

WIGGINTON



CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

DECEMBER 2018

Wigginton Conservation Area

ADOPTION STATEMENT

SECTION 1 – CONSERVATION AREA APPRAISAL

- 1.1 Introduction
- 1.2 Planning Policy Context
- 1.3 Summary of Significance
- 1.4 Location and Setting
- 1.5 Historic Development
- 1.6 Architectural Quality and Built Form
- 1.7 Open Space, Parks and Gardens and Trees
- 1.8 Assessment of Condition
- 1.9 Protection Offered by Designation
- 1.10 Maps

SECTION 2 – CONSERVATION AREA MANAGEMENT PLAN

- 2.1 Introduction
- 2.2 Planning Policies and Guidance
- 2.3 Regeneration and Enhancement
- 2.4 Street and Traffic Management
- 2.5 Trees, Open Space and Green Infrastructure Strategies
- 2.6 Enforcement and Remediation Strategy

SECTION 3 – REFERENCE, APPENDICES AND CONTACT DETAILS

Appendix A – Article 4 Directions

Appendix B – The Local List

References

Contact Details

ADOPTION STATEMENT

Original date of Designation: 16 July 1979

Previous boundary amendments: None

Current proposals.

Cabinet approval for consultation: 10 April 2018

Public Consultation: 21 May 2018 – 2 July 2018

Public Meeting: 7 June 2018

O&S Meeting – 12th November 2018

Cabinet Meeting – 4th December 2018

**Council approval and adoption of boundary amendments – 18th
December 2018**

Statutory notices published – February 2019

SECTION 1 – CONSERVATION AREA APPRAISAL

1.1 Introduction

The Wigginton Conservation Area was designated on the 16th July 1979 and it covers 6.96 hectares. When it was designated, a document called “Wigginton Conservation Area” was jointly produced by Lichfield District Council and Staffordshire County Council. This appraisal and management plan will update this document and expand on it to meet present guidelines and best practice. The purpose of this document is to provide a basis for development control decisions and for developing proposals and initiatives for the area in the future.

The production of this document involves a review of the current boundaries, details of historical development, identification of townscape details and identification of unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that detract from or erode an area’s special interest.

The NPPF requires Local Planning Authorities to take account of heritage assessments when considering the impact of a proposal on a heritage asset (in this instance the conservation area). Section 1 which is the appraisal outlines the significance of the conservation area including its special character and appearance.

Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. When a conservation area is designated, the Local Authority has a duty to “draw up and publish proposals for its preservation and enhancement”. This document fulfils that duty, in particular section 2, which is the management plan.

1.2 Planning Policy Context

The National Planning Policy Framework (NPPF) which was published in June 2018 has at its heart a presumption in favour of sustainable development. The conservation and enhancement of the historic environment is one of the core planning principles that underpin the planning process and is key to achieving sustainable developments.

Lichfield District Council's Local Plan Strategy was adopted on 17th February 2015. This contains policies relating to the Historic Environment in particular CP14: Our Built and Historic Environment, BE1: High Quality Development and NR5: Natural and Historic Landscapes. This Conservation Appraisal and Management Plan will form part of the evidence base for any future reviews of the Local Plan and is complementary to the conservation policies contained within the Local Plan.

Lichfield District Council also has a Historic Environment Supplementary Planning Document which was adopted in December 2015.

A consistency of approach to determining planning applications is at the centre of a fair system of controlling change, especially within conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn there is a greater public engagement with the process.

The draft document was first considered by the Council's Cabinet on April 10 2018 and permission was granted to go out to public consultation. Public consultation was then carried out in line with the existing policies of Lichfield District Council. The legislation requires the proposals to be submitted to a public meeting therefore this document was presented at a meeting of the parish council on 7 June 2018. The public consultation period ran from 21 May 2018 to 2 July 2018. All responses to the consultation were addressed and amendments to the draft documents

proposed. These were submitted to the Council's Overview and Scrutiny committee on 12th November 2018. Following support from Overview and Scrutiny the amendments were incorporated into the final document which was then submitted to the Council's Cabinet on 4th December 2018 and then Full Council on 18 December 2018 at which point the documents were formally approved and the amendments to the boundary changes were designated. The statutory notices were subsequently published in February 2019.

In accordance with the Historic England document "Conservation Area Designation, Appraisal and Management", it is important to note that no appraisal can ever be completely comprehensive. If a building, feature or space is not mentioned, this should not be taken to imply that it is of no interest.

Additional, more detailed, historic and archaeological information on the area can be obtained from the Historic Environment Record (HER) held at Staffordshire County Council www.staffordshire.gov.uk/historic-environment-record .

1.3 Summary of Significance

The Conservation Area of Wigginton is significant for the following reasons:

- There has been a settlement in this location since the early medieval period and possibly longer
- There is a strong relationship between the village and the surrounding field pattern and surviving earthworks which provide fossilised evidence of agriculture and former settlement.
- It is a clearly defined and strongly linear settlement focussed on Main Road which runs along a low ridge.
- The small open space at the junction of Main Road with Comberford Road serves as a focal point and is the location for the village's war memorial.
- There are important views of the conservation area from its surrounding rural hinterland and view back out from the village.

