



*Our Village*

Stonall Village Design Statement 2014

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## **1.0 WHAT IS A VILLAGE DESIGN STATEMENT**

A Village Design Statement describes the visual character of a village and can be used as a tool to ensure that future development respects how that distinctive visual character can be protected and enhanced. The creation of a settlement that continues to be desirable to live in and meets its community's needs underlies the creation of this Village Design Statement

This design statement will not detail the type of development that could take place in a village and is also restricted in terms of commenting on or directing local service provision. It is not intended to stop development and change from happening, but will help to influence how new development fits into the village by setting out the qualities and characteristics of the village and the valued surroundings, and provide clear and simple guidance for the design of all development. Quality design is also fundamental to ensuring that development is sustainable. It can also ensure that existing services and facilities can continue to play key roles in the future of a settlement.

This statement also provides a way of identifying buildings that are locally important to the character of the settlement, and aims to detail local distinctiveness in order to shape any future development which may occur within the Neighbourhood Area during the period of the Neighbourhood Plan (2014-2029).

A village design statement should be compatible with the statutory planning system and therefore the Local Plan and Neighbourhood Plan for the area. There are a number of key adopted and emerging documents that support the principles of sustainable design across Lichfield District. This Village Design Statement provides sign posting to these documents which present both the strategic context for future development and in the case of the Residential Design Guide Supplementary Planning Document (2007) detailed requirements for a comprehensive range of design elements.

## **2.0 WHAT AREA DOES THIS VILLAGE DESIGN STATEMENT COVER?**

This Village Design statement covers the Stonnall Neighbourhood Area which sits within Shenstone Parish. Stonnall Neighbourhood Area covers 886 hectares, has a population of 1,500 and includes the settlements of Stonnall, Lower Stonnall and Lynn and the outlying hamlets of Thornes, New Barnes, Bosses and Mill Green.

## **3.0 HOW HAS THIS STATEMENT EVOLVED?**

The development of this Village Design Statement is intrinsically linked to the production of the Neighbourhood Plan document for the Stonnall Neighbourhood Area. It was evident during the Neighbourhood Plan development process that quality design was important to the local community.

The Neighbourhood Plan development process undertook comprehensive consultation with the residents of Stonnall Neighbourhood Area to ensure that the plan was based on sound evidence. One of the key tools used during the consultation was a questionnaire sent out to all households and community groups based in the Neighbourhood Area. The questionnaire which was circulated during July/August 2013 achieved a 42% return rate based on numbers of households. The questionnaire focused on identifying what was valued by residents and also what they considered required improvement or change.

When asked what was seen as important to Stonnall, 105 respondents expressed concerns about the long term protection of the village ethos and the surrounding countryside, with the loss of Stonnall's identity due to development amalgamating the village with neighbouring larger urban towns being raised as an issue. Respondents also expressed a wish to preserve and retain the character of the village, historic buildings and features, along with investment in historic buildings.

These views were reiterated during the emerging Lichfield District Local Plan Strategy evidence gathering process. Rural residents across the District value the spirit of their communities and the physical qualities of village and countryside, but are concerned about the loss in rural services, the availability of housing to suit their circumstances and, in some cases, increasing levels of isolation through poor public transport.

By identifying and describing the key characteristics of Stonnall Neighbourhood Area, the Village Design Statement aims to ensure that those distinctive values recognised by Stonnall residents can be protected and enhanced.

### **3.1 Relationship to the Neighbourhood Plan**

The Stonnall Neighbourhood Plan sets out a vision for the future of the village and its hinterland, providing a strategy and land-use planning framework to guide development within the designated Neighbourhood Area for the next 15 years. The Village Design Statement is designed to be read in conjunction with the Stonnall Neighbourhood Plan providing evidence and support for a number of its policies. Once 'made', the Neighbourhood Plan will form part of the District's Local Development Plan and will be used in determining planning applications.

The Stonnall Village Design Statement also forms part of a wider raft of documentation and has regard to the Staffordshire and Stoke on Trent Structure Plan Supplementary Planning Guidance entitled 'Planning for Landscape Change' <http://www.staffordshire.gov.uk/environment/eLand/planners-developers/landscape/NaturalEnvironmentLandscapeCharacterTypes.aspx> which details policy and practice for the conservation, enhancement and regeneration of the rural landscapes in Staffordshire. This in turn has informed Lichfield District's Residential Design Guide Supplementary Planning Document (2007) and thus the Village Design Statement. Further information on the wider policy context is provided in section 5.0.

## **4.0 A SPATIAL PORTRAIT OF STONNALL WARD**

This spatial portrait helps to place the Neighbourhood Area in the context of the wider district and region, describes its evolution, and the key social, economic and environmental characteristics of the Neighbourhood Area that are relevant to future development.

