

Consultation Draft – January 2017

Appendices

Appendix A Whittington & Fisherwick Parish Plan: Planning for the Future (2013) - Separate PDF

Appendix B Consultation/Questionnaire Responses - Pages 1 - 20

Appendix C Local Housing Needs Study - Pages 21 - 36

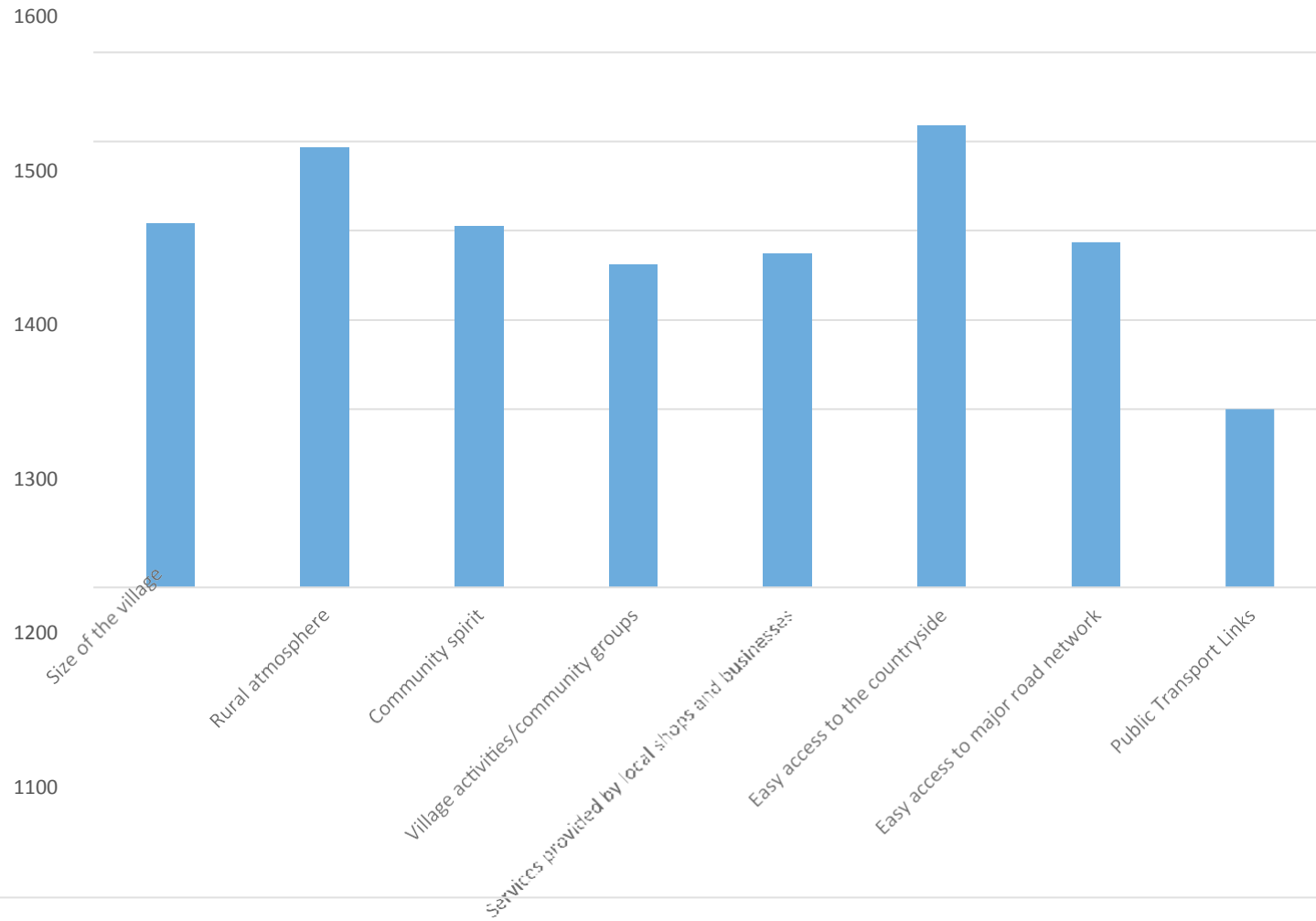
Appendix D SCC Character report - Pages 37 - 57