1.4 Location and Setting

(Location, population, setting, topography, focal points, landmarks, nodes, spatial analysis, panoramic, framed and glimpse views)

Wigginton lies immediately north of Tamworth in the south-eastern corner of Staffordshire. Although modern development has encroached on the fringes of the village, in particular to the south, Wigginton's village centre retains a distinct rural character.

The village is set on a low ridge, along which runs the village street, Main Road. The open countryside which surrounds the village can be glimpsed in the gaps between the houses and provides the setting to the settlement. Conversely the village can be seen, sitting on top of the ridge, when approaching the village, in particular from the west along Comberford Road.

Wigginton is part of the civil parish of Wigginton and Hopwas which had a population of 1,016 in 2001 of which probably around 300 people lived in the village of Wigginton.



Wigginton War Memorial

The village is linear in form with Main Road running north to south through the village. Comberford Lane runs off to the west and Syerscote Lane runs off to the east. The village does not have a clear centre but landmarks and focal points include Wigginton Manor, St Leonards Church and Post Office Farmhouse on the corner of Main Road and Syerscote Lane. They also include the small open space with the War Memorial at the junction of Main Road and Comberford Lane which is a feature in common with other nearby settlements including Comberford.



Aerial photograph of Wigginton showings its rural setting

Travelling from South to North the land rises until you reach the corner of Comberford Lane. The road then slopes away through what is likely to be a historic hollow way. With St Leonards Church on the west side of Main Road occupying an elevated position and the location of an earlier now deserted village on the east side of Main Road.

For the purpose of this appraisal three types of views have been identified. These are panoramic, specific and glimpses which are explained in more detail below. All three types of views are essential to the character of Wigginton Conservation Area and should be taken into account when considering proposals for new development. The maintenance of these significant views would preserve Wigginton's historic and idyllic rural character:



View out of the conservation area to the west. The mast on Hopwas Hill is just visible in the centre of the photograph



View out to the east

Panoramic views are long distance views across broad landscape vistas. These views are predominantly across rolling countryside and can be seen from a number of points when looking out from the conservation area. Views to the south, both from Main Road and from the western edges of the village include where the fringes of the town of Tamworth are just visible in the distance beyond the open fields, however the built form of the northern edge of the town is well screened by tree cover and so its impact is considerably softened. Looking to the west Hopwas Hill is clearly visible and can be easily identified by the telecoms mast. Views to the

east and north are of open countryside interspersed with trees, hedges and small clusters of buildings nestled into the landscape.



View south down Main Road

These panoramic views add to the character of the village and the significance of the conservation area by showing its ongoing relationship with the surrounding rural countryside.

Specific views are shorter views, confined to a specific locality through routes or spaces. Views in Wigginton are often framed by development, softened by trees and vegetation both around and between houses but also behind them providing a green barrier between the built up area and open countryside. Notable views are seen looking along Main Road where the linear character and strong building line is clearly visible. Views out of the village down Comberford Lane and Syerscote Lane show the transition from village to open countryside. These views are important and significantly contribute to the character of Wigginton Conservation Area.



**View down Main Road
to the North**



**View down Comberford Lane
to the West**



View north along Main Road

Glimpses are intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to the intrigue. Because of the linear nature of the settlement there are relatively few glimpse views. Notable glimpses include views of the Church and also of Wigginton Manor and some of its historic farm buildings.



View of lych gate from churchyard



Glimpse view of Wigginton Fields Farmhouse

1.5 Historic Development

(Place name, earliest settlement, archaeology, important families and events, evolution of built form)

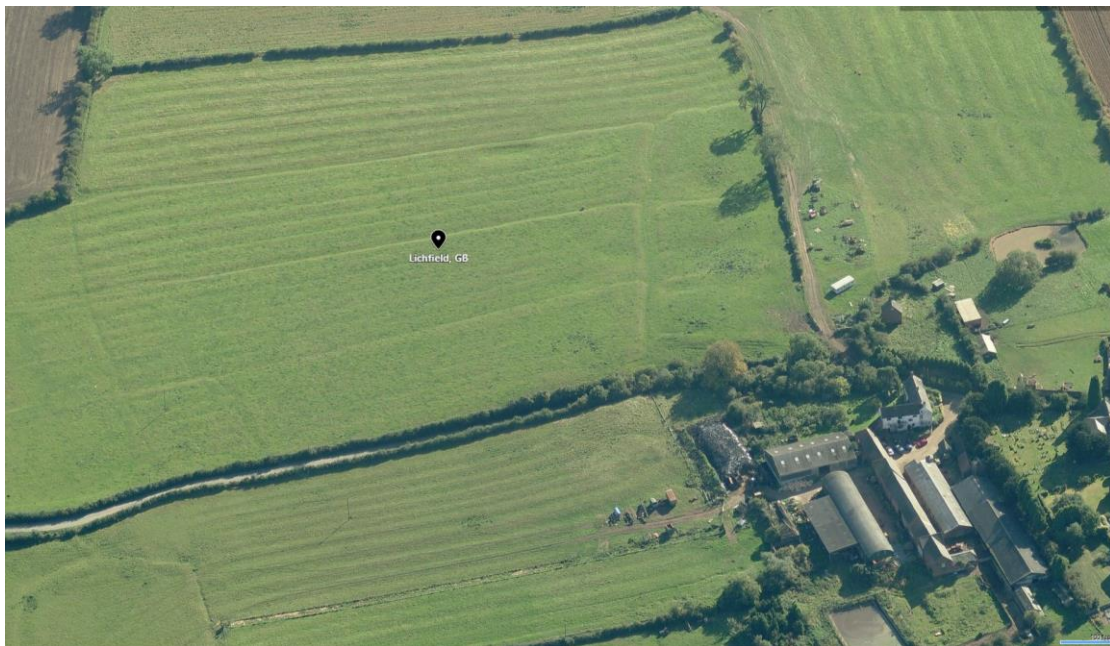
The name Wigginton is derived from the Old English personal name Wicga and 'tun' meaning enclosure, or settlement. It is mentioned in the Domesday Book as Wigetone when there were 14 households.