### **4.1 Stonnall Ward Today**

The community of Stonnall Neighbourhood Area is part of Lichfield District and situated in south eastern Staffordshire. The Stonnall Neighbourhood Area is rural, situated within the greenbelt and located on the edge of the Birmingham and Black County conurbation as shown in Map 1. The green belt and the presence of 'A' roads to the north-west and south-east of the Neighbourhood Area have helped to protect the Stonnall Neighbourhood Area from coalescence with neighbouring urban areas.

Stonnall Village is located just to the north of the centre of the Neighbourhood Area and is where the majority of the Neighbourhood Area population resides. The village is surrounded by green belt which enhances views in and out of the settlement and the setting of the village.

Main Street runs through the centre of the village and comprises a range of styles of buildings from a variety of periods, which help to create the village character. There are only three listed buildings within Stonnall Village itself and thirteen within the Neighbourhood Area as a whole. Within the Neighbourhood Area there are two smaller settlements, namely Lower Stonnall, a dispersed settlement, representing the low end of the valley and Lynn located between Shenstone and Stonnall village. The remainder of the Neighbourhood Area settlement consists of farmsteads and in particular traditional farm buildings of 19<sup>th</sup> century or earlier date making a fundamental contribution to local distinctiveness and sense of place.

Stonnall Village provides a number of local services including a St Peters Primary school, Parish Church, Village Hall, Youth and Community Centre, GP surgery and two pubs. In addition there is a row of retail units located along Main Street which offer convenience shopping to residents (newsagents/local store, fish and chip shop, Indian restaurant, tattoo parlour and two hairdressers). There are also retail facilities on the Chester Road on the edge of the Neighbourhood Area which includes a petrol station, garage restaurant and plant nursery.

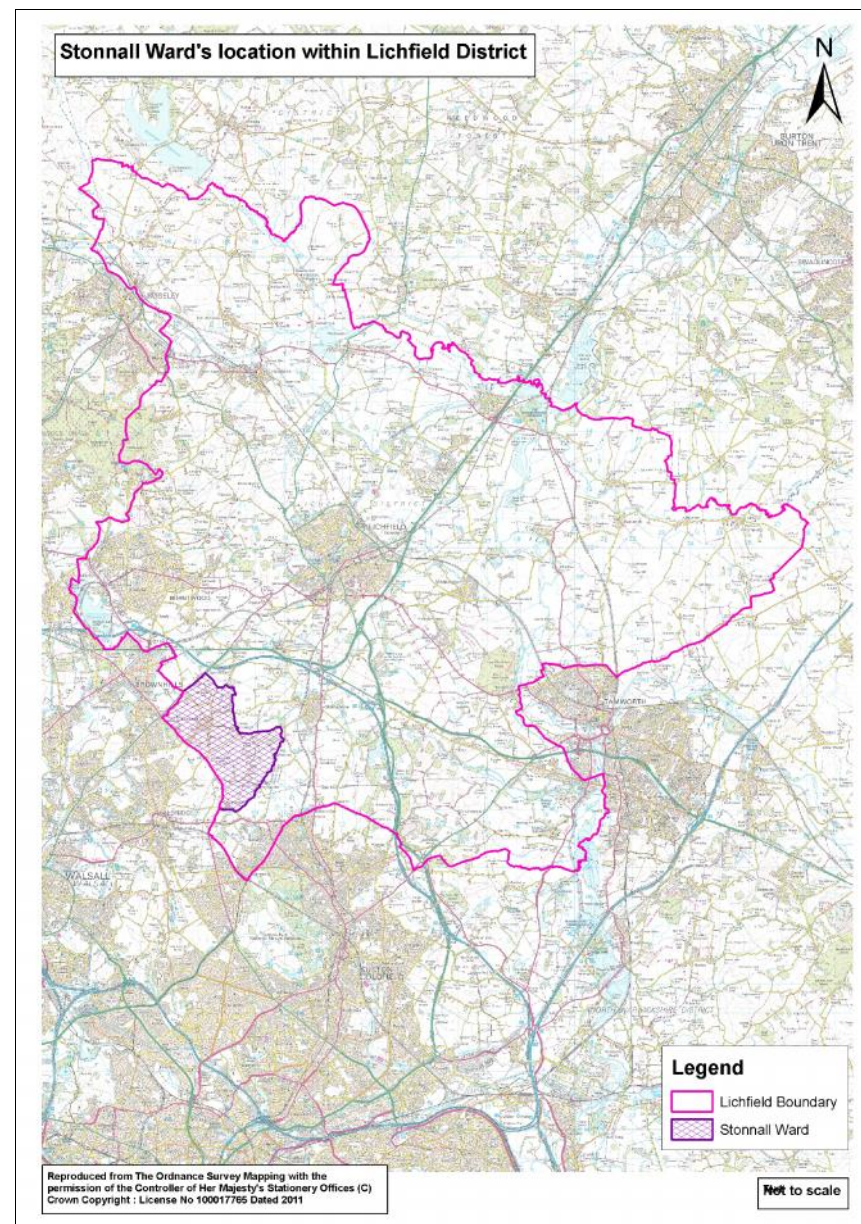
The Playing Fields is the largest amenity open space, centrally located just off Main Street and easily accessible to most of the village. It contains 1 playing pitch in the centre, a children's playground and a small skateboard facility. Mill Green Recreation Ground also located at its southern most tip of the Neighbourhood Area, provides facilities for football and cricket.

