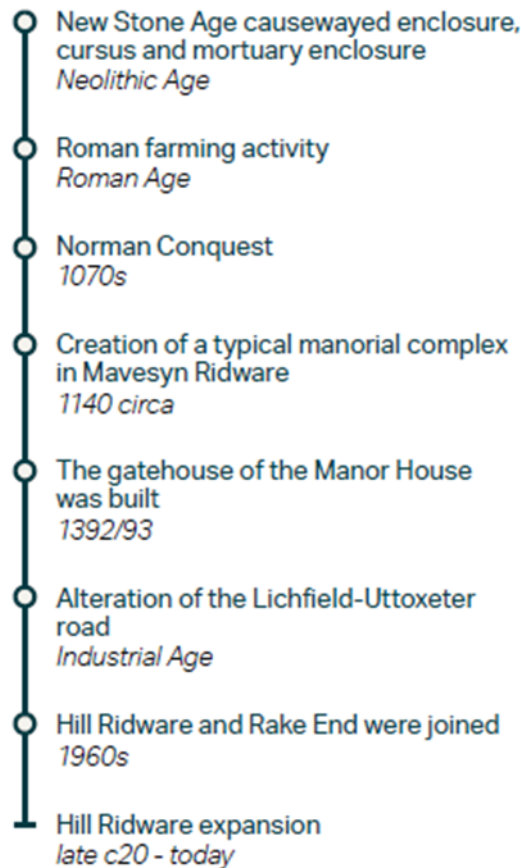
History

“Ridware” indicates the triangle of land above the confluence of the River Blythe with the River Trent and originates from ancient English, meaning river folk / people. The first signs of activity in the area go back up to the Neolithic Age, as remains of a New Stone Age causewayed enclosure, cursus and mortuary enclosure were found in the area. Two Bronze Age barrows and numerous Iron Age round houses are also located in the area.

Evidence of Roman farming activity was found in the neighbourhood area and in the Dark Ages the Ridwares fell into the Saxon Kingdom of Mercia. The Norman Conquest reached the area in the 1070s and Ridware was split into three separate manors, namely Mavesyn, Pipe and Hamstall. From that moment, the Mavesyn, Cawarden and Chadwick families became Lords of the Manor until 1897. The Mavesyn family initially settled in Blithbury but then moved to Mavesyn Ridware in 1140 circa and created a typical manorial complex with a hall, church, water mill and Rectory.

The last of the Mavesyns, Sir Robert, built the gatehouse to the Manor House in 1392/93, while the church was built as a typical three-aisled Staffordshire stone built church with a bell tower and chancel. The settlement of Hill Ridware was initially a crossroads on the main Lichfield – Uttoxeter road located on a highland near the River Trent.

The Industrial Revolution didn't have a strong impact on the area, except for Lichfield – Uttoxeter Road which was turnpiked and altered, and the iron bridge replaced the old stone bridge over the River Trent. The settlements remained as separate villages until the 1960s when Hill Ridware and Rake End were joined by a ribbon development on Uttoxeter Road. Hill Ridware kept growing as new housing estates were built.



Mavesyn Ridware Parish Today

At the current time 1,264 people live in Mavesyn Ridware (2021 Census). The Parish contains the villages of Hill Ridware, Mavesyn Ridware, Blithbury and Pipe Ridware, all of which lie between the River Trent and the River Blythe.

The number of households has grown steadily over the last 20 years and the household size has reduced.

- 2001: 1,059 (376 households = 2.82)
- 2011: 1,128 (431 households = 2.62)
- 2021: 1,264 (523 households = 2.42)

Today, Hill Ridware is the largest settlement (around 400 dwellings) and the focus for remaining services and facilities in the parish (village hall, public house and 0.5 Form Entry primary school, play area, allotments, bowls club and playing field). With a strong link to nearby past mining activities, it has seen the greatest level of change of all settlements in the last 50-100 years with an eclectic mix of historic and modern buildings. Organic expansion has seen Rake End (former standalone settlement) incorporated within the village. There is a mix of residential tenures in the village.



Mavesyn Ridware is a small village with a collection of around 20 properties and a Church. Many of the buildings are listed included the Grade I Listed Gatehouse at Old Hall and Church of St Nicholas. Mavesyn Ridware is the parish's sole conservation area. Properties are large in character with a number of historic farmhouses and manor houses. The village has seen little change in the last fifty years although a number of properties are being repurposed or renovated. The village is tranquil and green and backs on to flood plains associated with the River Trent.

Blithbury is a hamlet of approx. 15 properties, including a number of farms with associated large agricultural outbuildings formed around a crossroads. A former school was present in the village and much of the land and classroom buildings were abandoned. Again, there has been little change in the village over the last 50 years although the pub on the crossroads has recently closed and is now a designer bridal gown shop.

Pipe Ridware is a rural hamlet containing just a handful of properties and associated farm outbuildings formed around a former church and cemetery.

Key Spatial Characteristics

The area has a strong rural feel, as natural landscape covers the great majority of the area. Topography is rolling, with the altitude varying between 64 and 110m AOD. The south of the area has the lowest altitude, as it is located along the River Trent valley, while the highest point is located just west of Uttoxeter Road in the northern extent of the Parish. The landscape is mostly pastoral and arable land, however sporadic woodland patches can be found.

The main watercourse in the area is the River Trent, which runs alongside the southern boundary, followed by the River Blithe and Little Blithe, which cross the area in its northern portion. Other minor brooks and streams run across the area, like the Bentley Brook and Luth Burn, which run just east of Hill Ridware.

The Neighbourhood Plan Area has one Conservation Area, namely the Mavesyn Ridware Conservation Area, located in the southern part of the Parish, and there are 25 listed buildings situated within the Parish.

The road network within the Parish is centred around the Uttoxeter/Ridware Road that runs from the south to the north of the Parish. This B Road passes through Hill Ridware and Blithbury. There

is a single bus service that runs to Hill Ridware and footway/cycleway connectivity between settlements within the Parish and to settlements with higher order services and facilities beyond the Parish boundary are poor.

2.2 Community Engagement

Because we know our residents care about their Parish, they have taken the opportunity to have a say in its future. We have asked for views on:

- Issues that should be addressed
- Features that are valued
- What change should be supported
- Where public money should be invested to make it a better place for those who live and work here

To obtain this information the following community engagement has been undertaken:

- A household survey was sent to all properties in 2021. There was a 20% response rate to this comprehensive questionnaire.
- Open meetings to discuss the Neighbourhood Plan, provide feedback on the household survey and ask for volunteers to join a Steering Group were held on the evening of 5th April and during the day on Sunday 10th April 2022.
- A consultation event was held in Hill Ridware Village Hall on Saturday 26th November 2022.

The following key issues were identified through community engagement:

Environment

- Improving the Public Right of Way (PRoW) network.
- Increasing tree planting and habitat creation to support biodiversity.

Sustainable Development

- Considering the delivery of large-scale solar energy schemes and any impact solar farms could have.
- Improving street lighting and reducing energy consumption.

Impression & Character of Village

- Resolving sewerage issues within Hill Ridware.
- Managing traffic within Hill Ridware.



- Environmental improvements to approve appearance of villages within the Parish.

Roads & Transport

- Improving the state on roads within the Parish.
- Providing gateway signs for villages within the Parish.
- Improving safe pedestrian and cycle connectivity between settlements.
- Delivering a bus service through the village.

Parish Amenities

- Delivery of a shop/convenience store to serve the Parish.
- Extension of existing services within the Parish including Post Office and village hall activities.

Flood Risk & Drainage

- Improving drainage to reduce surface water flooding.
- Resolving sewage system issues within Hill Ridware.

Housing

- Determining the local housing need and whether the Neighbourhood Development Plan (NDP) has an active role in delivering homes to meet this need.
- Ensuring new development is of high-quality design and reflects the distinct character of villages.

A Regulation 14 consultation was undertaken in late Spring 2024. This included drop in exhibitions held in April 2024.

2.3 Vision & Objectives

Vision

The residents of Mavesyn Ridware Parish want to protect the identity of their separate villages and support them to become stronger, safer and more sustainable communities. In achieving this, Mavesyn Ridware Parish will become better connected, with Hill Ridware representing a hub through the provision of a wider range of services for residents and visitors. Development will be supported where it meets identified local needs, can be supported by existing or improved infrastructure and is necessary to support the viability of our distinct communities. This will be achieved while protecting Mavesyn Ridwares' unique character and distinct qualities which will include preserving and enhancing the character of buildings, open spaces and other valued community facilities in each village and protecting the Parish-wide habitat features and landscape quality.



Objectives

- **Objective 1 – Creating Sustainable Communities**
To achieve a sustainable future for Hill Ridware, Mavesyn Ridware, Blithbury and Pipe Ridware, with a strong, stable and safe community supported by the right services and facilities, living in suitable homes, and enjoying a pleasant and attractive local environment.
- **Objective 2 – Protecting & Enhancing Local Services**
To preserve existing services within the Parish and to support the provision of new facilities within Hill Ridware in order to improve the quality of life enjoyed by existing and future residents and to reduce the need to travel.
- **Objective 3 – Housing Needs**
To ensure that the Parish population is sustainable, by providing the right housing in terms of size, type and tenure to meet current and future needs of existing residents.
- **Objective 4 – High Quality Design**
To ensure that any new development achieves a high standard of design, respecting the established character in each of our villages, the rural location and identified heritage assets.
- **Objective 5 – Natural Environment**
To protect the local landscape setting of our villages, to manage and, where possible, reduce flood risk, and to support agriculture in the surrounding countryside where this does not conflict with the quality of life enjoyed by existing and future residents.
- **Objective 6 – Managing Change**
To ensure that the quality of life enjoyed by the residents of Mavesyn Ridware Parish and the character of the villages and surrounding countryside are protected from inappropriate new development, including in terms of residential amenity and traffic impact.

The policies contained within this Neighbourhood Plan are a means to achieve the overall vision to 2040 and the identified objectives.

2.4 Overall Planning Strategy

The National Planning Policy Framework (NPPF) strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future

of the local area, they should set planning policies to inform the determination of planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics.

Neighbourhood Plans should support the sustainable growth and expansion of businesses and enterprise appropriate to rural areas, they should promote the development and diversification of rural businesses, they should support sustainable rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities in villages.

The Neighbourhood Plan has policies to support growth in the form of residential development, employment and community facilities, local energy schemes and redevelopment of a key brownfield site (Blithbury). This is subject to consideration of impacts.

The plan also has policies on sustainable design, protection of the historic and natural environments and protection of Local Green Space. In addition, there are policies on infrastructure. Collectively, these policies are focused on the achievement of sustainable development.

The Plan has been prepared against the context of national policy and guidance and also strategic policies in the adopted Local Plan.

This draft Neighbourhood Plan is supported by a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA).

2.5 Format of Policies

The following chapters contain planning policies, which are based on analysis of key issues, relevant evidence, the outcomes of community and stakeholder engagement and national and local planning policies.

The structure of the following policies is as follows:

Purpose (what the policies in the chapter seek to achieve)
Planning Rationale (concise summary of the thinking behind the policies)

Then for each policy

The policy (requirements for development proposals to meet)
Interpretation (notes on how the policy should be applied)



LIVING & WORKING



Mavesyn Ridware
NEIGHBOURHOOD PLAN

3. Living and Working

Purpose

- Balance the protection of the rural character of the Neighbourhood Development Area with the need to accommodate new homes to meet locally identified needs.
- To support and protect the rural economy, maintain the vitality of existing services and facilities and enable employment and homeworking as part of a sustainable community.
- To enable high-speed fibre optic broadband capability as part of the sustainable development of the parish.
- To support local renewable energy generation.

Planning Rationale

National Policy Context

The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations, with the planning system as a key enabler for achieving sustainable development. Therefore, the Mavesyn Ridware Neighbourhood Plan will actively promote the achievement of sustainable development through applying the objectives set out in the NPPF.

The aims, objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

Paragraph 82 of the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Paragraph 83 states that housing should be located where it will enhance or maintain the vitality of rural communities.

The NPPF supports prosperous rural economy through sustainable growth and expansion of all types of business in rural area; development and diversification of agricultural and other land-based businesses; and the retention and development of accessible local services and community facilities.



Local Policy Context

The Local Plan focuses development needs to 2029 to the most sustainable locations within the District and states that development in smaller rural villages and the wider rural areas, such as Mavesyn Ridware Parish, should be restricted to meeting local needs or identified through a community led plan. Local needs are required to be clearly and robustly evidenced by the local community and can include small scale housing or employment, provision of a small convenience store or community buildings.

The Local Plan supports proposals for renewable energy generation where they have wider social, economic and environmental benefits having regard to the historic environment, landscape character, nature conservation and amenity.

The Local Plan recognises that the rural area plays an important role in the local economy where proposals for economic development and diversification of the rural economy will be supported. This includes support for home-working and the expansion of information communication technology.

While the Local Plan outlines a policy framework for the District, there are no policies specifically related to the Parish of Mavesyn Ridware that provide a local policy context.

Evidence

To consider local housing needs, a Housing Needs Assessment (HNA) for Mavesyn Ridware Parish (February 2023) has been undertaken. This has evidenced a housing need figure for Mavesyn Ridware Parish of between 19 and 33 dwellings between 2022 and 2040.

The HNA recognises that there is a strong need for additional affordable homes within the parish, with housing prices in the parish, on average, greater than those within the wider District. In line with the Local Plan sites of 10 or more homes are required to provide up to 40% as affordable homes, with the target set each year through the Council's Annual Monitoring Report (AMR). Evidence contained within the HNA demonstrates that First Homes should be provided with a minimum 40% discount to ensure they are affordable and can attract average income earners and some lower quartile earners.

The HNA recognises that large, detached homes are prevalent in the parish. With an ageing population and decreasing household size, a variety of mid-sized homes are required to attract both newly



forming households with lower budgets and older households with equity from existing larger homes looking to downsize. The Neighbourhood Plan seeks to provide specific support for 1 to 3 bedroom homes and the provision of accessible and adaptable dwellings.

Employment data reflects the rural nature of the Neighbourhood Development Area with the number of jobs available in the Parish broadly equal to the number of economically active residents. There has been a significant increase in the number of people working mainly from home and those that do commute, travel by car. The evidence concludes that provision for home working and access to high speed broadband is becoming increasingly important.