Appendix E Local (Non-Designated) Heritage Assets *Pages 58 - 69*

Appendix F Lichfield Local Plan; Policies for Whittington - *Pages 70 - 72*

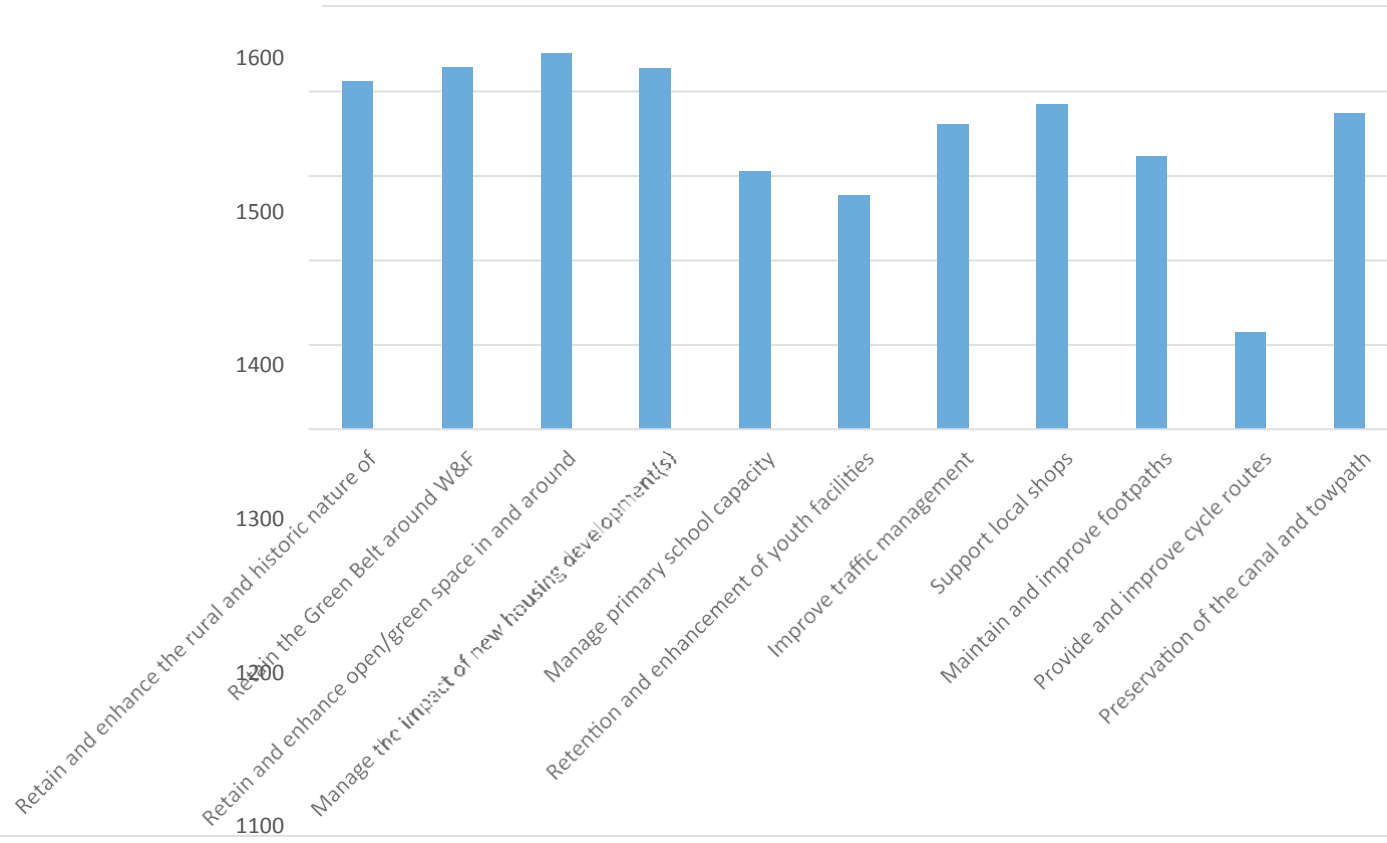
Appendix G Potential Housing sites: Neighbourhood Plan landowner/developer engagement and site assessment. Extracts from 12th Dec. 2016, report the LDC Economic Growth, Environment and Development (Overview & Scrutiny) Committee on emerging Allocations Document - *Pages 70 - 72*

What do you like about living in W&F?