#### 4.2 The Historic Development of Stonnall and its Landscape

Stonnall village itself evolved from a small linear settlement mainly along the western side of Main Street, and a hamlet at Lazy Hill which was consolidated into a single village through the development of modern housing estates most notably between the 1960s and 1980s. The evolution of Stonnall Village is shown on Map 3 below:

A few buildings have been demolished in the smaller outlying hamlets of Thornes, Lower Stonnall and Lynn since the 1840s tithe maps, however these settlements have remained largely unchanged.

The current understanding of the earliest landscape of the Historic Area Character Area (HECA) which includes Stonnall Neighbourhood Area suggests that the majority had been heavily wooded until at least the Bronze Age, when some clearance may have started to support a small scale pastoral economy. By the later 11th century this Character Area probably formed part of the Royal Forest of Cannock dominated by a mix of woodland and heathland. The landscape started to be



Map 1

enclosed in earnest between the 11th and 13th centuries as assarts (clearing woodland for farmland) from the Royal Forest of Cannock. This is perhaps further suggested by the settlements Stonnall, Fotherley, Lynn and The Bosses which are first mentioned in documentary sources during this period. A mill mentioned in the Domesday Book attests to an arable economy from at least the later Anglo-Saxon period.

The area to the north west of Stonnall Village was enclosed piecemeal during the later and post medieval period. The majority of the field systems across the character area however exhibit a morphology which suggests they were enclosed as planned enclosure during the 18th/19th century. The pattern of regular field boundaries can be seen on the aerial map below (Map 2).

The villages of Stonnall and Shenstone have both seen considerable expansion during the 20th century. The field systems have generally experienced field boundary removal during the second half of the 20th century in response to an increased demand for agricultural productivity. Some historic field patterns survive reasonably well to the south and south east of Stonnall. The dispersed settlement pattern remains with many historic farmsteads surviving alongside the villages and hamlets.

Before its realignment, the Chester Road ran through the Lazy Hill end of Stonnall Village where inns developed to serve the coaching trade linking London to Chester. The Chester Road was turnpiked from Chester to Castle Bromwich to help to pay for the upkeep of the road, with a turnpike (toll) being present at Stonnall. This however deterred traffic, including the coaches, from using the Chester Road, and as such, the inns serving the coaching trade suffered and closed by the late 18<sup>th</sup> century. Stonnall remained a small agricultural community until the second half of the 20<sup>th</sup> century.



Map 2

### 4.3 The Natural Environment and Biodiversity

Although within Stonnall Neighbourhood Area there are no statutorily protected nature conservation sites, the area is predominantly rural and the biodiversity and habitats it contains are part of the wider landscape and should be considered in any development proposals. A number of publications are listed below to aid this process.

Natural England's National Character Area Profile: 67 Cannock Chase and Cank Wood extends north of the Birmingham and Black Country conurbation and includes the Stonnall Neighbourhood Area. This Character Area profile seeks to ensure that the character of the countryside is protected and enhanced. It has 3 Statements of Environmental Opportunity:

- SEO 1: Expand lowland heathland to increase habitat connectivity, improve resilience to climate change and improve water quality
- SEO 2: Manage, enhance and expand the network of green infrastructure, such as woodlands, restored mining sites, parklands and canal routes, to increase biodiversity, access and recreational use and increase understanding of the area's rich industrial heritage, particularly geodiversity
- SEO 3: Conserve and enhance the essential character of this varied landscape, which includes the Cannock Chase Area of Outstanding Natural Beauty, the Forest of Mercia and the urban conurbation of the Black Country, to maintain food and timber production where possible; enhance landscape, sense of place and tranquillity; and increase resilience to climate change

The Landscape Character Area information should be considered during the development process to ensure any development makes a positive contribution to the area.

The Staffordshire Biodiversity Action Plan (SBAP) identifies Ecosystem Action Plans (EAP) and Stonnall Ward falls within the Central Farmland EAP. The farmland surrounding Stonnall is made up from mixed arable and pastoral farming varying from

low intensity where intact historic patterns of hedgerows and hedgerow trees survive to intensively farmed arable and improved pasture where hedgerows are in decline. This is borne out by the sparse trees and hedge boundaries in the fields between Church Street and Main Street, and in the fields to the west of Main Street.

The primary objective for the Central Farmland EAP is to reduce fragmentation of existing semi-natural habitats by linking sites through the creation of habitat corridors and networks using Hedgerows, Arable Field Margins and Rivers where possible. Opportunities to create wetland, grassland and woodland habitat mosaics need to be taken in order to diversify the area.



There are also a number of priority species which would directly benefit from the protection and enhancement of farmland habitats including hares; pipistrelle, brown long-eared and noctule bats; barn owl, lapwing, polecat, otter, harvest mouse and seed eating birds.