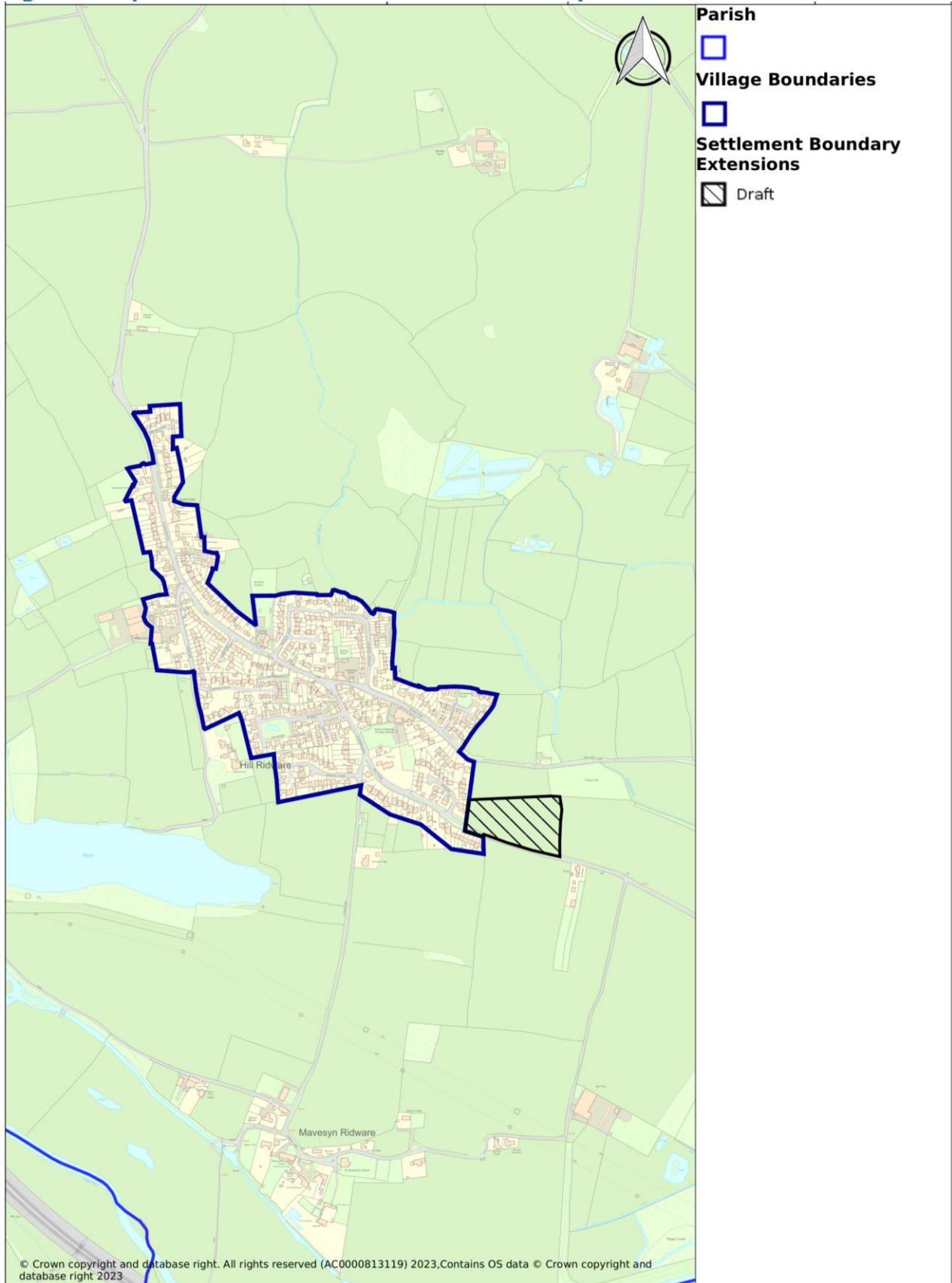
Site analysis

To address the housing requirement a 'call for sites' has been undertaken to identify a range of sites for meeting local housing needs. These sites have been subject to a site selection process and Sustainability Appraisal (SA). The robust site selection process and the criteria used for selection are set out in **Appendix A** to this plan.

It is proposed to identify a single site to meet this need at Ridware Road to maximise affordable housing delivery. This site also provides an opportunity to safeguard land for the provision of a small convenience retail store to meet day to day needs of those within the parish and to improve connectivity between the existing playing field and Hill Ridware.

The former Westwood School site represents a brownfield opportunity within Blithbury. The site was first developed during World War II to house children evacuated from Birmingham and the surrounding area. The site currently benefits from a C2 use and any redevelopment of the site should have regard to the relatively isolated location, the presence of mature trees and the neighbouring school use.

Fig 3.1: Proposed Hill Ridware Settlement Boundary Extension



Policy MR01: Residential Development

- 1. Residential development will be supported in the following locations:**
 - a. within the Hill Ridware Settlement Boundary, which is amended by this Neighbourhood Plan (see Figure 3.1);**
 - b. within the site allocated in Policy MR02;**
 - c. infilling of small gaps within existing building frontages within Hill Ridware;**
 - d. redevelopment of existing buildings, providing it does not involve the demolition of a heritage asset.**
- 2. The mix of housing types, sizes and tenures in residential development should demonstrate regard for the latest evidence of housing need, including the needs of an ageing population.**
- 3. Any required provision of affordable housing should be an integral part of the development scheme and of similar specification to market housing so as to be tenure blind.**
- 4. All new dwellings should have the following:**
 - a. Discreetly located and screened storage for bins and recycling;**
 - b. Secure and covered storage for cycles;**
 - c. Access to private or shared amenity space.**
- 5. Housing should be designed to be flexible to meet differing and changing demands, including home working.**
- 6. Residential development should demonstrate high standards of design to create a locally distinctive sense of place, meeting the requirements of design and other policies.**

Interpretation

Tenure blind means that affordable housing should be of similar design and specification to market housing, and not of lower specification. In meeting the requirements of the policy, particular encouragement is given to dispersing affordable housing throughout the development.

Compliance with the latest Future Homes standard is encouraged.

Bin stores should be sufficient to accommodate 3 bins.



Developers are encouraged to take account of technical housing standards – nationally described space standard 2015 and optional M4(2) and M4(3) building regulations to ensure the provision of adaptable and accessible homes, including for wheelchair users.

Design and other requirements for residential development are contained in other policies of this Neighbourhood Plan and the Design Code document for Mavesyn Ridware Parish.

Policy MR02: Land East of Hill Ridware

- 1. Land at Uttoxeter Road (see Map) is allocated for residential development and retail development (Use Class E).**
- 2. Retail development should:**
 - a. be located to front onto Uttoxeter Road;**
 - b. should provide a maximum of 500 square metres of convenience retail floorspace.**
- 3. Development of the site should meet the following design and landscape requirements, in addition to the requirements in Policies MR05 and MR07:**
 - a. the scheme should present an active frontage to Ridware Road to create an attractive approach to the village;**
 - b. the layout, landscape design and boundary treatments should create a soft transition between the built development and surrounding landscape setting, including the retention of the hedgerow to the east boundary;**
 - c. providing good pedestrian and cycle permeability and connectivity with the village to the west and playing field to the northeast;**
 - d. green infrastructure provision should include garden and street trees and hedges to create a high-quality public realm;**
 - e. Sustainable Drainage Systems (SuDS) should be incorporated into landscape design and green infrastructure.**
- 4. Vehicular access should be made from Uttoxeter Road.**
- 5. Development should include the retention and enhancement of the Public Right of Way (CP15) to the west boundary of the site, meeting the requirements of Policy MR11.**
- 6. The green open space requirement should be met by the flood plain land to the north of the site, with good connectivity to the built development and a new link to the playing fields to the east of the site.**

Interpretation

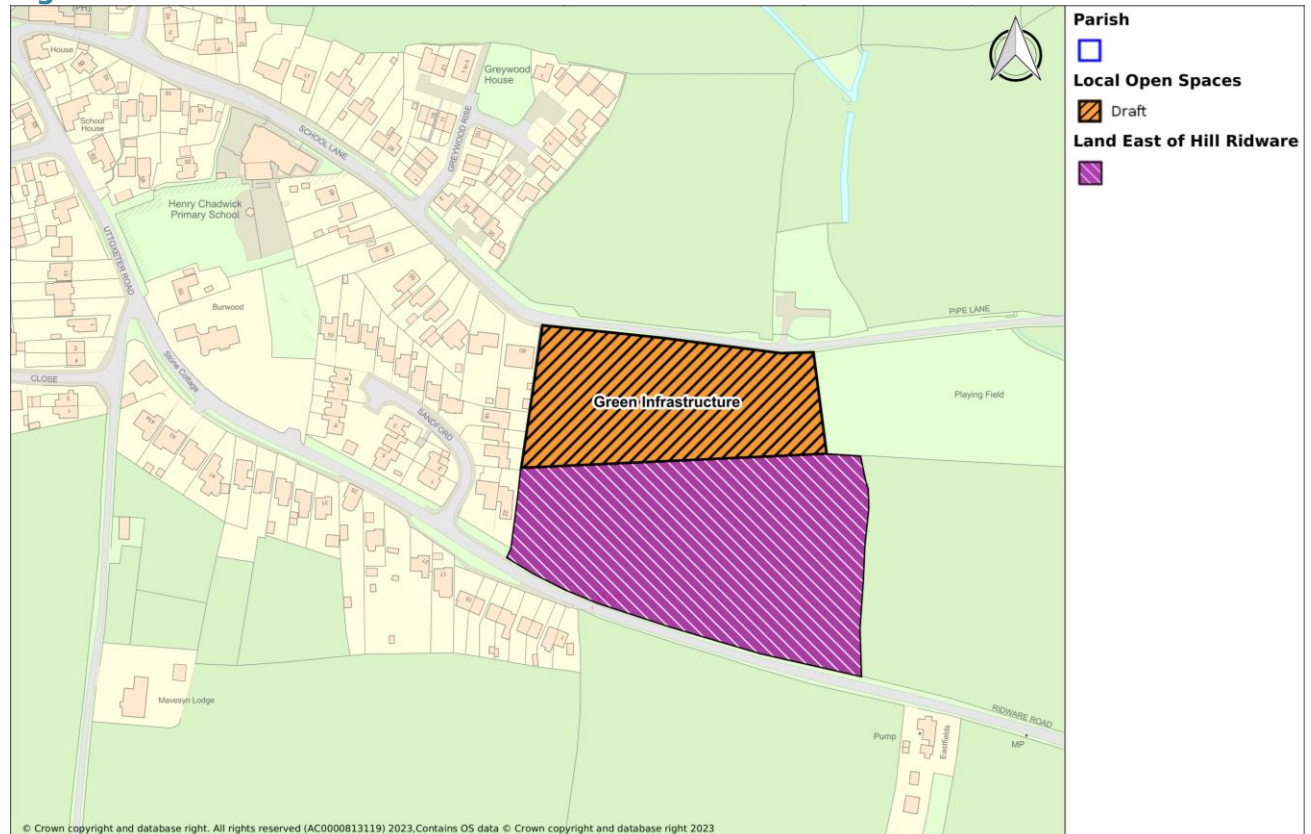
The site allocation includes residential and commercial uses. The policy should be applied in conjunction with other policies of the plan, including those relating to design, environment and travel.

It is envisaged that the site could accommodate up to 33 dwellings.

The retail element should have regard to Local Plan Policy E1 and the need for retail assessment. The local planning authority may wish to consider conditioning the retail use, in the interests of protecting amenity.

Green infrastructure on the site or the flood plain site to the north could include new wetland creation, a community orchard, natural play and should provide a new pedestrian link to the playing field to the east.

Fig 3.2: Land East of Hill Ridware



Policy MR03: Employment

- 1. Development to provide employment (Use Class E) will be supported within the Hill Ridware village settlement boundary, subject to there being no adverse impact on the amenities of residential properties or on the historic environment, having regard to Policy MR7.**
- 2. Development to diversify the rural economy will be supported, subject to there being no adverse impact on the amenities of residential properties or on the area's natural or historic environments, having regard to Policies MR06 and MR07.**
- 3. New employment space should be supported by high-speed broadband infrastructure within the site, so as to be ready as local services are improved.**
- 4. Development for employment facilities should demonstrate high standards of design to create a locally distinctive sense of place, meeting the requirements of Policy MR04.**

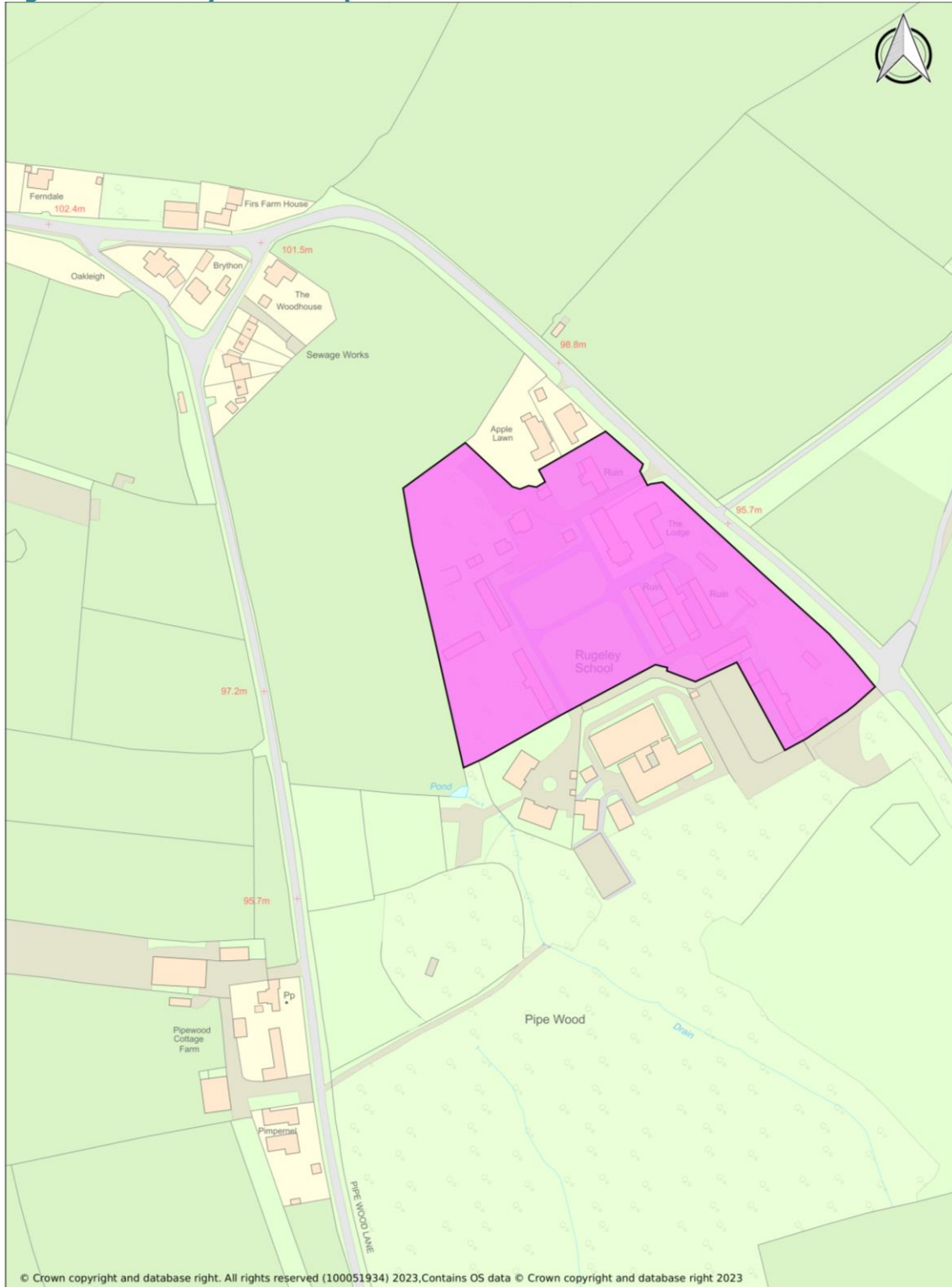
Interpretation

As a rural parish it is recognised the majority of the area falls within open countryside. It is recognised there is a need to provide a level of flexibility to support rural diversification, however any development should have regard to the character of the area and residential amenity.