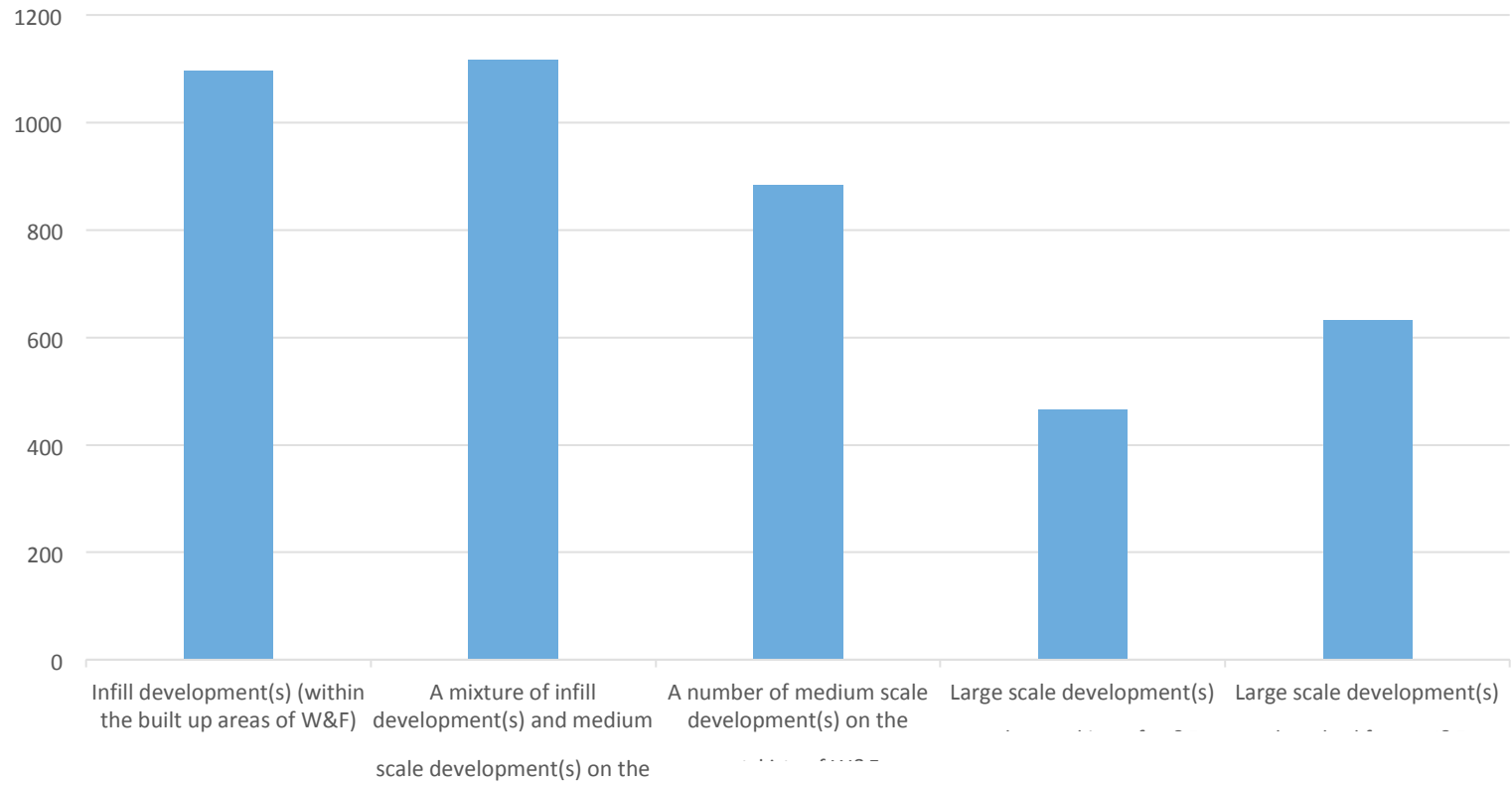
Question 2: Which of the following statements do you consider to be important to the future of W & F?	1	2	3	4	5	Score	No. of responses
Retain and enhance the rural and historic nature of W&F	3	2	18	45	254	1511	322
Retain the Green Belt around W&F	4	3	15	31	270	1529	323
Retain and enhance open/green space in and around the village	2	2	8	35	275	1545	322
Manage the impact of new housing development(s) on village	2	3	15	41	262	1527	323
Manage primary school capacity	4	7	32	69	203	1405	315
Retention and enhancement of youth facilities	4	8	43	77	184	1377	316
Improve traffic management	3	13	35	38	235	1461	324
Support local shops	0	2	21	62	234	1485	319
Maintain and improve footpaths	2	2	34	80	199	1423	317
Provide and improve cycle routes	20	21	68	67	136	1214	312
Preservation of the canal and towpath	2	4	15	81	219	1474	321

What is important to W&F?