There is some evidence of prehistoric activity in the area in the form of a Bronze Age round barrow and this fits in with evidence from the wider area which suggests prehistoric activity in the area around the Tame valley.

There is significant evidence of settlement from the Early Medieval period with the settlement being mentioned in the Domesday Book of 1086. The Domesday Book provides evidence of a close association with Tamworth which is 2.5km to the south. Tamworth had been the focus of the Mercian kingdom in the 8th and 9th centuries and was re-founded as a settlement in AD 913 when it continued to prosper as a market town.

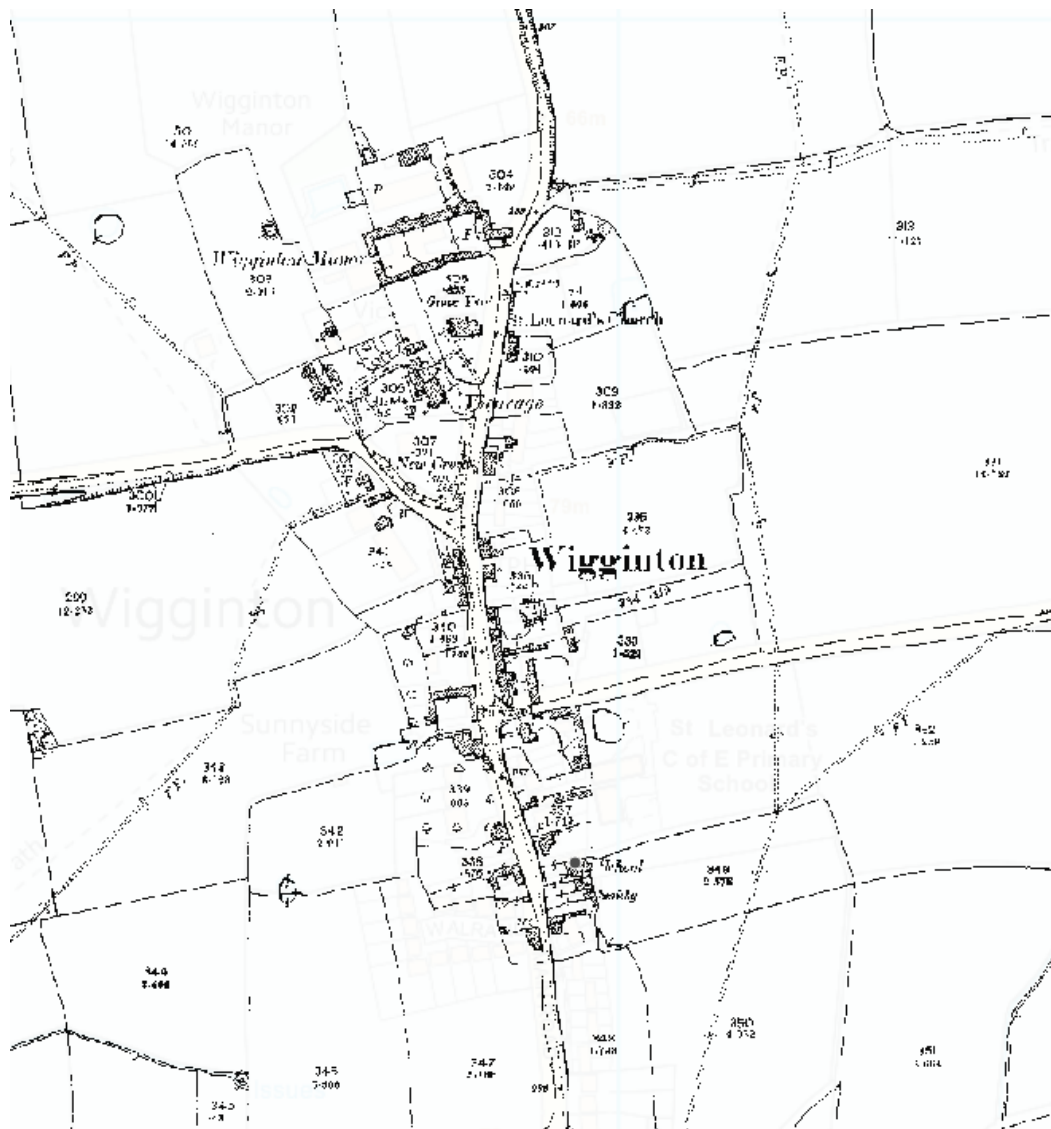
By the medieval period the landscape of the area was being farmed as open fields closely associated with the village of Wigginton. (THECZ 8 – Wigginton (HECA 13d)). This agricultural system was usually worked as two or more fields farmed in rotation between arable and fallow that were not divided by hedgerows. The open fields were later enclosed as piecemeal enclosure, through a process of informal verbal agreements between the landholders, resulting in a landscape of irregular field patterns divided by hedgerows and probably mostly laid down to either permanent pasture or pasture in rotation with crops. This enclosure occurred at different times across Staffordshire, but was underway by the 16th century. The evidence for this medieval agricultural system survives well around Wigginton where there are substantive earthworks of ridge and furrow which are the remains of the medieval ploughing method. The pattern of the piecemeal enclosure also survives well within the zone.