Design and other requirements for employment and community development are contained in other policies of this Neighbourhood Plan and the Design Code for Mavesyn Ridware.



Fig 3.3: Blithbury Redevelopment



Policy MR04: Blithbury Redevelopment

- 1. Redevelopment of the Blithbury site will be supported for the following uses:**
 - a. residential institutions (Use Class C2);**
 - b. education or other community facilities (Use Class F1).**
- 2. Residential development (Use Class C3) will only be supported in exceptional circumstances, where the scheme includes significant measures to offset the unsustainable location including:**
 - a. self-build housing to meet specific local need;**
 - b. design and construction to fully or substantially achieve carbon neutrality;**
 - c. half or more of the site forming green infrastructure, including landscape features to achieve biodiversity net gain and provide for local food growing.**
- 3. The design and layout of development should include the retention of mature trees in and around the site.**
- 4. Development of the site should demonstrate high standards of design, based on the specific site characteristics and context, meeting the requirements of Policy MR04.**

Interpretation

The policy supports uses that would support the existing residential community, so improving sustainability. It would not support traffic generating uses, including Use Class B2 and B8 uses, due to the remote location.

Dwellings (Use Class C3) are only supported where the scheme includes meaningful (and not tokenistic) measures to offset carbon and other environmental impacts. The interpretation to Policy MR05 includes examples.

Design and other requirements for redevelopment are contained in other policies of this Neighbourhood Plan and the Design Code for Mavesyn Ridware.



PLACE & HERITAGE

Mavesyn Ridware
NEIGHBOURHOOD PLAN

4. Place and Heritage

Purpose

- To ensure all new development within Mavesyn Ridware Parish is well-designed, sustainable and responds and contributes to the distinctive built character of its setting.

Planning Rational

National Policy

- NPPF – Promoting Healthy & Safe Communities
- NPPF – Achieving Well-Designed & Beautiful Places
- NPPF – Conserving & Enhancing the Natural Environment
- NPPF – Conserving & Enhancing the Historic Environment
- NPPF – Meeting the Challenge of Climate Change, Flooding & Coastal Change
- National Model Design Code

Local Policy

- Core Policy 3: Delivering Sustainable Development
- Core Policy 13: Our Natural Resources
- Policy NR1: Countryside Management
- Policy NR3: Biodiversity, Protected Species & their Habitats
- Policy NR4: Trees, Woodland & Hedgerows
- Policy NR6: Linked Habitat Corridors & Multi-functional Greenspaces
- Policy NR7: Cannock Chase Special Area of Conservation
- Core Policy 14: Our Built & Historic Environment
- Policy BE1: High Quality Development

Evidence

AECOM has produced a Mavesyn Ridware Design Codes document that has informed the Neighbourhood Plan. This provides analysis of the whole neighbourhood plan area, including the historic origins, landscape character and urban settlement pattern. Key views, flood zones, heritage assets, the movement network and provision of community spaces and amenities have informed the identification of character areas and design guidelines to shape future development proposals within the Parish.

The Parish includes a single Conservation Area in Mavesyn Ridware. Lichfield District Council has produced a Conservation Area Appraisal



and Management Plan. This proposes to place an Article 4 Direction on a number of properties in the village and identifies a number of buildings for local listing and key views into and out of the Conservation Area.

Lichfield District Council has published a Landscape Character Assessment. This shows that the Parish lies in three distinct landscape character areas: River Meadowlands – Mavesyn Ridware; Lowland Village Farmlands – Hill Ridware; and Pipe Ridware and Ancient Settled Farmlands – Blithbury. Views of Cannock Chase AONB frame the lowlands looking to the south west from the Parish.

Landscape Vision for Mavesyn Ridware character area:

Conserve and restore the visual unity and distinctive pastoral character of river corridor landscapes. This can be achieved by conserving all remaining areas of pasture on river floodplains and seeking opportunities to convert arable areas back to pastoral use. Given the national scarcity of wetland habitats, restoration/re-creation schemes should be adopted in areas where property would not be at risk from flooding. This could be done as part of the current move by Water Authorities to control flooding in urban areas by slowing down water run-off and letting it back onto river floodplains in rural areas.

Landscape Vision for Hill Ridware, Pipe Ridware and Blithbury character areas:

Conserve and enhance the structure and overall integrity of this historic, rural landscape. In particular, encourage the conservation of field boundaries and look for opportunities to restore primary hedgelines and enhance hedgerow tree cover. Opportunities should also be sought to strengthen biodiversity throughout this landscape.

Staffordshire Wildlife Trust has produced a Nature Recovery report for Lichfield District. This document sets out the District's nature network and identifies key locations where habitats may be created or enhanced to contribute to nature's recovery.

Policy MR05: Sustainable Design

- 1. Development should be designed for the specific site and context, to create a locally distinctive sense of place, meeting the following requirements of this policy proportionate to the scale and nature of the scheme.**
- 2. Development must complement the surrounding context in terms of:**
 - a. scale, massing and height, including the predominant 1 to 2.5 storey height of buildings and townscape in Mavesyn Ridware Parish;**
 - b. set-back from the road;**
 - c. the spacing of properties;**
 - d. in the case of housing, any predominant pattern of front and rear gardens.**
- 3. Development should create a safe, convenient and attractive environment for pedestrians, including:**
 - a. connections to surrounding paths and good permeability within the site;**
 - b. an attractive public realm, to support movement, social and recreational activities and play;**
 - c. streets and spaces overlooked by active frontages, to create overlooking and natural surveillance.**
- 4. Green infrastructure should be an integral part of the design and layout of development and should:**
 - a. use local native species of other species with high environmental value;**
 - b. take opportunities to provide garden and street trees;**
 - c. incorporate Sustainable Drainage Systems, where possible.**
- 5. Development should incorporate positive design and landscape features to reduce carbon use and support biodiversity.**
- 6. Materials should be durable, with a good quality of finish, and support will be given to use of:**
 - a. Local traditional materials or recycled materials;**
 - b. Materials from sustainable sources;**



c. Materials and construction to create superior environmental performance.

7. Innovative or creative design solutions designed for the specific site and context will be supported, especially where they incorporate superior environmental performance.

Interpretation

Having regard to the 'Building for a Healthy Life' standard and National Design Guide should be helpful in securing compliance with the policy.

In complementing the local context, it should be noted that half storeys are not part of the locally distinctive character.

Local materials would be based on the mixed local vernacular, including red brick, plain clay tiles, thatch, render and timber.

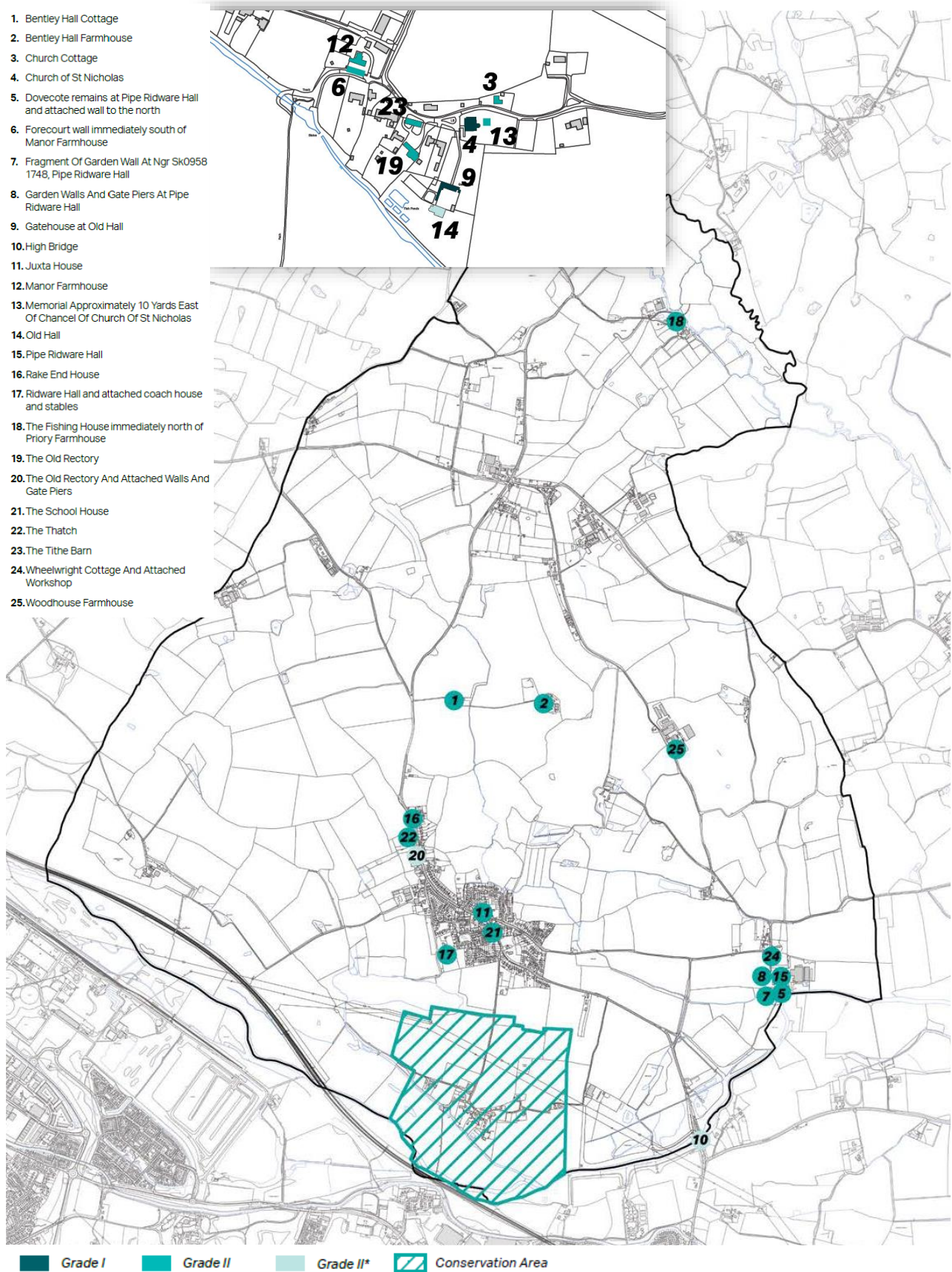
Ways of building green and reducing carbon use could include:

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems;
- superior insulation for properties and airtightness;
- natural ventilation and air flow (for warmer months) to help avoid over-heating;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green or brown) walls or roofs;
- orientation of properties and windows to take account of passive solar gain;
- rainwater capture, storage and reuse (grey water);
- use of sustainable drainage systems;
- use of local and/or micro generation, such as air source heat pumps, or micro-generation turbines;
- use of LED or other low wattage lighting;
- bins for recycling;
- use of street and garden trees planting;
- flexible spaces and layouts to accommodate changing demands;
- use of traditional hedges for boundary treatments.

Selection of skilled and experienced design teams can make compliance with this and other policies much easier.



Fig 4.1: Heritage Features (Mavesyn Ridware village inset)



Policy MR06: Heritage and Character

- 1. Development should preserve or enhance the character or appearance of the Mavesyn Ridware Conservation Area, taking account of the following key characteristics:**
 - a. the survival of Medieval character;**
 - b. low density townscape, based on separate buildings in landscaping or set back behind grass verges;**
 - c. traditional boundary treatments including brick and stone walls and hedges;**
 - d. green infrastructure, including grass verges, hedges, mature trees and the small triangular green in front of the church;**
 - e. the group value of listed buildings, including two Grade I, one Grade II* and six Grade II listed buildings;**
 - f. the Church of St Nicholas as the focal point, with its open churchyard setting including graves, stone boundary wall and gates;**
 - g. the mixed vernacular of traditional materials and features, including red brick, stone, half-timber construction, plain clay tiles, thatch, chimneys, and timber doors and windows;**
 - h. the open farmland setting of the village.**

- 2. Development should preserve or enhance and avoid harm to listed buildings and their settings, including:**
 - a. the High Bridge (iron bridge) and its river and landscape setting;**
 - b. The group value of buildings and structures at Ridware Hall, including the Hall, dovecote remains, walls and gate piers.**

- 3. Development should preserve or enhance the following non-designated heritage assets and their settings:**
 - a. Monks Cottage, Uttoxeter Road, Hill Ridware**
 - b. Pipe Ridware Church and churchyard, Pipe Ridware**
 - c. Thatch Cottage, 90 Uttoxeter Road, Hill Ridware**
 - d. Bothy, Church Lane, Mavesyn Ridware**
 - e. Manor Farm Cottage, Manor Lane, Mavesyn Ridware**
 - f. Former Mavesyn Ridware Residential Home, Church Lane, Mavesyn Ridware**
 - g. Outbuildings approx. 4m NW of Church Cottage, Church Lane, Mavesyn Ridware**
 - h. Stable Cottage, Manor Lane, Mavesyn Ridware**



4. Development should complement the historic and rural character of the village in design, materials and finishes, adding to the architectural quality and diversity of the village, and also meeting the requirements of Policy MR04 and MR06.