Natural England's representation on the designation of the Neighbourhood Area highlighted that 'there are no statutorily protected nature conservation sites within the plan area but there are a number of Biodiversity Action Plan (BAP) habitats including deciduous woodland near New Barns Farm, Forge

Wood, Mill Farm and Fishpond Cottages. There is also floodplain grazing marsh habitat on the Fotherley Brook. Just across the parish boundary there is the Shire Oak Local Nature Reserve (LNR) and the Castle Bank Plantation Local Wildlife Site. Any proposals or projects that may be considered during the Neighbourhood Plan process would need to take these sites into account. We would also encourage any opportunities that the Neighbourhood Plan can take to increase biodiversity and to protect and enhance the natural environment.'

Despite being set within a rural landscape, high quality and multifunctional greenspace can help to provide services such as flood protection, carbon storage or water purification and should be considered within the development process. Please see Neighbourhood Plan Policy LE4. The Town and Country Planning Association has also produced a practical document entitled 'Biodiversity by Design' which can help to achieve high levels of biodiversity as part of the development process.

A proportion of Cannock Chase was designated as a Special Area of Conservation (SAC) in the 2005 under the provisions of the European Habitats Directive for its dry lowland heath habitat value. Its condition is monitored by Natural England.

Levels of access to the SAC are predicted to grow by 15% per annum due to an increase in population linked to new residential development within a 15 km zone of influence. To offset this visitor impact, a costed mitigation strategy has been developed to allow developer contributions to be levied for the implementation of the mitigation strategy. Stonnall Ward falls within the 15km zone of influence.

#### **4.3.1 Trees, Woodland and Hedgerows**

There are a number of Tree Preservation Orders within the Ward, with individual TPOs on a large proportion of hedgerow trees along roadsides, Area TPOs around Lynn Cottage, Shepherds Farm and Heath Close, and Woodland TPOS on two areas of woodland between Lynn Lane and the A461.

Stonnall Neighbourhood Area also falls within the Forest of Mercia boundary. The Forest of Mercia is part of a national programme of ten Community Forests in England developed in the early 1990s and located in and around England's largest towns and cities. Their aim is to deliver a comprehensive package of urban, economic and social regeneration, creating high-quality environments for millions of people by revitalising derelict land, providing new opportunities for leisure, recreation, and cultural activities, enhancing biodiversity, preparing for climate change and supporting education, healthy living and social and economic development.

The field systems (whether mediaeval or C18/C19th) have generally experienced field boundary removal during the second half of the 20th century in response to an increased demand for agricultural productivity. Some historic field patterns survive reasonably well to the south and south east of Stonnall.

Both the SBAP and Lichfield District's Biodiversity Strategy aims to prevent further loss of existing and promote the planting of woodlands and hedgerows.

#### **4.4 Sense of place**

Stonnall village itself is a remnant rural settlement amalgamated through substantial expansion and infill during the late 20th century.

The historic sense of place is most evident along Main Street, the Lazy Hill junction with Main Street and the dispersed buildings along Church Road. Examples of the original buildings which comprise the early settlement can be found along Main Street particularly, many of which have been adapted and converted, and whilst still evident, the impact of these buildings on Stonnall village's sense of place is lessened by the later development.

Whilst the historic road pattern is evident in plan form, the A452 (Chester Road) being realigned southward from its original route through Lazy Hill, is visually less apparent within the settlement.



The 20th century residential areas are pleasant suburban style pockets of housing. The 1960's developments provides a mix of bungalows and two storey detached and semi detached houses, all constructed with the simple design characteristic of their time, with straightforward undecorated lines and large airy windows. Many of the semi detached houses appear to have small extensions to the front, altering the uniformity of housing form and streetscape. The houses sit within their own plots set back from the road with gardens to the rear. Most houses have a garage and front gardens some being delineated by walls, fencing or hedges, however in many cases the front gardens have been paved over to provide sufficient space for off road parking for additional cars.

In the 1980s, the expansion of Stonnall Village continued although at a slower rate, with further infilling with detached housing on the Garnet Close and St Peter's Close developments off Main Street. The design of these houses and roads again reflects the fashion of their time. The houses themselves have smaller windows to improve energy efficiency. The houses sit within unfenced plots set back from the road.

**4.5 Local character and identity through use of materials**

The majority of buildings within Stonnall Ward are traditional brick built structures with tile and slate roofs. These buildings also have a traditional rectilinear footprint set within a backdrop of extensive 20th century development, a substantial part of which is low rise/single storey/bungalows. Please see Lichfield District Council's Residential Design Guide Supplementary Planning Document (2007) for further information.

**4.6 Listed Buildings**

Stonnall village itself does not have a designated Conservation Area, however the Neighbourhood Area does contain 13 Grade II listed properties which remain in use and a number of locally interesting features such as the remnant of a black and white finger post outside Ivy Cottage. These heritage assets are



Map 3

irreplaceable and their continued reuse is a fundamental part of sustainable development. The locations of the listed buildings are identified in Map 3 with the details for the buildings provided in Appendix A.