There is also evidence, surviving as earthworks, that the settlement of Wigginton has either shrunken in size at some period or has shifted to a new focus. The surviving earthworks comprise a hollow way, the former village street, and house platforms upon which the villager's homes once stood. The date of the abandonment of this area is currently unknown. There is significant archaeological potential both within the existing village but also in the field systems surrounding it.



Site of the early medieval settlement with the hollow way and ridge and furrow clearly visible.

The village lies on a medieval trade route, the Portway, possibly used for transporting salt from the River Mease at Edingale to Tamworth. The village of Wigginton is located upon a rise above the river valleys of the Tame and Anker. This raised location is an important feature of Wigginton. St Leonard's church dates to the late 18th century although a chapel of St Leonard is recorded in a document dating to 1524 which was attached to the parish of St Editha in Tamworth.



Wigginton in 1901 (OS Map 2nd Edition)

Looking at historic maps there was very little change between the first edition OS Map of 1884 and later editions in 1901 and 1917. Between 1917 and 1958, and looking at the buildings it is likely to be at the latter end of that period, a small number of infill developments were built along Main Road including six pairs of semi-detached houses and two detached houses within the current conservation area. There was also some development to the south of the village. Between 1958 and today, there was further infill development within the conservation area and substantial new development both at St Leonard's Primary School and Wigginton Manor Farm but also just to the south of the conservation area a small cul-de-sac of detached houses was constructed.

1.6 Architectural Quality and Built Form

(Listed buildings, building types, materials, ages, recent housing)

The village includes 2 Grade II listed buildings. St Leonards Church was built in 1777 on the site of a medieval chapel and was extended in 1830 and again in the 1860's. It is principally of red brick on a sandstone plinth. Unusually for the area it has a slate roof. The other listed building is number 104 Main Road, also known as Post Office Farm House. This is also late 18th century, red brick construction with a clay tiled roof.



Post Office Farm House



St Leonards Church

There is an article 4 direction on a number of properties within the conservation area. These range from the large, Victorian Old Vicarage set in a substantial plot and surrounded by trees to a row of modest 19th century terraced cottages set back of pavement. 86 Main Road is a Georgian townhouse and Wigginton Manor is an early 19th century farmhouse occupying a visually prominent location.

Buildings within the village are predominantly red brick. A number are built off sandstone foundations. There are some stone elements and some rendered properties and a small number of buildings have painted brickwork. There is a fine example of the use of different coloured bricks on the Old Police House. Traditionally properties had timber windows, these survive both as casements and sliding sashes. Over time some of the

historic properties have lost these traditional features. Roofs are mainly clay tiles, there is evidence in the steep pitches and projecting gables that some buildings were formerly thatched. Plain clay tiles are predominantly used but there are some fish scale tiles used to pleasing effect. Brick chimneys are an important part of the roofscape of the conservation area.



Historic properties within the conservation area

Modern housing varies in its design and use of materials. The more traditional the proportions, the pitch of the roof and the palette of materials the more comfortably the modern houses sit within the streetscene.

1.7 Public Realm, Open Spaces and Trees

The character of the conservation area is determined by more than the appearance of its buildings. Spaces between buildings are also important and the quality of elements such as boundary treatments (walls, fences etc.) hard landscaping (paving, kerb edging, and road surfaces) and street furniture (street lights, benches etc) affect the way in which the conservation area is perceived. Small improvements, taken cumulatively, can make a significant impact and, conversely, the incremental loss of traditional features and their inappropriate replacement can have a considerable detrimental effect.

For most of the village there is a narrow pavement along the east side of Main Road and a grass verge on the other side. Along Comberford and Syerscote Lanes the pavement soon gives way to grass verges on both sides. Areas of blue brick pavements survive in parts of the pavements along Main Road which are historically important. Most of the historic kerb stones have been lost and replaced with standard concrete.



Grass verge and hedge on one side, pavement on the other.

Boundary treatments vary although there is generally a strong building line along both sides of the road creating a clear sense of enclosure. Types of boundary treatments include metal estate style railings, stone wall, brick walls and hedgerows. There are some less traditional boundaries

within the conservation area and some loss of enclosure, this is mainly found in front of the C20th properties along Main Road. The substantial brick wall that runs along the east side of Main Road north of Manor Cottages is an important feature of the conservation area and positively contributes to the streetscene.



Boundary treatments

The natural environment is a key element in the character and the appearance of the Conservation Area. Hedges, trees and grass verges form an important part of the streetscene of the village as well as softening the transition from the village to its surrounding rural hinterland.