Interpretation

The policy should not be interpreted as requiring stylistic imitation or parodying of historic buildings. Indeed, architectural diversity resulting from change over time is part of the local character. Equally, the policy should not be interpreted as a barrier to innovative or creative green schemes, designed for the specific site and context.



GREEN ENVIRONMENT



Mavesyn Ridware
NEIGHBOURHOOD PLAN

5. Green Environment

Purpose

- To protect green areas of particular importance to the local community.
- To complement planned growth to meet local needs.

Planning Rational

National Policy

The NPPF supports the designation of land as Local Green Space (LGS) through Neighbourhood Plans to allow communities to identify and protect green areas of particular importance to them. LGS should be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance; and
- Local in character and is not an extensive tract of land.

Local Policy

The Local Plan seeks to protect, maintain and wherever possible enhance existing green infrastructure, open spaces and playing pitches and encourages improvements to quality and accessibility. However, the Plan does not identify specific green spaces within the District.

- Core Policy 10: Healthy & Safe Lifestyles
- Core Policy 11: Participation in Sport & Physical Activity
- Policy HSC1: Open Space Standards
- Core Policy 13: Our Natural Resources
- Policy NR1: Countryside Management
- Policy NR3: Biodiversity, Protected Species & their Habitats
- Policy NR4: Trees, Woodland & Hedgerows
- Policy NR5: Natural & Historic Landscapes
- Policy NR6: Linked habitat Corridors & Multi-functional Greenspaces
- Policy NR7: Cannock Chase Special Area of Conservation

Evidence

The District Council has produced an Open Space Assessment which identifies the following areas of open space within the Parish:

- Allotments and play area to rear of village hall

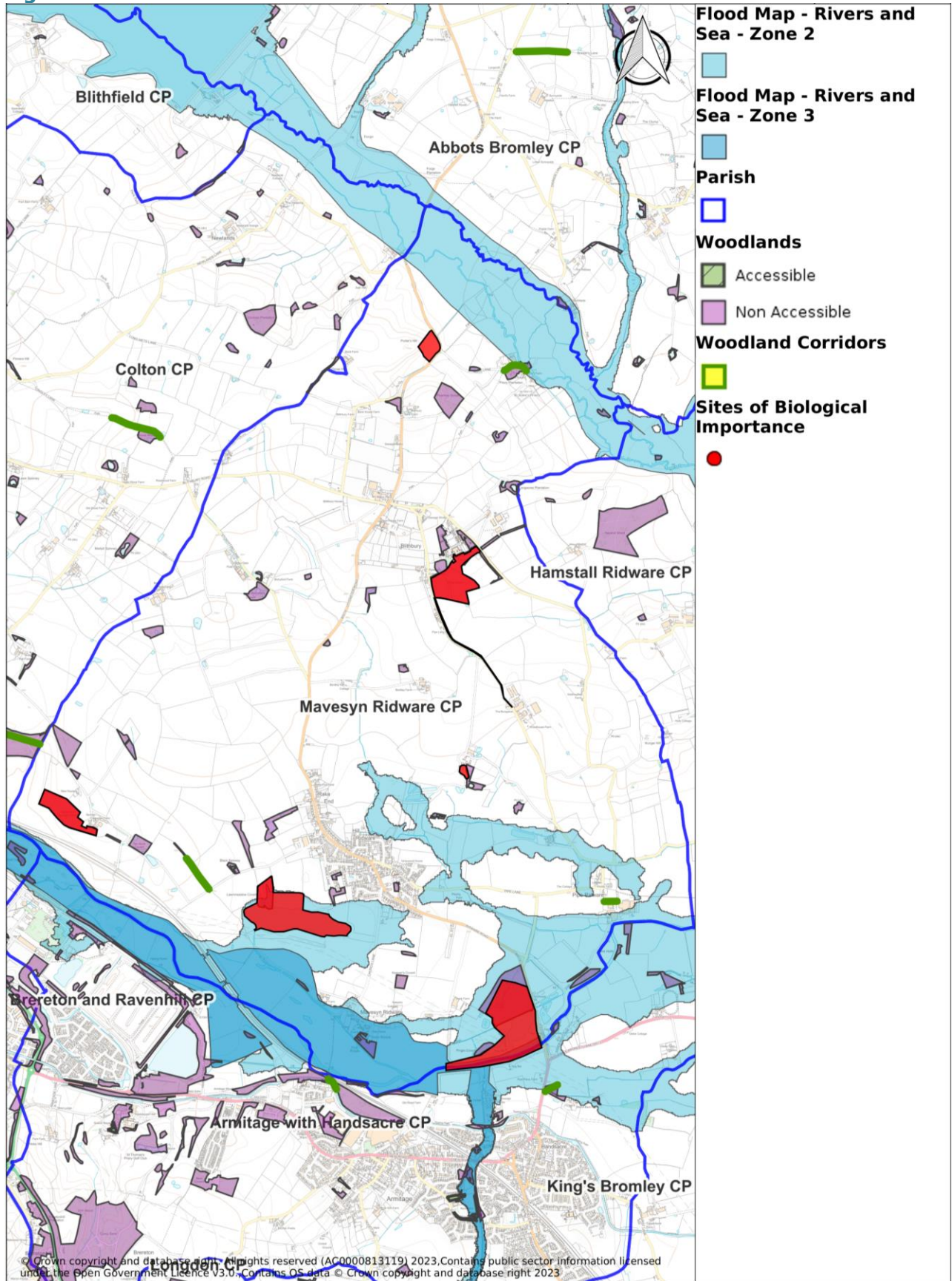


- Village hall amenity greenspace and play area
- Hawkhurst Drive amenity greenspace
- Chadwick Crescent amenity greenspace
- Cemetery at St Nicholas Church

At the local level there are a number of green spaces which provide important amenities for local communities. The Neighbourhood Plan Steering Group has produced a Local Green Space Assessment to consider which green spaces serve our communities and are demonstrably special and should be protected. These spaces should be retained and enhanced, where possible, for the benefit of local communities beyond the plan period.



Fig 5.1: Environmental Constraints



Policy MR07: Landscape and Nature

- 1. Development should have no significant adverse impacts and should take opportunities to enhance the historic and rural landscape character and biodiversity of the Parish.**
- 2. In terms of impacts on habitats, development should:**
 - a. avoid negative impacts; or**
 - b. where this is not possible, minimise negative impacts and compensate for such impacts; and**
 - c. take opportunities to restore damaged or lost habitats.**
- 3. Development should not harm and should take opportunities to enhance the River Trent, its tributaries and flanking species rich grassland, including consideration of amenity, accessibility, biodiversity, habitat value, and landscape character.**
- 4. Development should have no significant adverse impacts on woodland areas.**
- 5. Development should:**
 - a. retain trees and hedgerows and incorporate them into the design and layout of development, or**
 - b. where retention is not possible, provide replacement trees and hedges in close proximity, to provide a similar level of amenity and environmental value; and**
 - c. take precautions to avoid damage to roots during construction.**
- 6. With the exception of the allocated site, development should not involve the loss of the best and most versatile agricultural land.**
- 7. Development should maintain the open landscape setting of Mavesyn Ridware and its separation from other settlements.**

Interpretation

The built settlements are in a primarily agricultural setting. The policy seeks to protect the best and most versatile agricultural land (Grades 1, 2 and 3A) and also the most sensitive landscape features including trees, woodland, and the River Trent.

Opportunities for enhancement could include planting of species rich



hedgerows as boundary treatments and links to green routes to improve habitat connectivity.

All development that leads to a net increase in dwellings within 15km of the SAC has the potential to trigger likely significant effects on Cannock Chase SAC from recreation impacts, and as such will require appropriate assessment in line with the Local Plan Strategy Policy NR7. Mitigation can be secured through developer contributions.

Priority Habitat: deciduous woodland, lowland fens, coastal and floodplain grazing marsh.



Fig 5.2: Village Hall LGS (LGS1)

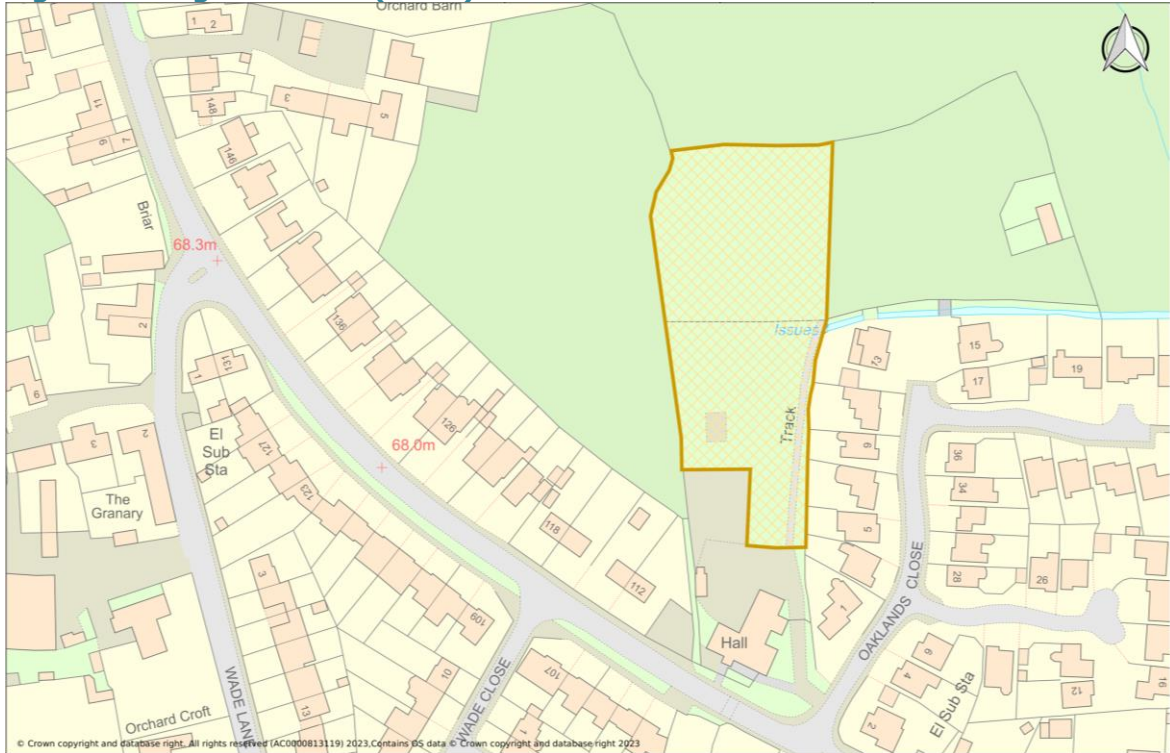


Fig 5.3: Mavesyn Ridware Village Green LGS (LGS2)

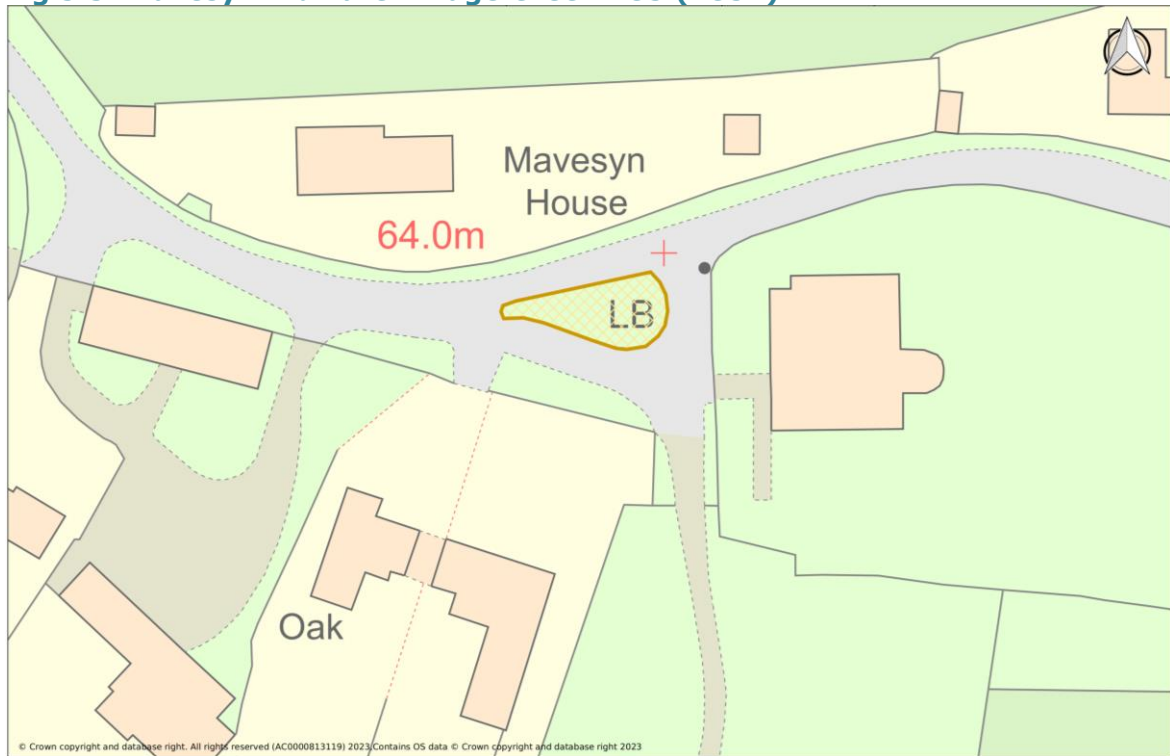


Fig 5.4: Fishing Lake LGS (LGS3)