Those buildings that are listed play an essential role in reinforcing a sense of place and are an important component of local distinctiveness. The number of locally listed buildings in Stonnall is likely to increase over the neighbourhood period as the community of Stonnall work with the Local Planning Authority to identify heritage assets that they wish to protect at a local level. Please see a list of potential inclusion on a local list at Appendix B.

#### **4.7 Safe and accessible environments**

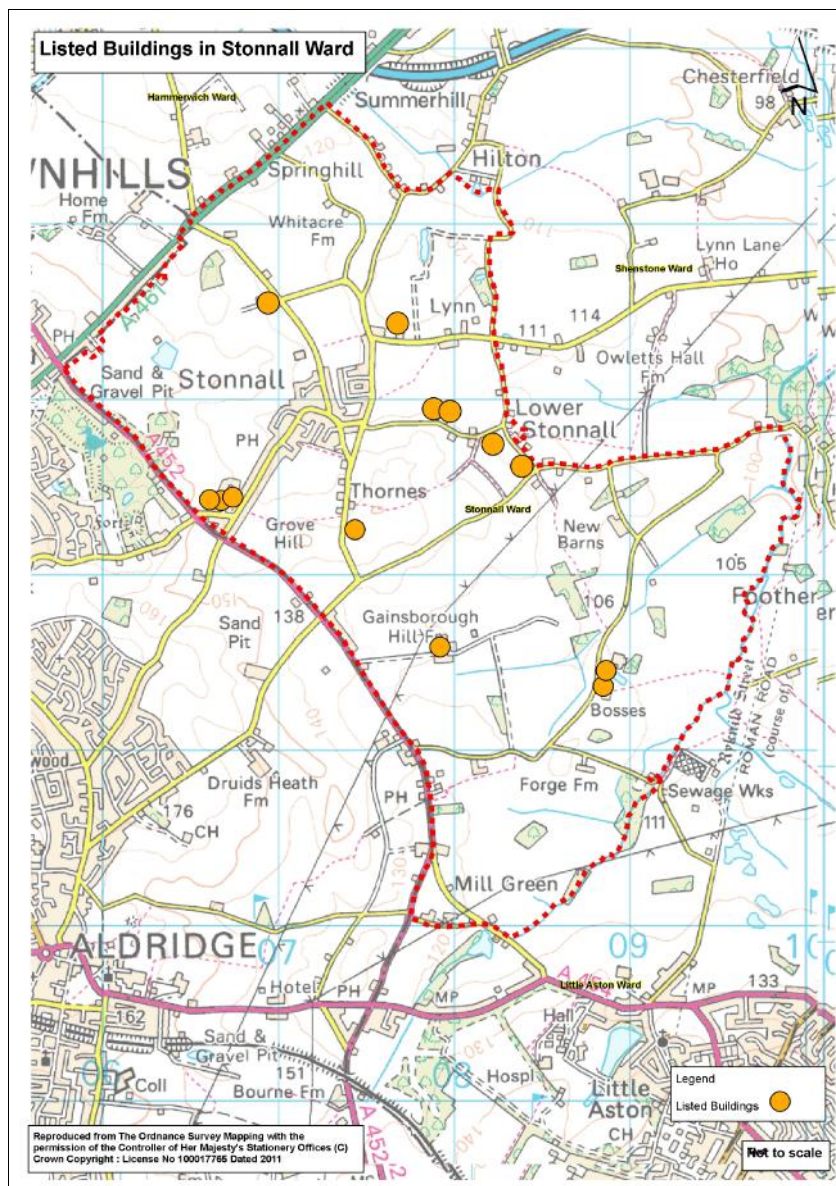
Whilst the historic route through Stonnall village promotes good connectivity, the 20th century development is cul-de-sac based and although this promotes a high degree of natural surveillance, it is relatively impermeable for pedestrians.

Despite the village's historic connectivity it is poorly served by public transport with reliability and timetable concerns raised during the Neighbourhood Plan consultation process, along with issues of accessing hospital and post office services.

Evidence from the Neighbourhood Plan showed that car ownership levels are high with 92% of respondents owning a car but with 36% of people considering that car parking was an important issue. Lichfield District Council's emerging Sustainable Design Supplementary Planning Document contains comprehensive detail about car parking standards which must apply to all development. The main objective of this guidance is to ensure that sufficient space is provided within new developments to accommodate its generated parking needs, and that the maximum parking standards are intended to ensure that parked vehicles do not become either a safety hazard or environmental nuisance.

#### **4.8 Good architecture and design**

Against the village's traditional architecture and the District's in general, innovative technologies and sustainable design is encouraged where it complements the established context. Please see Chapter 10 of the Residential Design Guide Supplementary Planning Document (2007) for further information.