Open spaces within the conservation area are limited. The war memorial is set within a small triangular area of open space and this is sensitively landscaped. In terms of street furniture, signage is concentrated around the junction with Syerscote Lane and principally relates to the need to keep traffic speeds down and highlighting the proximity of the primary school. A finger post sign survives on Main Road opposite Syerscote Lane. Along Main Road street lights are attached to telegraph poles which keeps the level of street clutter down although the telegraph poles and wires are themselves visually intrusive.

There is a surviving post box within the front wall of Post Office Cottage (119 Main Road). It appears to be a type C wall box made by WT Allen & Co of London dating from the early part of the reign of King George V (1910-1936).

1.8 Assessment of Condition

While there are very few elements of the conservation area that could be considered to be negative, there is a small number that could be considered to detract from the conservation area due to their poor condition. There are also a number of neutral elements within the conservation area. These are buildings or other structures which while not contributing positively to the character of the conservation area nor do they detract from it. These mainly consist of 20th century dwellings.

In common with many areas, surface car parks can detract from the appearance of an area. In Wigginton the main areas of surface car parking are to the rear of The Old Crown PH and the rear of St Leonard's Church but both of these are not visible from the mainroads so their impact is minimal.

1.9 Protection Offered by Designation

The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

Means of Protection	Explanation	Sources of Information
National Planning Policy	Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.	NPPF
Local Plan and Development Management Decisions	Local Authorities are required by S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.	NPPF and Local Plan policies
Restrictions on Permitted Development Rights	A wide range of minor works are permitted to commercial, residential and other properties without the need for formal planning permission. These are	CLG Technical Guidance on PD rights.

	known as Permitted Development (PD) rights and are granted by the Secretary of State nationally through the Town and Country Planning (General Permitted Development) Order (GPDO). In conservation areas rights are restricted where development might be visible from the public realm.	
Control over Demolition	Planning permission is required for the demolition of a building in a conservation area. It remains a criminal offence to fail to obtain planning permission prior to demolition.	Enterprise and Regulatory Reform Act 2013
Control Over Works to trees	Under S211 of the 1990 Planning Act anyone proposing to cut down, top or lop a tree within a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the local planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.	DCLG Guidance

<p>Restrictions on outdoor Advertisements</p>	<p>Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations are restricted within conservation areas. These include illuminated advertisements on business premises and advertisements on hoardings around building sites. In addition balloons with advertisements are not exempt from the need for advertisement consent in conservation areas.</p>	<p>Restrictions on outdoor advertisements</p>
--	--	---

Road	Property
Main Road (west side)	<p>Numbers 85, 87 (The Stables), 91, 93, 95, 97, 99 (Sunnyside Farm), 101 (The Secret House), 103, 105, 107, 109 (Valkomen), 111, 113, 115, 117 (Fern Cottage), 119 (Post Office Cottage), 121 and 123 (Poplar Cottage)</p> <p>Village Green War Memorial</p> <p>The Woodfields</p> <p>St Leonard's Church</p> <p>Wigginton Manor Farm</p> <p>Wigginton Manor Farmhouse</p>
	<p>Number 84</p> <p>Wigginton Village Hall</p> <p>Number 86 (Wigginton Cottage Care Home)</p> <p>Numbers 88, 90, 92 (Fairholme), 94, 96, 98 (Hillside), 102, 108 (The Old Police House), 112, 114 (Bluebell Cottage), 116, 118 (Hastings Cottage),</p> <p>Number 120 (The Old Crown PH),</p> <p>Numbers 132, 134, 136, 138, 140 (New Crown House), 140A, 142, 144, 146 (Rainbows End)</p> <p>Manor Cottages</p> <p>150 Manor Cottages</p> <p>Hill Top Cottage</p>
Comberford Lane (north side)	<p>Wigginton Church Hall</p> <p>The Vicarage</p>

	Churchlands Woodview Flat, Woodview 3a
Comberford Lane (south side)	Westward Barnfield Cottage Barnfield Ridge House
Syerscote Lane (north side)	Sandstones Croft Barn Post Office Farm House Oak Barn
Syerscote Lane (south side)	Numbers 1 & 2

Schedule of Properties within the Conservation Area

SECTION 2 – CONSERVATION AREA MANAGEMENT PLAN

2.1 Introduction

A conservation area management plan sets out mid to long term strategy for the management of a conservation area. This plan is informed by Section 1 of this document which formed the appraisal of the conservation area which identified its special character and significance.

National Policy and Legislative Context

The preparation of a management plan for each of its conservation areas is one of the Council's statutory obligations under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy is set out in the National Planning Policy Framework (NPPF). Section 16 relates to the Historic Environment.

This management plan is informed by the Historic England document 'Conservation Area Designation, Appraisal and Management' 2016.

The Local Plan

Current planning policies for Lichfield District, including those covering developments within conservation areas, are set out in the National planning Policy Framework (NPPF), Lichfield District Council's Local Plan Strategy and our adopted Historic Environment Supplementary Planning Document.

This Conservation Appraisal and Management Plan will form part of the evidence base for any future reviews of the Local Plan and is complementary to the conservation policies contained within the Local Plan.

Development Control Decision Making

A consistency of approach to determining planning applications is at the centre of a fair system of managing change, especially within conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn there is a greater public engagement with the process.