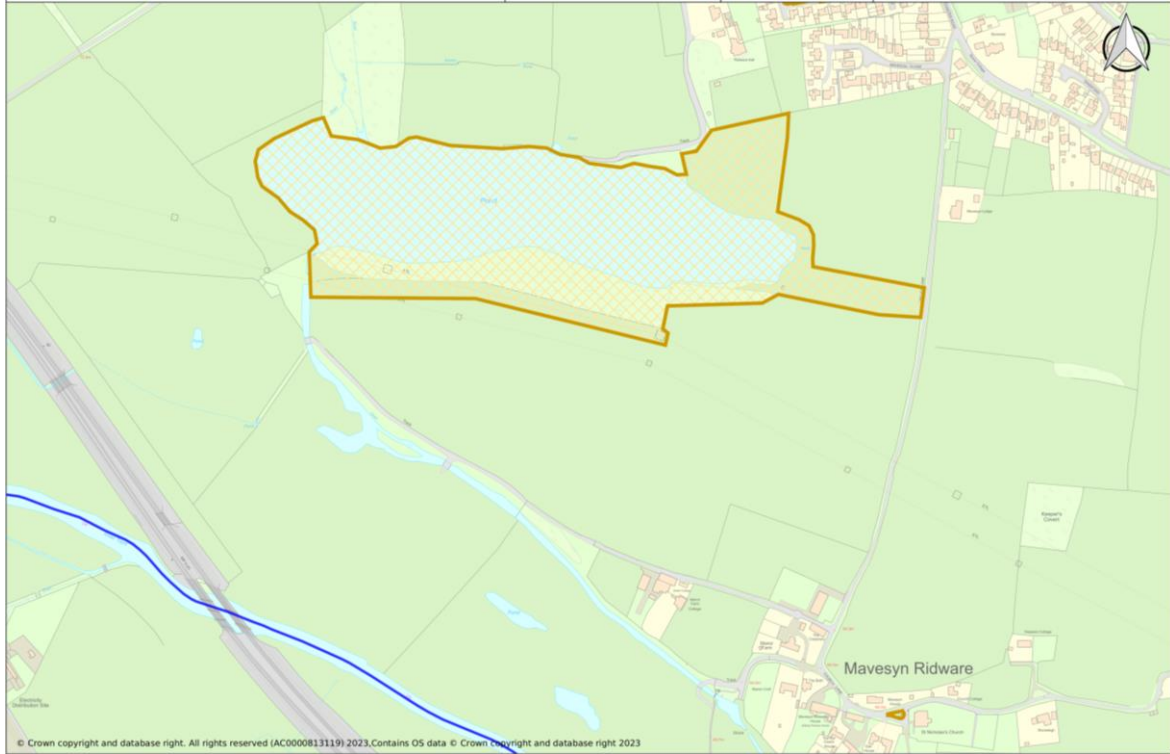


Fig 5.5: Playing Field LGS (LGS4)

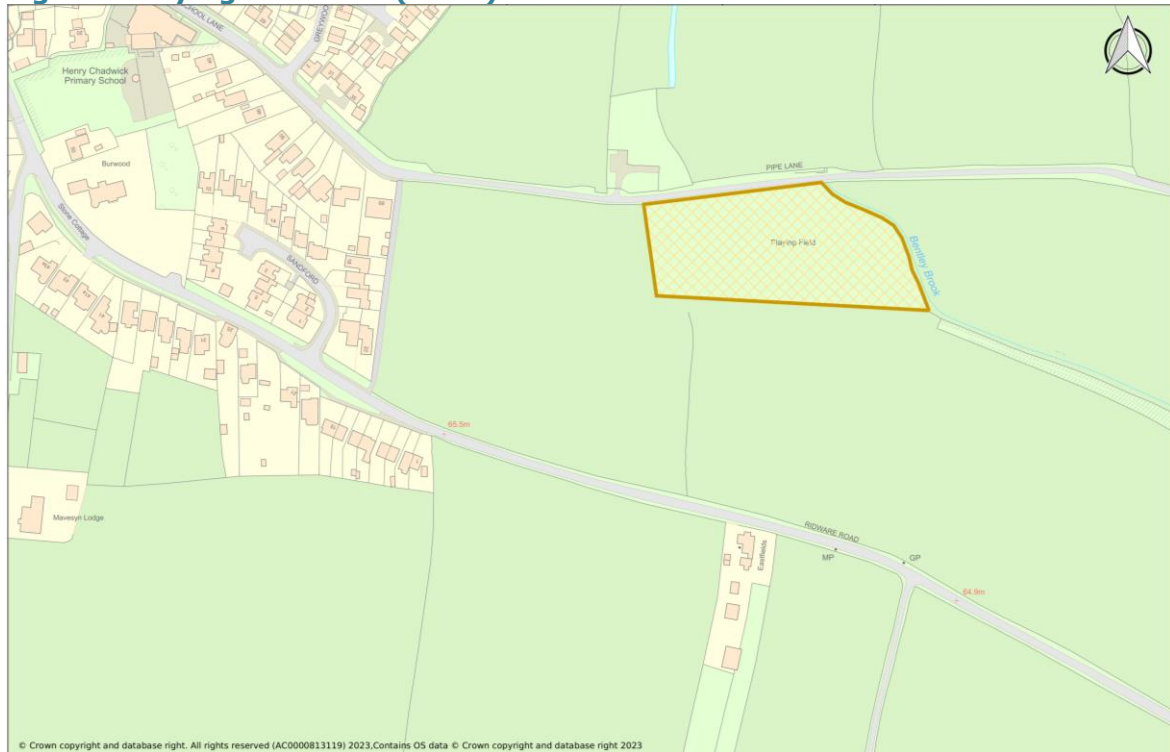


Fig 5.6: Chadwick Arms LGS (LGS5)

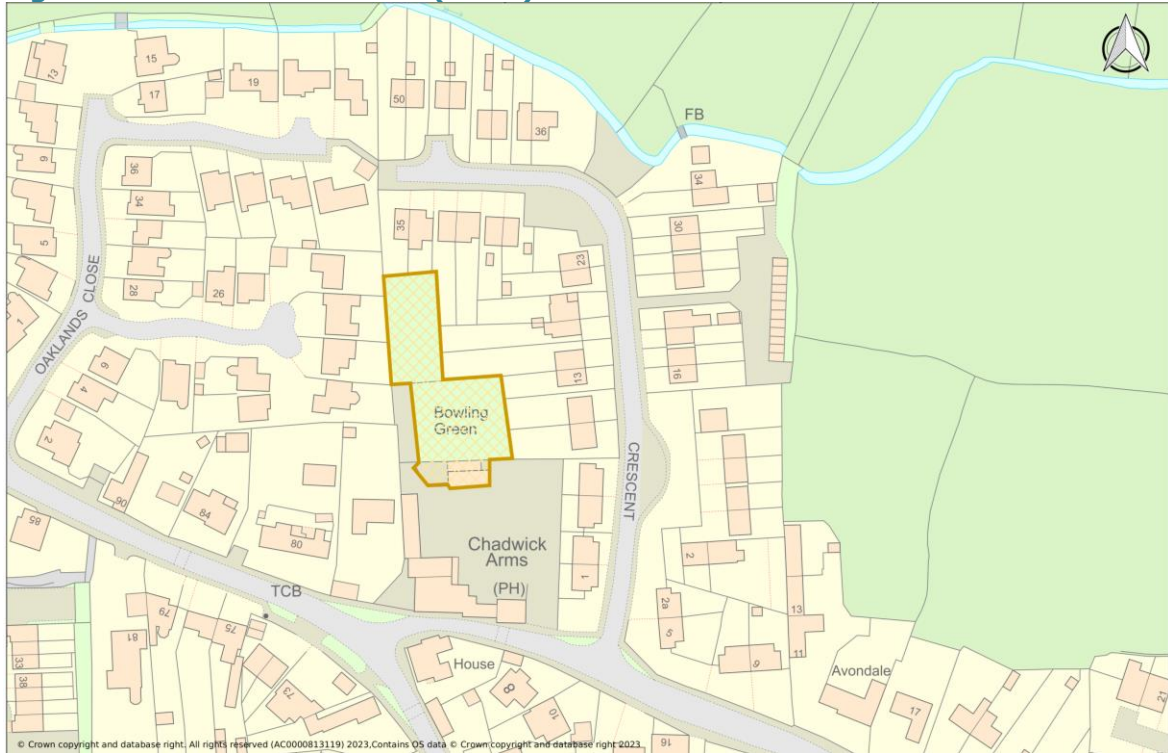


Fig 5.7: The Maltings LGS (LGS6)



Fig 5.8: Greywood Rise LGS (LGS7)

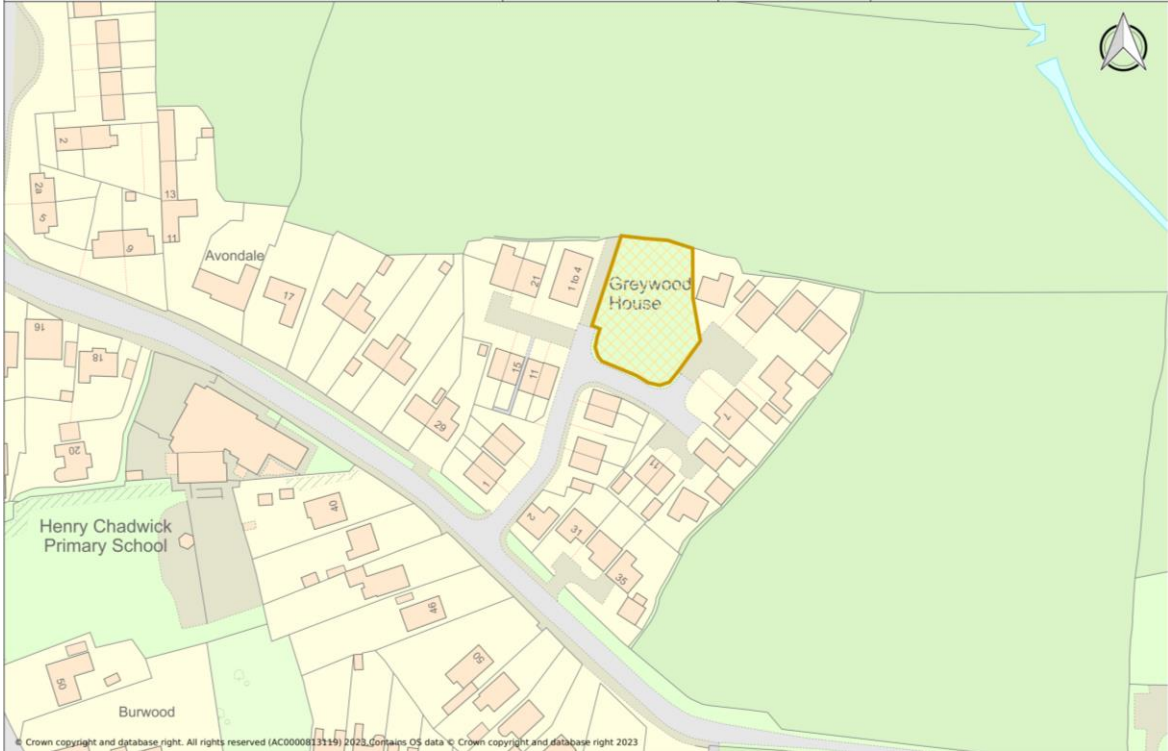
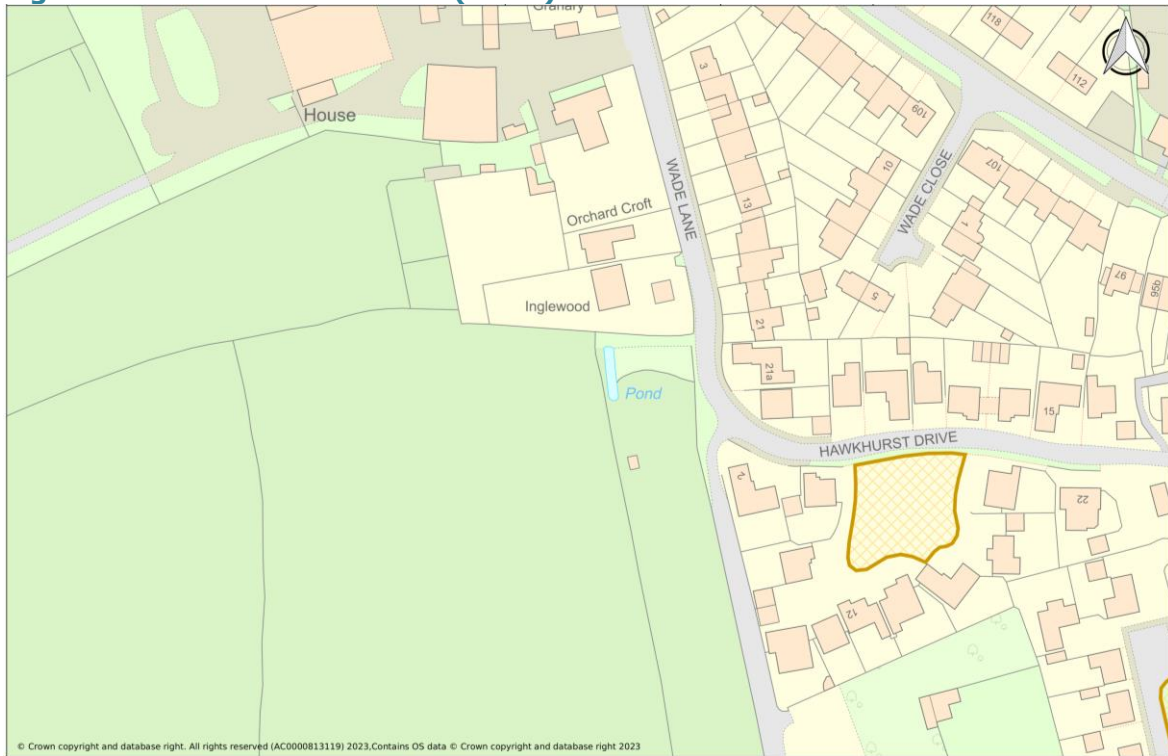


Fig 5.9: Hawkhurst Drive LGS (LGS8)



Policy MR08: Local Green Space

1. The following spaces are designated as Local Green Space:

- **LGS1 Village Hall open space and adjoining allotments, Hill Ridware;**
- **LGS2 Village Green, Mavesyn Ridware**
- **LGS3 Fishing Lake (The Floods), Hill Ridware**
- **LGS4 Playing Field, Hill Ridware**
- **LGS5 Chadwick Arms bowling green and allotments, Hill Ridware**
- **LGS6 The Maltings open space, Hill Ridware**
- **LGS7 Greywood Rise open space, Hill Ridware**
- **LGS8 Hawkhurst Drive open space, Hill Ridware**

2. Development should cause no harm to the open and green character, amenity, safety or accessibility of Local Green Space.

Interpretation

The policy designates Local Green Space. The NPPF makes clear that Local Green Space has similar protection to Green Belt. It should also be noted that the purpose of Local Green Space designation is related to community value, so is different to the five purposes for Green Belts. The policy also takes account of other parts of the NPPF and the National Design Guide in protecting the character, amenity and safety of Local Green Spaces.