Map 3

## 5.0 PLANNING POLICY CONTEXT

### 5.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system.

The National Planning Policy Framework advocates the adoption of a positive strategy in terms of conserving and enhancing the historic environment. It recognises that heritage assets are an irreplaceable resource whilst also stating that conservation should directly relate to their significance.

The NPPF also states that local planning authorities should be take account of the following points when developing their strategy:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural economic, and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness ; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

### 5.2 Lichfield District's emerging Local Plan

The Local Plan Strategy includes a spatial portrait and vision for the District, followed by a suite of 15 Strategic Priorities to help deliver this vision. The Spatial Strategy sets out the overall approach towards providing for new homes, jobs, infrastructure and community facilities to 2029 and outlines the broad

approach that will be followed towards managing change in the District.

To achieve the sustainable development requirements of the NPPF, the emerging Local Plan Strategy seeks to concentrate major growth within the most sustainable settlements and accessible locations with Lichfield District. This focus ensures that the best use of existing services and infrastructure is achieved whilst also enabling improvements to create and maintain sustainable local communities. The Settlement Hierarchy of sites is described in Strategic Priority 1 with the detail articulated through Core Policy 1: The Spatial Strategy. Stonnall is classified as 'Other Rural Settlement' within the hierarchy

The Spatial Strategy seeks to ensure that rural communities are as sustainable as possible, delivering appropriate levels and types of housing to address identified need, retaining rural services and facilities in all the villages, providing new services which are relevant to local needs and supporting communities in delivering initiatives which help them to be more self sufficient. This vision is articulated through the following policy:

#### **Policy Rural 1: Rural Areas**

Smaller villages will only deliver housing to accommodate local needs. Around 5% of the District's housing (around 500 dwellings) will be met within the village boundaries of these smaller villages, through the conservation of existing buildings and to meet identified local needs on rural exception sites. Allocations of sites for new rural housing will be considered through the Local Plan Allocations document or through a community led plan where this is in broad conformity with the Local Plan.

The Local Plan Strategy's vision for Rural Areas includes the statement that 'The historic character and local distinctiveness of these key rural settlements and other villages will be protected and enhanced.'

In addition the built and historic environment is also identified as a valued asset in Lichfield District. Strategic Priority 14 places particular emphasis on protecting and enhancing these assets alongside local distinctiveness. This is expressed through the following policies:

**Core Policy 14: Our Built & Historic Environment**, which focuses on protecting and improving the built environment. It makes clear reference to the conservation and enhancement of locally listed buildings and maintaining local distinctiveness in relation to the built environment in terms of buildings, public spaces and the enhancement of linkages between the built and natural environment. The policy allows for appropriate and sympathetic change and development that responds to the historic buildings significance and makes a positive contribution to local character and distinctiveness.

**Development Management Policy BE1: High Quality Development**, outlines how one of the key dimension of Sustainability in terms of protecting, regenerating and enhancing the District Council's historic and built environment will be achieved. In term of this Village Design Statement it is worth noting that development will be permitted where it can be clearly and convincingly demonstrated that it will have a positive impact on:

- The significance of the historic environment, including listed buildings and locally listed buildings.
- The built vernacular. New development, including extensions and alterations to existing buildings, should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views.

### **5.3 Supplementary Planning Documents**

The Residential Design Guide Supplementary Planning Document (SPD) was published in 2007 and provides district

specific guidance for residential development, outlining what the Council expects in terms of an approach to residential design in Lichfield District.

This document provides detailed guidance on

- Local Character & Distinctiveness
- Site layout (Sustainable Development, Setting, Site Characteristics, Design Concept, Frontages, Plot Size & Shape, Site Entrance, Access for Vehicles, Traffic Speed, Nodal & Focal Points, Streetscape & Surfacing, Boundaries).
- Building Design
- Innovation

The design principles outlined within this Village Design Statement are the same as those contain in the Residential Design Guide SPD. The SPD provides a detailed explanation and also relates the content directly to the Development Management Process.

The following Supplementary Planning documents are currently emerging. Once completed they will also offer detailed guidance to support the aims of the Village Design Statement, Stonnall Ward Neighbourhood Plan (emerging) and Lichfield District Local Plan (emerging).

- Supplementary Planning Document: Sustainable Design
- Supplementary Planning Document: Historic Environment

#### **5.4 Stonnall's emerging Neighbourhood Plan**

A neighbourhood plan is a formal and positive plan for development which allows communities to shape the local area in a way which suits their local evidence needs. Neighbourhood planning forms part of the NPPF legislation and allows local communities to shape sustainable development within their area and enables local communities to address their strategic needs and priorities.

In terms of neighbourhood plans, the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. It then goes on to identify elements to be considered such as lifetime development, sense of place, appropriate mix of development, use of green and public space, support of local facilities and transport networks, local character and identity through use of materials, safe and accessible environments and good architecture.

The Stonnall Neighbourhood Plan will set out a vision for the future of the village and its hinterland, providing a strategy and land use planning framework to guide development within the neighbourhood area for the next 15 years (2012-2029) to correspond with the District Council's emerging Local Plan.