Consultation

The draft document was first considered by the Council's Cabinet on April 10 2018 and permission was granted to go out to public consultation. Public consultation was then carried out in line with the existing policies of Lichfield District Council. Furthermore the Historic England document, Guidance on the management of conservation areas, states that, "involving the local community in their development is essential if the proposals are to succeed." The legislation requires the proposals to be submitted to a public meeting therefore this document was presented at a meeting of the parish council on 7 June 2018. The public consultation period ran from 21 May 2018 to 2 July 2018. All responses to the consultation were addressed and amendments to the draft documents proposed. These were submitted to the Council's Overview and Scrutiny committee on 12th November 2018. Following support from Overview and Scrutiny the amendments were incorporated into the final document which was then submitted to the Council's Cabinet on 4th December 2018 and then Full Council on 18 December 2018 at which point the documents were formally approved and the amendments to the boundary changes were designated. The statutory notices were subsequently published in February 2019.

Resources

The proposed actions contained within this Management Plan will be carried out using existing Council resources unless otherwise stated

2.2 Planning Policies & Guidance

2.2.1 Boundary Changes

Minor amendments have been made to the Conservation Area boundary in order for it to follow a more logical route and avoid dividing property. The justification for this is to prevent the dissecting of land as it does at present. The remaining boundary follows the route established in the 1979 Conservation Area document. This is a logical route surrounding the historic village development.

Action 1

The District Council has amended the boundary of the Conservation Area in the following areas;

- to the west of the conservation area the boundary has been amended to include all of the rear gardens of numbers 93, 95 and 97 Main Road and Sunnyside Farm.
- on Comberford Lane the boundary has been amended to include the whole field adjacent to Westward and the whole of the garden of Woodview and the whole of the rear garden of Churchlands.
- to the north of the conservation area the boundary has been amended to include the whole of the site associated with Wigginton Manor Farm.

2.2.2 Heritage Assets and Climate Change

NPPF states in paragraph 148 that the planning system should support the transition to a low carbon future in changing climate. Furthermore the transition to a low carbon future is part of the aim of sustainable development.

A number of non-listed buildings within the Wigginton Conservation Area have seen the installation of plastic windows and doors, which have inadvertently had a negative effect on the area's character. Installation of solar panels can also harm the character and appearance of an area. Decisions over future installation should be balanced against the significance of the heritage assets. Ideally during pre-application discussions, local authorities should help the applicant to identify feasible solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage asset and its setting.

Action 2

The Council will provide advice to owners, occupiers and other stakeholders in relation to works to heritage assets that will mitigate the impact of climate change without causing harm to the significance of the heritage asset.

2.2.3 Article 4 Directions

Permitted development rights are those minor developments for which planning permissions is automatically granted. These rights are more restricted within a Conservation Area than elsewhere.

The local authority has the ability under Articles 4 of the Town and Country Planning (General Permitted Development) Order 2015 to withdraw certain permitted development rights. These are commonly used within Conservation Areas to withdraw permitted development rights for certain works affecting the external appearance of dwelling houses or their boundaries where these works may constitute the removal or alteration of a feature which is important to the character of the Conservation Area.

There is an existing Article 4 direction on a number of properties within Wigginton Conservation Area. These properties are listed in Appendix A. This designation has been in place since October 2003. There are no current proposals to extend the Article 4 to cover other properties but this will be re-considered as part of future reviews.

2.2.4 Lichfield's Register of Buildings of Special Local Interest

A number of historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, these are marked as positive buildings on the Conservation Area map and are listed in Appendix B. If appropriate these will be proposed for addition to the Council's Register of Buildings of Special Local Interest.

In addition to those already suggested, further buildings and structures may be proposed for inclusion on the list. The criteria for eligibility for the list of Buildings of Special Local Interest are included in Appendix B and are published on the Council's web-site.

Action 3

- a) The Council will add the buildings listed in Appendix B to the list of Buildings of Special Local Interest.
- b) The Council will continue to compile a list of Buildings of Special Local Interest (the 'Local List') and develop policies promoting their retention and improvement.

2.2.5 Outdoor Adverts

All outdoor advertising affects the appearance of the building or place where it is displayed. All outdoor advertising should contribute in a

positive way to the appearance of the Conservation Area. Unauthorised and inappropriate signage will be enforced against, where appropriate.

Action 4

The Council will ensure that all proposed advertisements accord with policy set out in the Local Plan.

2.2.6 New Development

Any future development in the Conservation Area needs to preserve or enhance its character and appearance. The pattern and grain of the area is part of the character and appearance and this needs to be respected.

The use of appropriate traditional materials is important when extending and/or developing within the Conservation Area such as, but not exclusively, Staffordshire red brick, clay tiles, painted timber windows and doors. Alternatively, in some locations, a more modern approach can be taken using high quality contemporary designs and materials.

The existing developments marked as positive buildings on the Conservation Area map in section 1 enhance the character of the village architecturally, and should be used as a precedent, to ensure that any new development is sympathetic to its surroundings to enhance the character.

If the special interest of the Conservation Area is to be protected in the future, development should only be allowed where it will fit in with the existing historic, linear form of development; where it does not impinge on the setting of historic buildings; and where it does not result in the loss of important green open space.