INFRASTRUCTURE



6. Infrastructure

Purpose

- To utilise funds secured through planning agreements made in association with new developments, to secure appropriate improvements to community and recreational amenities, services and facilities.
- To improve pedestrian and cycleway connectivity between settlements.
- To ensure adequate burial spaces are provided within the Parish.

Planning Rational

National Policy

- NPPF – Promoting Sustainable Transport
- NPPF – Supporting High Quality Communications

Local Policy

The Local Plan seeks to improve accessibility and widen transport choice, by ensuring all development is well served by a choice of transport modes including footpaths and cycle routes. In addition, the Plan seeks to improve road safety, including pedestrian safety through promotion of active travel.

National guidance requires all new development which creates new parking spaces to provide electric vehicle charging infrastructure. All major development will be required to be supported by a transport assessment and site-specific travel plan.

The Lichfield District Integrated Transport Strategy, published by Staffordshire County Council, identifies a number of strategic highways initiatives, strategic planning and transport priorities and local community priorities. Key community issues identified are pertinent to Mavesyn Ridware Parish, including vehicle speeds and road safety, on-street parking, provision of improved bus services and impact of heavy vehicles.

- Core Policy 4: Delivering our Infrastructure
- Core Policy 5: Sustainable Transport

Evidence

Information is set out in **Appendix B** to this document.

Land adjacent to the existing St Nicholas Church cemetery at Mavesyn Ridware has previously been granted consent for additional



burial space but this consent was never implemented. The number of burial plots at the Church cemetery are rapidly diminishing. Pre-application discussions have taken place with Lichfield District Council in respect of this additional land to increase the number of burial plots available within the parish to 2040. The Parish Council is exploring the possibility to delivering and managing this facility.

Policy MR09: Local Facilities

- 1. Development to provide community facilities will be supported within the Hill Ridware village settlement boundary, subject to there being no adverse impact on the amenities of residential properties or on the historic environment, having regard to Policy MR7.**
- 2. Community facilities requiring the use of open land will be supported outside of the Hill Ridware village settlement boundary, subject to there being no adverse impact on the amenities of residential properties or on the area's natural or historic environments, having regard to Policies MR06 and MR07.**
- 3. Loss of existing community facilities will only be supported where:**
 - a. It can be demonstrated that there is no longer a need for the facilities or that they are no longer viable; or**
 - b. A similar or better facility is provided in close proximity.**
- 4. New dwellings should be supported by gigabit capable broadband infrastructure within the site, including the curtilage of each dwelling, so as to be ready as local services are improved.**
- 5. Development for community facilities should demonstrate high standards of design to create a locally distinctive sense of place, meeting the requirements of Policy MR04.**

Interpretation

Demonstrating that facilities are no longer needed or viable would normally include putting them up for sale on the open market at a realistic price for a period of at least 12 months.



Community facilities include the primary school, village hall, church, pub, bowls club, playing fields, play area and allotments.

It is recognised that some existing community facilities fall outside of the settlement boundary for Hill Ridware and some element of built development may be appropriate, for example the delivery of changing facilities to support a playing field.

Design and other requirements for community development are contained in other policies of this Neighbourhood Plan.

Policy MR10: Local Energy Generation

1. Local energy generation schemes will be supported, subject to there being no significant adverse impact on:

- a. the amenities of residential properties;**
- b. the area's natural environment and habitats, having regard to Policy MR06;**
- c. the area's historic environment, having regard to Policy MR07;**
- d. the best and most versatile agricultural land.**

2. Local energy generation schemes should be located, designed and, where necessary, include screening and landscaping to minimise any adverse visual impacts.

Interpretation

Consideration of adverse impacts could include visual impact, noise, disturbance, flicker.

Design and other requirements for energy-related development are contained in other policies of this Neighbourhood Plan.



Policy MR11: Movement and Active Travel

- 1. Development should be designed to support active travel, maximising pedestrian and cycle permeability and connectivity, including links to surrounding paths and community facilities, also meeting the requirements of Policy MR05.**
- 2. Development should have no significant adverse impact on, and should take opportunities to enhance, the amenity, accessibility and safety of footpaths and public rights of way.**

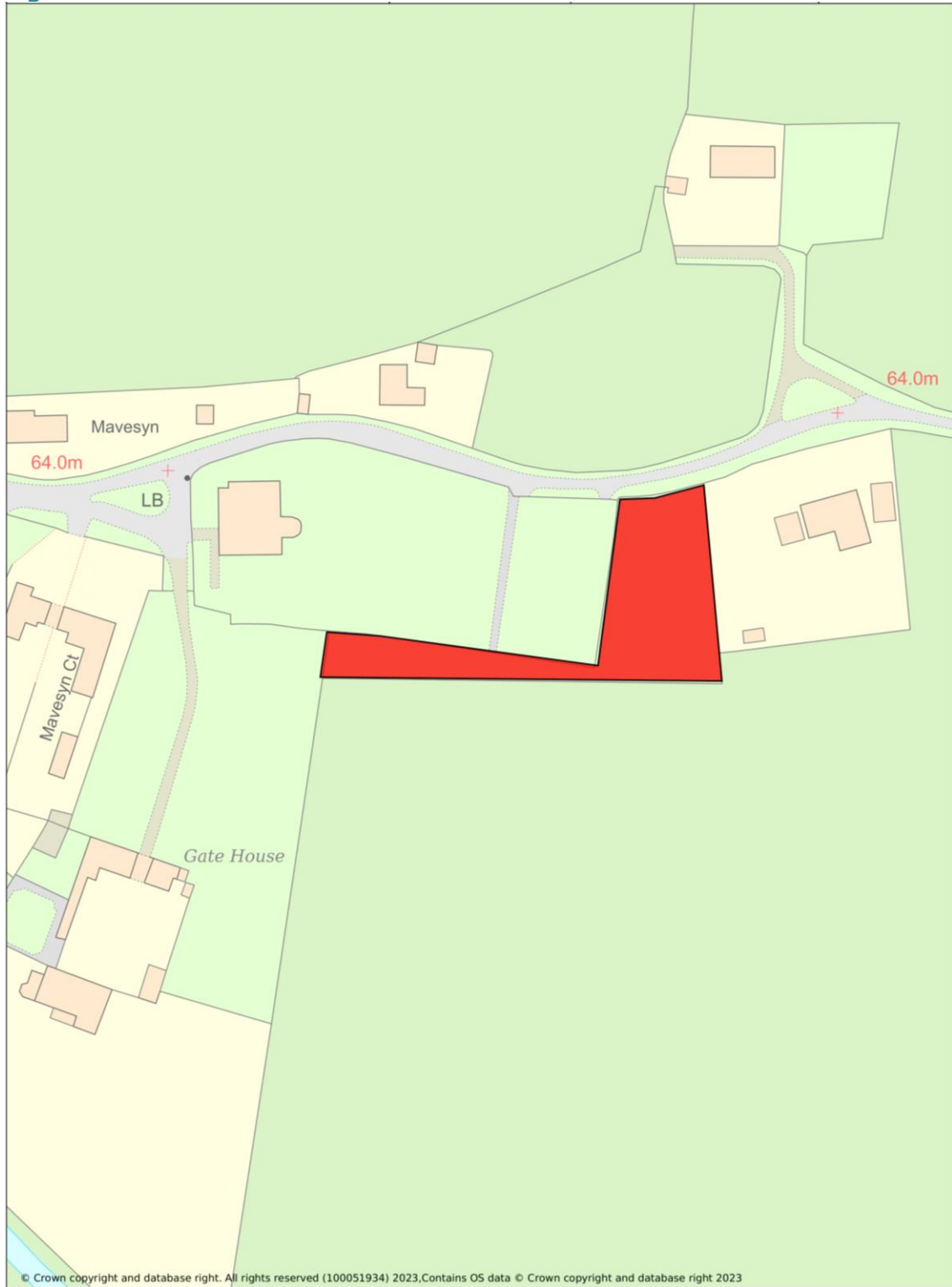
Interpretation

The policy recognises the importance of active travel to sustainability.

Adverse impacts on footpaths could include flanking them with inactive frontages, such as high walls or fences.



Fig 6.1: Additional Burial Ground



Policy MR12: Burial Ground

- 1. The site indicated on Figure 6.1 is allocated as an additional burial ground.**
- 2. Development of the site or surrounding land that would compromise or prevent the use of the site as a burial ground will not be supported.**

Interpretation

Any use as a burial ground would need to demonstrate how site conditions and impacts have been considered and addressed, including drainage and ground conditions.

A ground water risk assessment, heritage statement and a preliminary ecological appraisal are likely to be required as part of any planning application.

Infrastructure Priorities

Hill Ridware contains the majority of parish services and facilities that serve our communities however, the range of services and facilities has diminished over the last 20 years including the loss of a shop, post office, bus services and pubs.

Paragraph 97 of the NPPF requires planning policies and decisions to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services. Paragraph 98 of the NPPF recognises the importance that a sufficient choice of school places is available to meet the needs of existing and new communities.

Community consultation for this Neighbourhood Plan and survey evidence gathered identified the following community facilities which local people think are needed in Mavesyn Ridware Parish to complement existing services and facilities:

- Provision of a small convenience shop
- Improved open spaces for recreation and biodiversity
- Expansion of Henry Chadwick Community Primary School to support planned growth
- Improved pedestrian/cycleway connectivity between settlements
- Provision of community transport/bus service
- Increase burial space



To ensure planned growth to meet local needs is supported by infrastructure, the priorities for this Neighbourhood Plan for the use of Community Infrastructure Levy monies will be informed by the services and facilities listed above.

Further information regarding the infrastructure within our parish is set out in **Appendix B**.



APPENDIX A

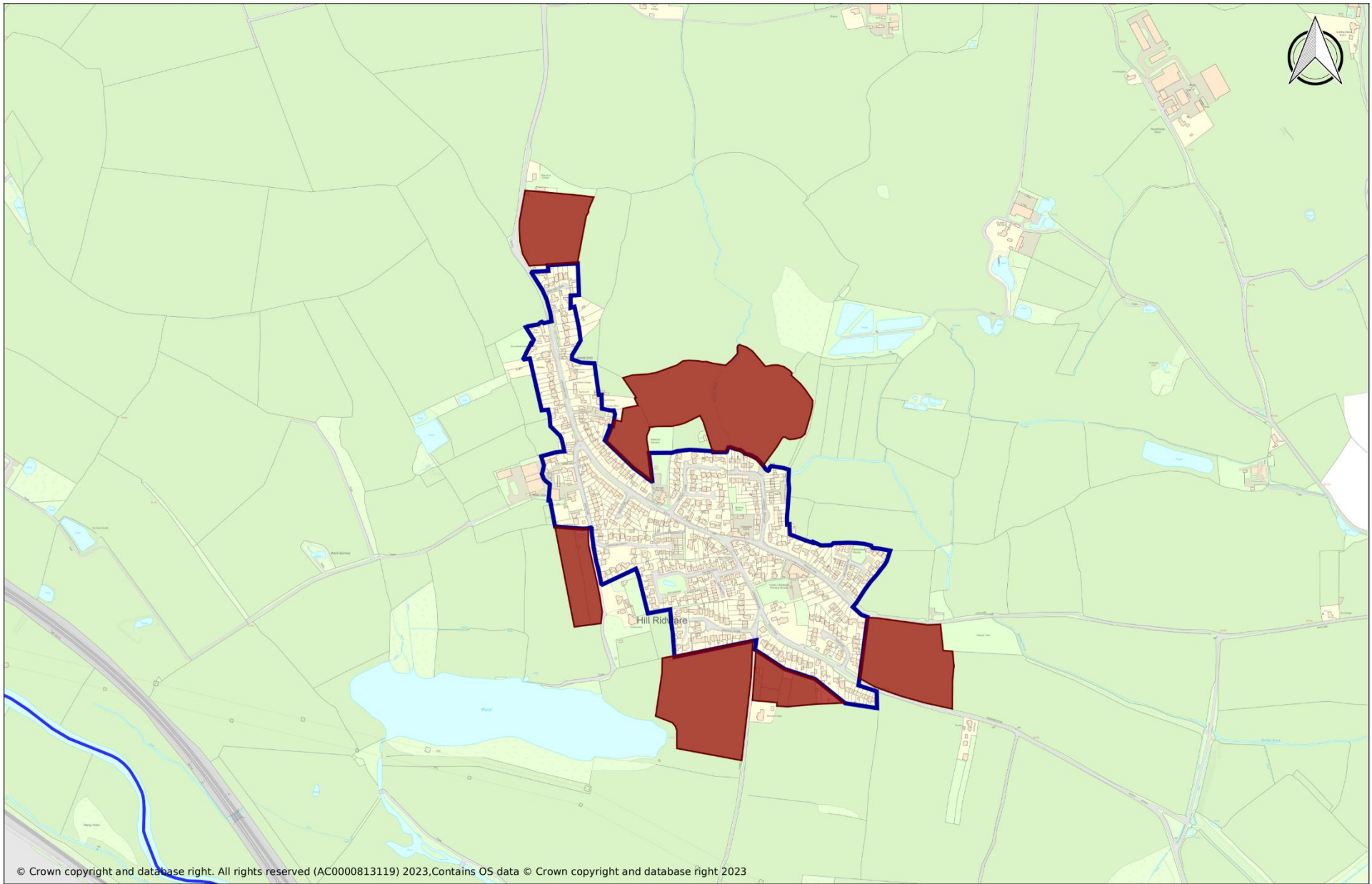
Site Selection



Detailed Site Assessment – Mavesyn Ridware NDP

Site Options Considered:

The following sites have been considered for meeting the local housing need within the Parish. These options have been informed by the District Council's SHLAA and a local 'call for sites' undertaken with all landowners with sites adjacent to the settlement boundary for Hill Ridware.