The emerging Neighbourhood Plan has an overarching vision for the Neighbourhood Area to:

- Create a sustainable, flourishing Neighbourhood Area that provides a high quality of life for all its residents
- Create a Neighbourhood Area with a high quality built and natural environment with protection for important historic and environmental assets.
- Retain the Neighbourhood Area's rural identity and independence from neighbouring urban areas.

Following consultation 8 aims have been identified for the focus of the Neighbourhood Plan. The 'Historic Environment' and 'Housing' aims taken from the Neighbourhood Plan and shown below are key to providing detail to this Village Design Statement:

#### **Historic Environment**

- Preserve and retain the village character, buildings and features.

### **Housing**

- To maintain a sustainable village a mix of age groups is required and housing for young and old is needed.
- To secure high quality design of all development within the plan area.

These aims are articulated through the following Neighbourhood Plan policies, summarised below:

#### **Section 5 Housing**

**Policy H1** addresses potential infill development and the need for a direct link to local need. The policy also cross references the Village Design Statement expressing that the detail of development should be in line with principles within this Statement.

**Policy H2** addresses potential exception sites. The policy also cross references the Village Design Statement expressing that the detail of development should be in line with principles within this Statement.

**Policy H3** addresses development that provides affordable housing. The policy also cross references the Village Design Statement expressing that the detail of development should be in line with principles within this Statement.

**Policy H4** establishes the Village Design Statement as a key document to the success of achieving the aims of the Neighbourhood Plan. The Policy states, the character and setting of the village will be protected through the Village Design Statement to ensure that any new development complements and contributes to the existing village and is in line with the Statement and its principles.

#### **Section 11 Historic Environment**

**Policy HB1** focuses on retaining the buildings which make a significant contribution to the character and distinctiveness of

the locality. Those buildings identified as significant have been identified in within the Village Design Statement.

**Policy HB2** focuses on the protection, conservation and enhancement of listed and locally listed buildings. There is a requirement to demonstrate how changes to a locally listed building would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

**Policy HB3** focuses on the protection of the distinctive character of historic farmsteads and agricultural buildings within the Neighbourhood Area.

**Policy HB4** relates to development taking account of archaeology.

## Appendix A – Listed Buildings

Property Name	Grade	Description
Elm Cottage, 21 Main Street	II	House. Late C18 with minor mid-C19 alterations. Red brick; tiled roof on cogged eaves with verge parapets. Ridge stack set on entrance axis. Two-storey, two-window front; 3-light casements; segmental headed to ground floor. Central entrance with C20 part-glazed door and lightweight porch.
Ivy House Farmhouse	II	Farmhouse. Early C18. Red brick with rusticated stone quoins and bands at floor levels; tiled roof; end stacks. L-shaped plan. Two storey and dormer-lit attic, four-window front. Two hipped dormers placed over inner pair of glazing bar sashes below, all with gauged brick heads. Central entrance with moulded surrounds and 6 panel door. Further wing to rear has casement windows and yard entrance.
Barn Approximately 60 Metres West Of Ivy House Farmhouse	II	Barn. Dated 1747 with late C19 alterations. Red brick with slit vents; tiled roof with verge parapets. Long frontage with two segmental headed threshing floor entrances inset from ends. C20 opening to left end and lower addition to right. A painted stone plaque to the left is inscribed "JOHN SMITH/1747". One of a series of large barns in the area reputedly built by the same hand.
Marlais House And Wordsley House, Main Street	II	Inn, later farmhouse and now two houses. Late C17, remodelled c1850-70 and with some late C20 alteration. Rendered over brick; plain tile roof, hipped to front, with rendered axial and end stacks. Storeys with attic. 3-window south front. Tuscan porch; mid C19 6-panelled door with margin panes to overlight. 6/6-pane horned sashes to left, mid C20 12-pane windows to right; 3 gabled dormers with bargeboards. The rear elevation has a tall stair window with stained glass to margin panes.

Stonnall House Farmhouse	II	Farmhouse. Late C18 with mid-C19 and C20 alterations. Red brick with raised bands at floor levels; hipped tiled roof on moulded eaves cornice. Centre stacks. Almost square plan. Two storey and dormer lit attic, 3-window front. Hipped dormers over 3,2,3 light casements with painted rusticated wedged heads and raised keystones; ground floor left replaced by 3-sided flat roofed bay window. Central entrance with similar head to window, overlight and 6-panel door. The square plan is possibly the result of two buildings with the south-west corner being filled out at a later date. Details of frontage continue to adjacent sides.
Ivy Cottage, Gravelly Lane	II	House. Late C18 with C20 addition. Red brick; tiled roof. End stack to right and ridge stack. Two-storey, two-window front; three-light casements with segmental heads to ground floor. Entrance to left of centre with wide moulded surround, frieze, cornice and 6-panel part- glazed door. Addition to left end of one window.
Church Of St Peter	II	Chapel of ease. 1822, for the 1818 Commission, chancel 1843 by Joseph Potter. Red brick with painted stone dressings to earlier part and coursed dressed squared stone to later chancel. Tiled roofs. West tower, nave and chancel. Tower: of three stages almost entirely engaged into nave; raised string below crenellated parapet. Lancets to bell chamber and Y-tracery pointed west window over pointed west door. Nave of 3½ bays on plinth divided by two-stage buttresses, Y-tracery pointed windows to each bay and either side of tower. Chancel of approximately two bays; diagonal buttresses and strings below cill level. Pointed, labelled two light windows to sanctuary and 3-light pointed east window with trefoils in circular tracery within head. Similar flat roofed addition to south and gabled addition to north.