Action 5

The Council will continue to monitor all planning applications very carefully and ensure that new development does not have an adverse impact on the existing buildings or important landscape features of the conservation area in accordance with policies in the Local Plan and any corresponding policies in the future.

2.3 Guidance

2.3.1 Supplementary Planning Documents

The Council has a suite of Supplementary Planning Documents. The Historic Environment SPD is the most relevant to this document but also of relevance are the Trees, Landscaping and Development SPD (adopted May 2016), the Sustainable Development SPD and the Rural Development SPD (both adopted December 2015).

2.4 Regeneration and Enhancement

2.4.1 Grant Funding

The Council currently administers a small grants scheme available for works to historic buildings which are considered to be at risk. It will also support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Wigginton Conservation Area.

Action 6

The Council will continue to offer support and assistance to groups or individuals seeking grant funding to carry out works to historic buildings within Wigginton Conservation Area.

2.5 Street and Traffic Management

2.5.1 Public Realm

At present the streetscape and public realm within Wigginton Conservation Area is relatively uncluttered and does not detract from the character or appearance of the Conservation Area. However, any future works to the streetscape and public realm should be carried out in a way that is sympathetic to and complements the character of the area.

Action 7

The Council will work together with other stakeholders to discuss and, if appropriate, implement a high quality, coherent style of public realm enhancement schemes within the Conservation Area.

2.6 Trees, Open Space and Green Infrastructure

2.6.1 Landscape Setting and Views

Areas close to the boundary of the Conservation Area and the significant views outwards from the boundary should be protected. Measures should be undertaken to protect these views from future development which may obscure them.

The natural environment plays a very important contribution to the Conservation Area. The trees, hedges and green spaces are intrinsic parts of the special character of the Conservation Area, which are then framed by open fields. The importance of these elements must be recognised and preserved.

In particular, the open fields surrounding the Conservation Area boundary contribute to its setting and character. They provide a definitive boundary and create views in and out of the Conservation Area, whilst reflecting the village's agricultural background. These should be carefully managed and protected.

Action 8

- a) The Council will seek to ensure that development on the edges of the Conservation Area preserves or enhances the special interest of the Conservation Area and causes no harm to that special interest.
- b) The Council will seek to ensure that these important views remain protected from inappropriate forms of development and also that due regard is paid to them in the formulation of public realm works or enhancement schemes.

2.6.2 Trees

Important individual trees, groups of trees and open green spaces should be retained. The loss of these green open spaces and trees would be damaging to the area, by eroding its traditional idyllic character.

Action 9:

The Council will continue to work with landowners and other stakeholders to manage trees within the Conservation Area in a manner that recognises

the important positive contribution they make to the character of the Conservation Area.

2.7 Enforcement and Remediation

2.7.1 Buildings at Risk

The Historic England 'Heritage at Risk Register' is published annually and includes all types of heritage assets which are at risk including Grade I and II* Listed Buildings, Scheduled Monuments and Conservation Areas. There are currently 4 Listed Buildings, 3 Scheduled Monuments and 1 Conservation Area within the District of Lichfield on the Historic England 'Heritage at Risk Register' (2017 edition).

The Council monitors the condition of its listed buildings and publishes a Building at Risk Register annually. Strategies will be put in place and resources will be targeted at buildings identified as being at Risk. Neither of the two listed buildings within the Conservation Area are considered to be at risk.

Action 10

- a) The Council will continue to carry out a rolling Building at Risk survey.
- b) Where appropriate the Council will use its legal powers to ensure necessary works are carried out to ensure the long term conservation of historic buildings.

2.7.2 Planning Enforcement

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but it is resolved through effective communication between the Council representatives and the relevant party. However, if appropriate the Council will consider the commencement of legal action.

Action 11

Where appropriate the Council will take enforcement action against unauthorised works within the Wigginton Conservation Area.

2.7.3 Monitoring

The Council will continue to monitor the Conservation Area to assess the effectiveness of the management plan and the impact of any changes on the special character of the Conservation Area.

Action 12

- a) The Council will monitor changes in the appearance of the Conservation Area and keep a dated photographic record of it.
- b) The Council will review and if necessary modify the management proposals to reflect the current opportunities and issues affecting the Conservation Area.

SECTION 3 – REFERENCES, APPENDICES AND CONTACT DETAILS

Appendix A Article 4 Direction

What is an Article 4 Direction?

All residential dwellings have what are called permitted development rights, that is certain types of small development that are deemed to have already been given permission therefore they do not require an application for planning permission to be made to the Council. An Article 4 Direction withdraws certain of these permitted development rights meaning that an application for planning permission is required for these small works.

What buildings can be covered by an Article 4 Direction?

In order for a property to be covered by an Article 4 Direction it must be a residential dwelling in a Conservation Area that faces a highway, waterway or other public open space. Commercial properties, multiple occupancy properties (ie. Flats) or properties that face a private road or driveway cannot be covered by an Article 4 Direction. There are already 18 properties covered by an Article 4 direction and it is not intended to add any more properties.

What is the impact of owning or living in such a property?

If a property is covered by an Article 4 Direction it will be necessary to apply for planning permission for the items of work listed in paragraph A6, which otherwise would be considered to be permitted development. Just because a property is covered by an Article 4 Direction does not mean that planning permission will not be granted, simply it is a method for managing changes within Conservation Areas in a way that should protect their special character.