All site options have been assessed against the Council’s site selection criteria which have informed the current Local Plan review:

LDC Site Reference	Location	Criteria	RAG	Capacity	Deliverability	Notes
348	Land to rear of Orchard Court	Spatial Strategy	Red	115 (30dph applied to 60% net developable area)	Not considered suitable (access, flood risk). Site not put forward through local 'Call for sites' so not considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Adjacent to agricultural and residential uses. Grade 3 agricultural land. Eastern part of site within Flood Zone 3. Areas of high risk of surface water flooding within east of site. Listed buildings not adjacent to site although Grade II* building to west of Rake End. TPO adjacent site. Within mineral safeguarding area. Within area with possibility of coal subsidence. Within 0-8km of Cannock Chase SAC zone of influence. Within 500m of SBIs (Quinton's Orchard and Lawnmeadow Covert & Ridware Hall). Site comprises pasture land and numerous field parcels with hedgerows and hedgerow trees. Brook course runs through site. No highways frontage or footway connection. PRow runs through site (11) and to the east of the site (19). The whole area around Hill Ridware falls within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
		Settlement Hierarchy	Red			
		Flood Risk (Fluvial)	Red			
		Flood Risk (Surface Water)	Red			
		Ancient Woodland	Green			
		Agricultural Land Classification	Yellow			
		Heritage Assets	Green			
		Biodiversity	Yellow			
		Green Belt	Green			
		Landscape Character	Yellow			
		High Speed 2	Green			
		Access to the Site	Red			
276	Land off Wade Lane	Spatial Strategy	Red	12 (30dph applied to 80% net developable area)	Not considered suitable (heritage, access). Site considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Grade 3 agricultural land. Close to Ridware Hall (Grade II Listed) and TPOs adjacent to site. Possibility of surface water flooding and risk of coal subsidence. Within 0-8km of Cannock Chase SAC. Approximately 100m from Lawnmeadow Covert & Ridware Hall SBI and within 1km of SBI (Carwarden Springs Wood). Pastoral land with hedgerows confined to site boundaries. Access achievable from Wade Lane although no existing footway connection into village. PRow 12 runs along northern site boundary. The whole area around Hill Ridware falls within the area Environmental Health
		Settlement Hierarchy	Red			
		Flood Risk (Fluvial)	Green			
		Flood Risk (Surface Water)	Yellow			
		Ancient Woodland	Green			
		Agricultural Land Classification	Yellow			
		Heritage Assets	Yellow			
		Biodiversity	Yellow			
		Green Belt	Green			
		Landscape Character	Yellow			
		High Speed 2	Green			
		Access to the Site	Yellow			

						and National Coal Board have identified as an area for possible subsidence.
246	Land East of Church Lane	Spatial Strategy		26 (30dph applied to 80% net developable area)	Not considered suitable (access, flood risk). Site not put forward through local 'Call for sites' so not considered available. Site is considered achievable.	Outside village settlement boundary. Settlement is not considered to be a sustainable settlement. Majority Grade 2 agricultural land. Within flood zone 2 and part of site at low risk of surface water flooding. Within mineral safeguarding area. Within area with possibility of coal subsidence. No nearby listed buildings. Within 0-8km of Cannock Chase SAC zone of influence. Within 200m of Lawnmeadow Covert & Ridware Hall SBI and within 1km of other SBIs (Quinton's Orchard and Bailey Bridge Wetland a& Stitch Covert). Site comprises rear gardens and horse paddocks with hedgerows with interspersed trees present. Access would be off Church Lane (narrow country road) with no footway present. The whole area around Hill Ridware falls within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
		Settlement Hierarchy				
		Flood Risk (Fluvial)				
		Flood Risk (Surface Water)				
		Ancient Woodland				
		Agricultural Land Classification				
		Heritage Assets				
		Biodiversity				
		Green Belt				
		Landscape Character				
		High Speed 2				
		Access to the Site				
	Land North of Ridware Road	Spatial Strategy		51 (30dph applied to 60% net developable area)	Not considered suitable (flood risk). Site considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Adjacent to agricultural and residential uses. Majority Grade 2 agricultural land. Parts of site within Flood Zones 2 and 3. Part closest to Uttoxeter Road within Flood Zone 1. Central part of site and northeastern quadrant has a low risk of surface water flooding. No nearby listed buildings. Within 0-8km of Cannock Chase SAC zone of influence. Within 500m of Lawnmeadow Covert & Ridware Hall SBI and 1km of other SBIs (Quinton's Orchard and Bailey Bridge Wetland & Stitch Covert). Site is intensively farmed arable land with hedgerows confined to boundaries. Access achievable from Ridware Road and existing footway access from Uttoxeter Road. PRow 15 runs along western site boundary. The whole area around Hill Ridware falls
		Settlement Hierarchy				
		Flood Risk (Fluvial)				
		Flood Risk (Surface Water)				
		Ancient Woodland				
		Agricultural Land Classification				
		Heritage Assets				
		Biodiversity				
		Green Belt				
		Landscape Character				
		High Speed 2				
		Access to the Site				

						within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
Land North of Ridware Road (excluding FZ 2 & 3 Land)	Spatial Strategy			Excluding FZ2+3 34 (30dph applied to 80% net developable area)	Considered suitable. Site is considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Adjacent to agricultural and residential uses. Majority Grade 2 agricultural land. Site within Flood Zone 1. No identified issues of surface water flooding. No nearby listed buildings. Within 0-8km of Cannock Chase SAC zone of influence. Within 500m of Lawnmeadow Covert & Ridware Hall SBI and 1km of other SBIs (Quinton's Orchard and Bailey Bridge Wetland & Stitch Covert). Site is intensively farmed arable land with hedgerows confined to boundaries. Access achievable from Ridware Road and existing footway access from Uttoxeter Road. PRow 15 runs along western site boundary. The whole area around Hill Ridware falls within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
	Settlement Hierarchy					
	Flood Risk (Fluvial)					
	Flood Risk (Surface Water)					
	Ancient Woodland					
	Agricultural Land Classification					
	Heritage Assets					
	Biodiversity					
	Green Belt					
	Landscape Character					
	High Speed 2					
	Access to the Site					
Land West of Church Lane	Spatial Strategy			36 (30dph applied to 60% net developable area)	Not considered suitable (access, flood risk). Site considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Adjacent to agricultural and residential uses. Within Flood Zone 2. No identified issue of surface water flooding. Majority Grade 2 agricultural land. Within the vicinity of Ridware Hall. Within 0-8km of Cannock Chase SAC zone of influence. Adjacent to Lawnmeadow Covert & Ridware Hall SBI and within 1km of other SBIs (Cawarden Springs Wood and Bailey Bridge Wetland & Stitch Covert). Site is intensively farmed arable land with young hedgerows confined to boundaries. Access would be off Church Lane (narrow country road) with no footway present. PRow 39(a) within north western corner of site. The whole area around
	Settlement Hierarchy					
	Flood Risk (Fluvial)					
	Flood Risk (Surface Water)					
	Ancient Woodland					
	Agricultural Land Classification					
	Heritage Assets					
	Biodiversity					
	Green Belt					
	Landscape Character					
	High Speed 2					
	Access to the Site					

						Hill Ridware falls within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
	Land North of Rake End	Spatial Strategy		47 (30dph applied to 80% net developable area)	Not considered suitable (access, flood risk). Site considered available. Site is considered achievable.	Outside village settlement boundary. Closest settlement to site is not considered to be a sustainable settlement. Adjacent to agricultural and residential uses. Majority Grade 2 agricultural land. Within Flood Zone 1. Parts of site have a high risk of surface water flooding. Listed buildings in the vicinity of the site, however there is intervening built development. Within 0-8km of Cannock Chase SAC zone of influence. Within 1km of SBIs (Pipe Wood, Pipe Wood Lane (hedge 4), Lawnmeadow Covert & Ridware Hall, Quinton's Orchard and Cawarden Springs Wood). Site is intensively farmed arable land with hedgerows confined to boundaries. Access achievable from Rake End but no existing footway connection into village. The whole area around Hill Ridware falls within the area Environmental Health and National Coal Board have identified as an area for possible subsidence.
		Settlement Hierarchy				
		Flood Risk (Fluvial)				
		Flood Risk (Surface Water)				
		Ancient Woodland				
		Agricultural Land Classification				
		Heritage Assets				
		Biodiversity				
		Green Belt				
		Landscape Character				
		High Speed 2				
		Access to the Site				

Spatial Strategy

All sites fall outside of the higher order settlements where Lichfield District Council is focusing major housing growth. The Local Plan does however support the delivery of homes in rural areas where these meet identified local housing needs. Our Housing Need Assessment has identified a local housing need of between 19 and 33 dwellings between 2022 and 2040. Lichfield District Council will confirm our local housing need requirement in Summer 2023.

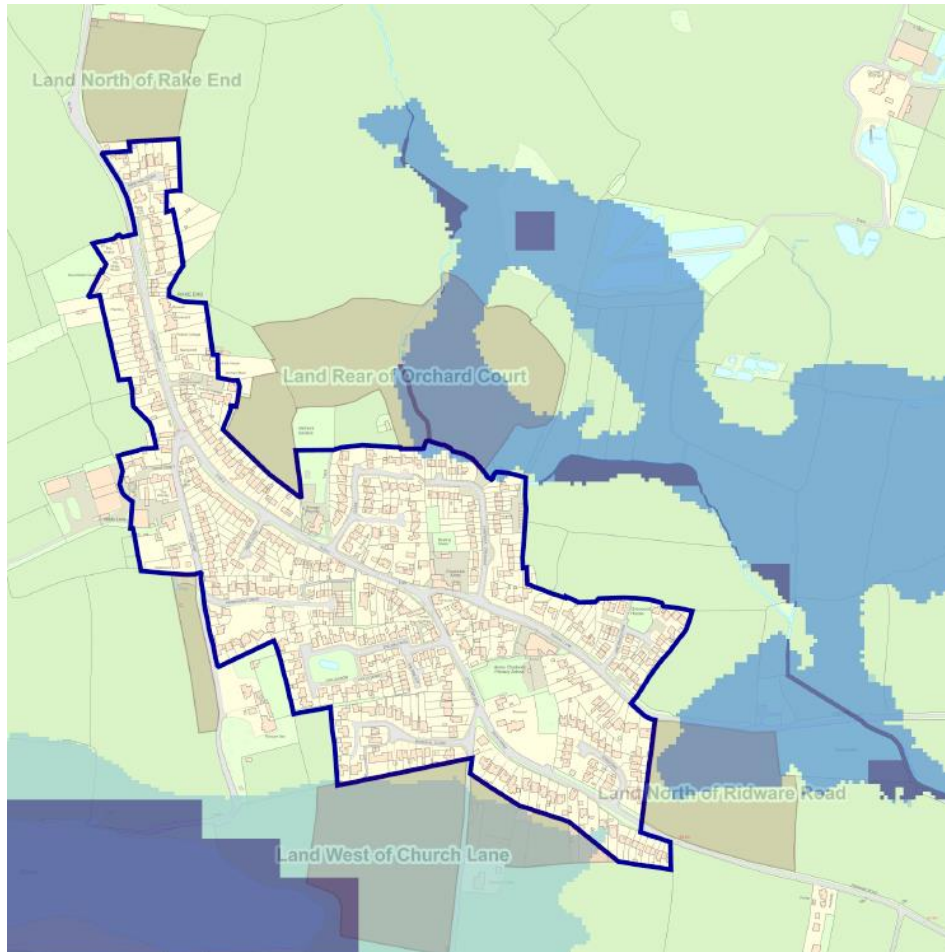
Therefore, all sites are provided a 'red' rating in line with the Council's site selection methodology.

Settlement Hierarchy

The settlement hierarchy criterion is linked to the Spatial Strategy criterion above. Hill Ridware is classified as a Tier 5 settlement. Lichfield District Council is only proposing to allocate land for housing in Tier 1 to Tier 4 settlements. All sites are located outside, but contiguous with the current settlement boundary for Hill Ridware. Sites beyond Hill Ridware are considered to be unsustainable and remote from the limited services and facilities on offer within Hill Ridware.

Flood Risk (Fluvial)

Flood Mapping has been utilised to consider the risk of flooding from rivers. Flood Zone 3 (land with a high probability of flooding) is present within Land to the North of Ridware Road and Land to the rear of Orchard Court, however both sites would be able to deliver up to 33 homes on land outside Flood Zone 3 on land within Flood Zone 1 (land with the least probability of flooding). Land to both the East and West of Church Lane fall within Flood Zone 2 which has a medium probability of flooding and have an annual probability of river flooding between 1.0% and 0.1%.



Flood Risk (Surface Water)

Consideration has also been given to the likelihood of surface water flooding within the site options. All sites, with the exception of Land to the West of Church Lane include land with a low probability of flooding from surface water. Land to the North of Rake End, Land to the rear of Orchard Court and Land at Wade Lane also have areas at high risk of surface water flooding.

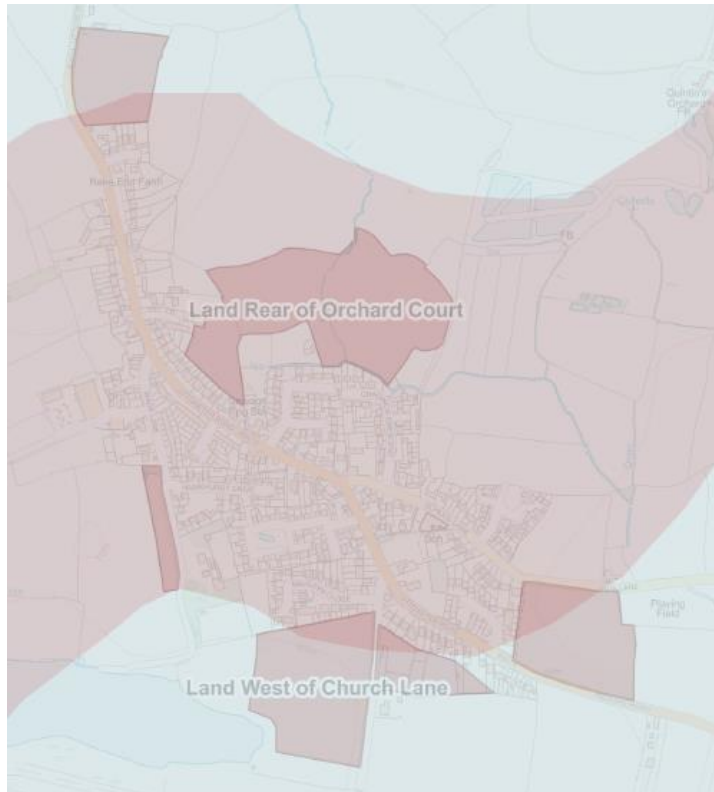


Ancient Woodland

None of the site options include ancient woodland, with the nearest area of identified Ancient Woodland located at Cawarden Spring Woods approximately 1km to the west of Hill Ridware. All site options score the same.