Outbuildings Immediately To The West Of Wordsley House	II	Outbuilding. Late C17/early C18. Brick, mostly Flemish bond, with gabled plain tile roofs. L-plan: the main E-W range incorporates, from the E, a dovecote, stable, smithy and stable, the cross wing extending N from the W end comprising one space for the storage of vehicles; open lofted areas above, that to the cross wing used from at least the C19 as a granary. This is a complete and important example of a building associated with the inn trade, built at a critical period of economic growth in post-Restoration England.
Cartshed Approximately 20 Metres From North West Of The Bosses Farmhouse	II	Cartshed. Early C19. Dark red brick; tiled roof. Single storey. Five elliptically arched cart entries on east side, inset from ends, the right hand with a C20 door and frame.
The Bosses Farmhouse	II	Farmhouse. Mid C18 possibly to earlier core with mid C19 alterations. Rendered brickwork with rendered quoins; tiled roofs; ridge stacks. Double range plan. Front of two gables, projecting left-hand gable of two storeys; casement window of 3 light to first floor and small hipped- roof, 3-sided bay to ground floor. Earlier set back gable to right of two storeys and attic with a range of three 3-light, segmental head casements. Entrance set against return angle with moulded surround and 6-panel door.
Shepherds Farmhouse	II	Farmhouse. Late C18 with late C19 alterations. Rendered brickwork; tiled roof; verge parapets with end stacks and ridge stack to left of centre. Two-storey, 3-window front, 3-light casements, segmental headed to ground floor. Entrance to right of centre with corbelled hood and 6 panel door. Lower addition to right of one window with a dormer. Exposed brick to left end with a small single, centrally placed window.

Barn Approximately 25 Metres North Of Gainsborough Farmhouse	II	Barn. Dated 1727 with minor alterations. Red brick with 3 tiers of vents; tiled roof formerly with verge parapets. Extremely long (approx. 60m) and of approximately two storey height. Two threshing floor entrances inset from ends with stone hinge blocks; segmental relieving arches and double boarded doors. Set-in at the left end has a wide door, with segmental relieving arch and plaque over inscribed "1727/JOHN SMITH", C20 opening to right. The barn is one of a group by John Smith including that at Ivy House Farm (q.v.) and Woodend Farm (q.v.), this being the largest of the group.
Fighting Cocks Farmhouse	II	Farmhouse. Late C18. Red brick; tiled roof on dentilled eaves course, hipped to left side. Ridge stack to left of centre. L-shaped plan. Two-storey, two-window front. 3-light casements, more closely spaced to the first floor (set into eaves band) and with segmental heads to ground floor. Entrance set to left side with 4-panel door.



**Appendix B – Heritage Assets under consideration for local listing.**

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. Encouraging the use of local lists strengthens the role of local heritage assets as a material consideration in the planning process.

The following heritage assets have been identified as potential inclusions on the local list. The local list will be designated and maintained by Lichfield District Council.

**Buildings on west side of Main St from Old Swan to Barns of**

**Lower Farm**

The Old Swan  
The Royal Oak,  
79  
83-89,  
93 & 95  
Lower Farm, 109 Main Street  
1-5 Lower Farm, Main Street  
123 Main Street

**Buildings both sides of Lynn Lane from Lynn House to junction of Wallheath Lane**

Lynn House, Lynn Lane  
Myatts, Lynn Lane  
Lynn cottage, Lynn Lane  
The Cottage, Lynn Lane  
3 The Cottages, Lynn Lane  
Conifer Cottage & Whitacre Cottage, Lynn Lane  
Lynn Hall  
Shepherds Barn, Coach House,  
Lynway Cottage  
Firstone, Cranebrook Lane

**Lower Stonnall.**

Millie Cottage, Mill Lane  
Laurel Cottage, Mill Lane  
Laurel Farmhouse, Mill Lane  
The Barn, Laurel Farm, Mill Lane  
The Drift House, Mill Lane  
The Flower Barn, The Keepers Lodge, Store  
Swan Cottage, Mill Lane  
Swan Farmhouse, Mill Lane  
Swan Farm, Mill Lane

**Thornes Hall Farm, Church Rd.**

The Farmhouse, Thornes Hall Farm, Church Road  
Horseshoe Barn, Church Road  
Church Cottage, Church Road

The Manor House, 2 Lazy Hill.