Why are Article 4 Directions so important?

They are used to protect the special features of properties that positively contribute to the special character and appearance of the Conservation Area. The Council has a statutory duty to preserve and enhance the special character and appearance of a Conservation Area and Article 4 Directions are one of the tools that Council's can use to achieve this.

Schedule of properties already covered with an Article 4 Direction

Road	Properties
Main Road	84 86 (Wigginton Cottage) 91 99 (Sunnyside Farm), Numbers 111, 113, 115, 117, 119, 121 & 123 (Poplar Cottage) The Old Vicarage 146 Numbers 150 & 152 Wigginton Manor
Syerscote Lane	Oak Barn
Comberford Lane	Westward Woodview

Categories of development that are restricted

- The installation or alterations of windows and doors
- The erection of an extension of any size to the side or front of a house

- The painting of the exterior of any part of a house or of a building within the grounds of a house not previously painted
- Rendering walls not previously rendered
- Alterations to the roof including changing materials, the insertion of dormer windows or rooflights
- The installation or replacement of a satellite antennae
- The alteration or removal of a chimney to the house or any other building within the grounds of a house
- The provision of a hard surface within the grounds of a house for the parking of vehicles
- The addition of a porch to an entrance facing a road or open space.
- The alteration, removal or erection of any gate, fence, wall or other means of enclosure within the grounds of a house

Appendix B Register of Buildings of Special Local Interest

What is the List of Buildings of Special Local Interest?

It is a list of buildings drawn up by Lichfield District Council which are of good design quality, attractive appearance and/or historic interest and which make a significant contribution to the attractive character of the locality.

What buildings can be included on the Local List?

In order to be included on the Local List a building must meet one or more of the criteria listed in paragraph B6. Any building, for example, houses, churches, pubs or structure, for example can be included. If judged by national criteria these buildings might not be considered suitable for designation as listed buildings (familiar to us as grade I, grade II*, grade II buildings) but they are still historic assets that are clearly worthy of protection.

What is the impact of inclusion on the Local List?

Inclusion on the List of Buildings of Special Local Interest does not offer the statutory protection given to nationally listed buildings. It can be a material consideration in a planning application. Most Local Planning Authorities with Local Lists draw up policies which seek to ensure the retention of locally listed buildings and that any development does not detract from the buildings or their settings.

Why is the Local List so important?

The Local List is one of a palette of tools that the Council can use to help protect historic buildings within the District. Not all buildings within a Conservation Area positively contribute to its special character and inclusion on the Local List can help to identify those buildings that are important to the character of the Conservation Area and help to prevent

any changes that would be detrimental to the building and the wider conservation area.

Schedule of properties proposed for local listing

Road	Properties
Main Road	<p>Wigginton Village Hall</p> <p>84</p> <p>86 (Wigginton Cottage)</p> <p>91</p> <p>99 (Sunnyside Farm),</p> <p>101 (The Secret House)</p> <p>103</p> <p>Oak Barn</p> <p>108 (The Old Police House)</p> <p>Numbers 111, 113, 115, 117, 119, 121 & 123 (Poplar Cottage)</p> <p>War Memorial</p> <p>The Old Vicarage</p> <p>146</p> <p>Numbers 150 & 152</p> <p>Wigginton Manor</p> <p>Range of barns to the north-west of Wigginton Manor</p> <p>Range of barns to the south-west of Wigginton Manor</p> <p>Hill Top Cottage</p>
Syerscote Lane	Oak Barn

Comberford Lane	Barnfield Cottage Westward Woodview
------------------------	--

Criteria for Proposed Local List Buildings

- Special architectural or landscape interest i.e. is it the work of a particular architect or designers of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
- Special historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
- Association with well-known local historic persons or events.
- Contribution to the streetscape/townscape i.e. a group of unrelated buildings that make up an aesthetically pleasing group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which, taken together, illustrate the development of the locality. Views may be famously recognisable and regarded as an historic asset in their own right for example, views of Lichfield Cathedral from various points around the city.
- Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces).

References

Historic England, 2016, Conservation Area Designation, Appraisal and Management

Lichfield District Council, 1979, Wigginton Conservation Area Document

Staffordshire Past Track web-site; <http://www.staffspasttrack.org.uk/>

Staffordshire County Council www.staffordshire.gov.uk/historic-environment-record

Contact Details

For queries regarding this document please contact:

Claire Hines, Principal Conservation and Design Officer,

Tel: 01543 308188

E-mail: claire.hines@lichfielddc.gov.uk

Or

Edward Higgins, Conservation and Design Officer

Tel: 01543 308203

E-mail: Edward.higgins@lichfielddc.gov.uk

For general planning enquiries please contact our Development Control team

Tel: 01543 308000 or 01543 308174

E-mail: devcontrol@lichfielddc.gov.uk

For planning enforcement enquiries please contact our Enforcement Team

Tel: 01543 308205

E-mail: devcontrol@lichfielddc.gov.uk

For enquiries about trees please contact our Arboricultural Officer

Tel: 01543 308207

E-mail: arboriculture@lichfielddc.gov.uk

Lichfield District Council

District Council House

Frog Lane

Lichfield

Staffordshire

WS13 6YY