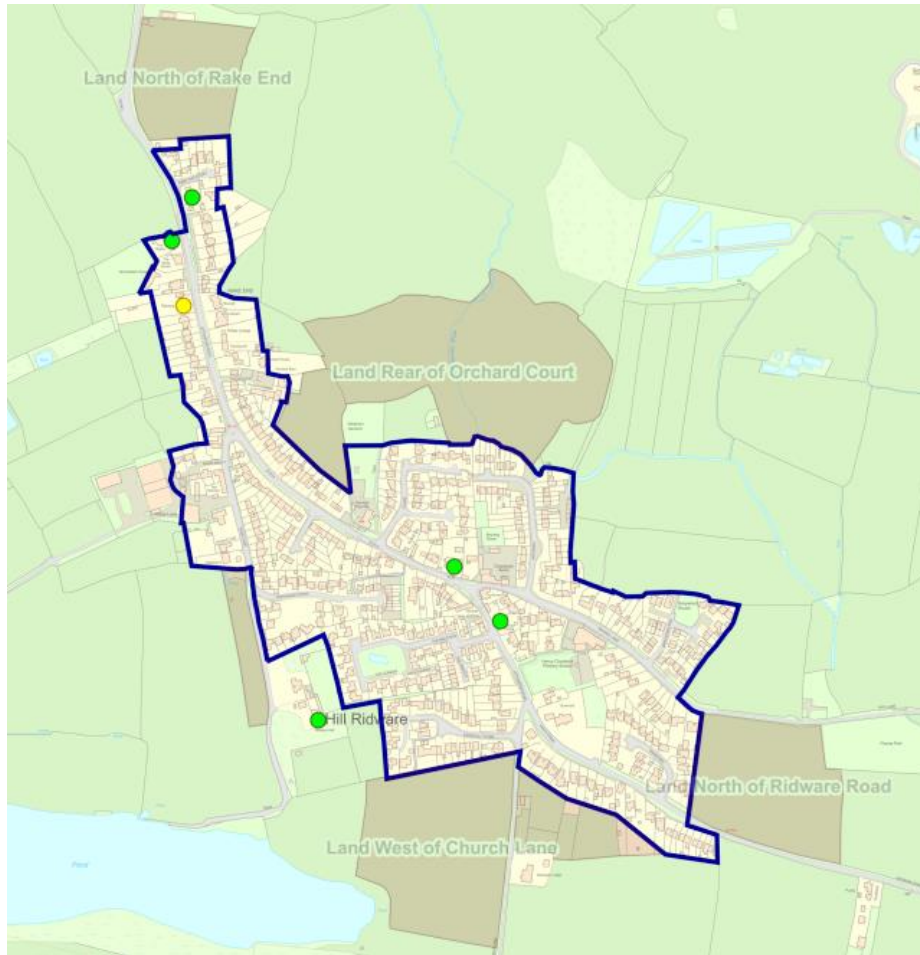
Agricultural Land Classification

High level agricultural land classification information, produced by Natural England, has been utilised to consider the site options. All land around Hill Ridware is considered to fall within Grade 2 or 3. The Natural England data does not distinguish between Grade 3a (Best and Most Versatile) and 3b. Land at Wade Lane and Land to the rear of Orchard Court are the only two site options that fall entirely within Grade 3 agricultural land. Other site options are predominantly Grade 2.



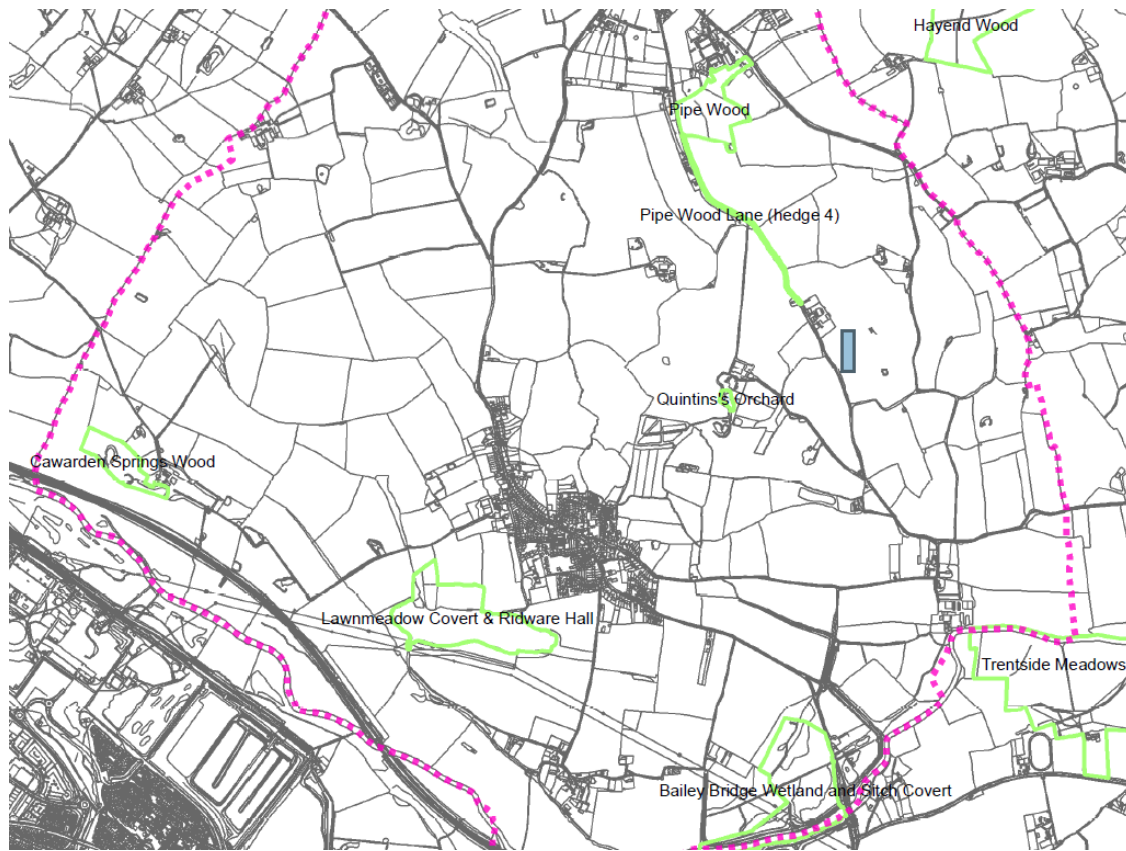
Heritage Assets

There are 6 Listed Building within the village and a number of buildings that would be considered non-designated heritage assets. All site options do not contain any listed buildings or buildings that could be considered non-designated heritage assets. Some sites are likely to give rise to a higher level of intervisibility between heritage assets and proposed development including Land at Wade Lane and Land to the West of Church Lane due to their relationship with Ridware Hall and attached coach house and stables (Grade II).



Biodiversity

All site options lie within the Zone of Influence for the Cannock Chase Special Area of Conservation (SAC). The Cannock Chase SAC Partnership has introduced a scheme to mitigate additional recreational pressures arising from housing development on the SAC. There are no international or national biodiversity designations within Mavesyn Ridware Parish. There are a number of Sites of Biological Importance in the vicinity of the village (Cawarden Spring Wood, Pipe Wood, Pipe Wood Lane Hedgerow and Quinton's Orchard). All site options are within 1km of at least one of these SBIs. Land North of Rake End, Land off Ridware Road and Land West of Church Lane are all intensively farmed with hedgerows restricted to boundaries. The other sites are either utilised for pasture or for horse grazing which is likely to result in a higher biodiversity rating.



Green Belt

No land within Mavesyn Ridware Parish is designated as Green Belt. Therefore, all site options score the same.

Landscape Character

All options are adjacent to the built up area of Hill Ridware.

High Speed 2

Whilst High Speed 2 Phase 2a cuts across Mavesyn Ridware Parish, no site is affected by land safeguarded by HS2. All sites therefore score the same.

Access to Site

All site options have a highways frontage with the exception of Land rear of Orchard Court. Land North of Rake End and Land North of Ridware Road are located on the B5014 that runs through the village of Hill Ridware. Land to both the East and West of Church Lane would be accessed via a narrow country lane. With the exception of Land North of Ridware Road, no site option has direct footway access.

APPENDIX B

Mavesyn Ridware Parish Infrastructure



St Nicholas Church

Land adjacent to St Nicholas' Church burial ground in Mavesyn Ridware, currently in private ownership, was offered to the Parochial Church Council to expand the provision of burial spaces in the parish. Fewer than 10 spaces remain for interments and there is very limited space for burial of cremated remains. The PCC declined the offer in view of the potentially high cost of landscaping and ground preparation, along with likely increases in maintenance costs, and suggested that the Parish Council takes on the management of the land for use as a civil burial ground. Unfortunately, the PC has not yet been able to take forward this action but in the context of the Neighbourhood Plan, this may be addressed successfully.

Meanwhile, the PCC has attempted to address the situation by formulating plans to expand the existing space for the burial of cremated remains. This space is proposed as a facility open to those of all faiths or none; the Rector would sanctify a burial plot for those requesting a Christian burial of cremated remains and the facility would be available to all others as required.

The PCC has long been aware that site conditions in the current graveyard are challenging. The water table is very high, due to its proximity to the River Trent and other watercourses, and for many years now it has not been possible to permit the digging of double depth graves. This situation impacts those families wishing to arrange the burial of a deceased person in a family grave plot or with a spouse. Flood risk assessments and groundwater surveys would be necessary for the parcel of land adjacent to the current graveyard.

Mavesyn Ridware Village Hall

Mavesyn Ridware Village Hall, located on the B5014 in Hill Ridware, was built in 1979 on land donated by Miss Lucy Derry adjacent to the Oaklands Close development. The hall offers an inviting location for social and community events of all kinds, with kitchen, toilet and office facilities, a main hall and additional lounge, storage facilities and an adjacent car park. It is a popular and well-run facility, offering a varied programme of community activities including the Youth Club, craft and art classes, keep fit and Tai Chi, the Ridware Rascals mother and toddler group and weekly coffee mornings. It is also the location of the mobile Post Office which is very well used by parishioners (see g. below). The facility is a popular venue for private social functions, such as parties, weddings and christenings and offers an attractive, well maintained and welcoming environment.

The community open space to the rear of the Village Hall houses a children's play area and a MUGA, with the children's play area maintained by the Parish Council. Adjacent to the open green space are allotments, a



very popular facility in the parish, well-tended, productive and with a waiting list for plots.

Chadwick Arms Public House

The Chadwick Arms public house, dating from 1647 and named for the local Lords of the Manor, is a popular and well-run local facility. With its small outside seating area and large car parking space, it is the venue for popular village events such as MenaFest, summer barbeques and quiz and bingo nights.

Ridware Bowls Club

Housed in the Chadwick Arms courtyard are the offices of the Ridware Bowls Club. The bowling green to the rear of the pub is maintained to a very high standard by its members, who host members of other local clubs and belong to local bowling leagues. It is a popular and successful local club at the centre of the community. Also, adjacent to the bowling green are allotments which are very well maintained and a popular community facility.

Playing Field

The football pitch, sited in School Lane to the south east of the village of Hill Ridware, is run by a Charitable Trust. It is a valuable community facility, well maintained by volunteers.

Henry Chadwick Primary School

Henry Chadwick Primary School in School Lane was a founding member of Greywood Multi School Trust (MST). Greywood MST merged with Primitas Learning Partnership in September 2023, forming a cross phase MAT of 7 schools. It is a very popular school, admitting pupils from 3 years into its Nursery and sending pupils at the age of 11 to The Friary School in Lichfield, to the Hart School in Rugeley and to Stafford Grammar School among others. At its last Ofsted inspection, it was judged to be Good.

Currently it has 116 pupils in total, with a dual year grouping system, i.e. Yr1/2 in one classroom etc. It offers a broad and balanced curriculum, with a range of enrichment activities such as swimming lessons, visits to local theatres, farms and to the allotment plot near the Village Hall. Pupils take home produce from the raised beds and offer any surplus for sale. Post Covid, the school has returned to its former high levels of achievement and continues to drive forward its School Improvement Plan for the benefit of its pupils. It enjoys strong support from its Parents and Friends Association, which runs Christmas and Summer fairs and other fundraising events in support of the school and its families.

The school is currently oversubscribed and faces an urgent need to expand its classroom and outdoor provision to meet the demands of local parents wishing their children to benefit from a place at Henry Chadwick. SCC has designated the school as 'landlocked' and expansion of facilities

to meet demand is proving to be challenging. A donated London bus, now located adjacent to the playground, has provided extra teaching and learning space but the need for further expansion of provision is pressing, in spite of ongoing efforts to address the problem.

The school is hoping to offer nursery provision for 2 year olds from September 2025.

Footway/Cycleways

Cycleway/ pedestrian routes in the parish are of crucial importance in terms of connectivity but also in relation to health and recreation. There is an extensive network of Public Footpaths and cycleways across the area, routinely used by parishioners and visitors, although some are not appropriately signed. These are an important local facility and contribute significantly to wellbeing and recreation; they also are important to residents wishing to access the Armitage village facilities, particularly the Post Office, newsagent and chemist, and to access the facilities in Handsacre. Unfortunately, there is no footway along the B5014, which has hedges very close to the carriageway for much of its length, making the route extremely dangerous for pedestrians.

Currently, routine connectivity between settlements in the parish relies on the B5014 and its associated network of rural routes, many of which are in a poor state of repair. The issue of speeding through Hill Ridware was addressed by the installation of speed humps by SCC Highways but the issue of the degrading of the road surface continues and potholes on all routes are an ongoing issue. This issue is particularly prevalent on the network of rural lanes and has been exacerbated by recent HS2 construction works in the parish. However, the ongoing impact of heavy construction vehicles has left a noticeable scar on the rural road network.

Telecommunications

Mobile signal connectivity on any network is generally poor across the parish, reflecting the nationwide problem of internet connectivity in rural areas. During and after the pandemic, as working from home has become the norm for many residents, the need to ensure a reliable, accessible network has become paramount.

Bus Service

The provision of a bus service has been a pressing issue, one which has been under discussion for many years. In 2023 a new daily service (820) was reinstated providing a single return service, connecting Hill Ridware to Rugeley and Hednesford. In 2024 this daily service was replaced by a more regular service (63) connecting Hill Ridware and Blithbury to Cannock, Hednesford, Rugeley, Handsacre, Abbots Bromley and Uttoxeter. Changing at Handsacre provides connection to Lichfield City.



Mavesyn Ridware
NEIGHBOURHOOD PLAN

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