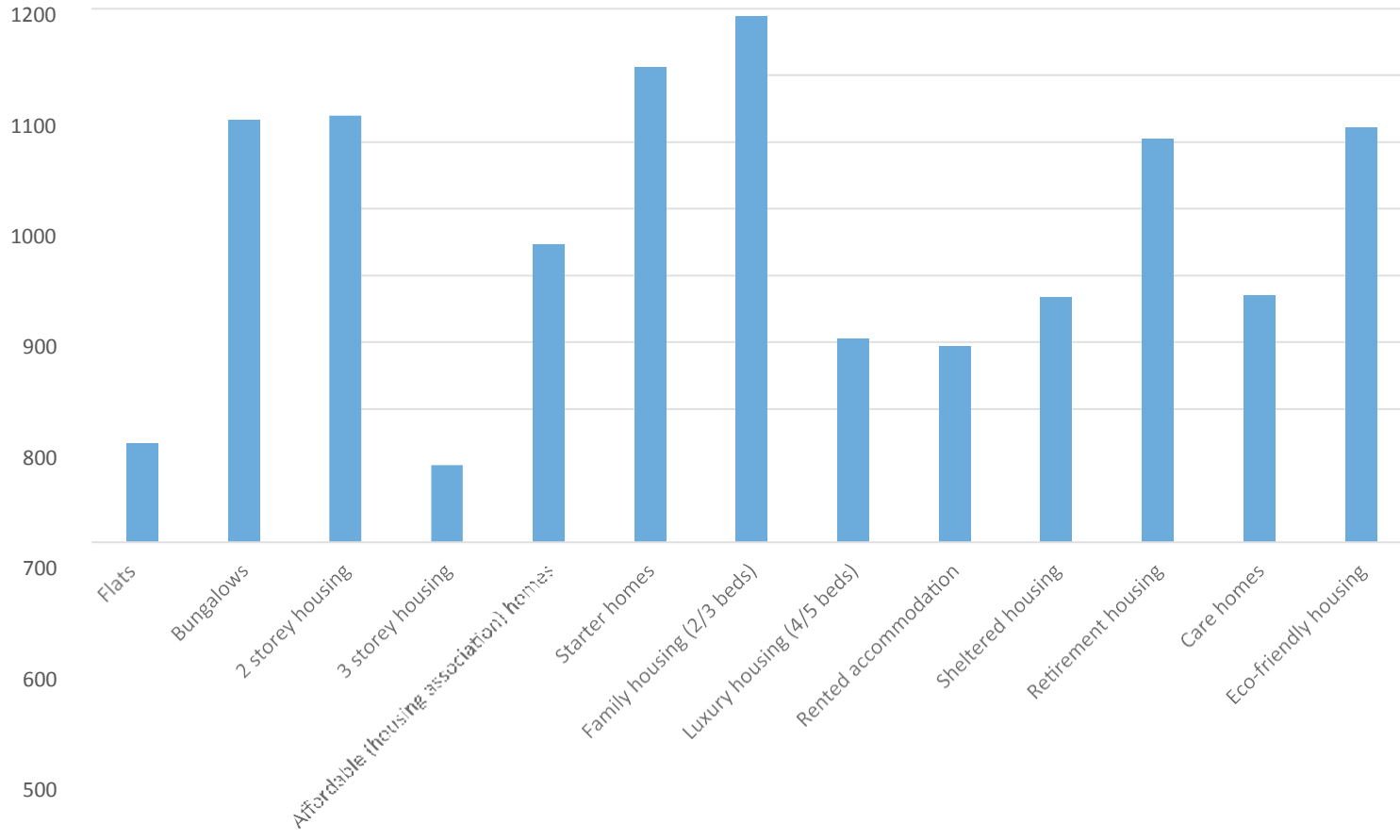
	A	B	C	D	E		
Question 3: Preferred housing location?	5	4	3	2	1	Score	No. of responses
Infill development(s) (within the built up areas of W&F)	143	48	34	15	58	1097	298
A mixture of infill development(s) and medium scale development(s) on the outskirts of W&F	89	116	42	26	30	1117	303
A number of medium scale development(s) on the outskirts of W&F	35	49	128	43	42	883	297
Large scale development(s) on the outskirts of W&F	6	10	20	75	184	464	295
Large scale development(s) detached from W&F	34	26	28	67	140	632	295

Preferred housing location



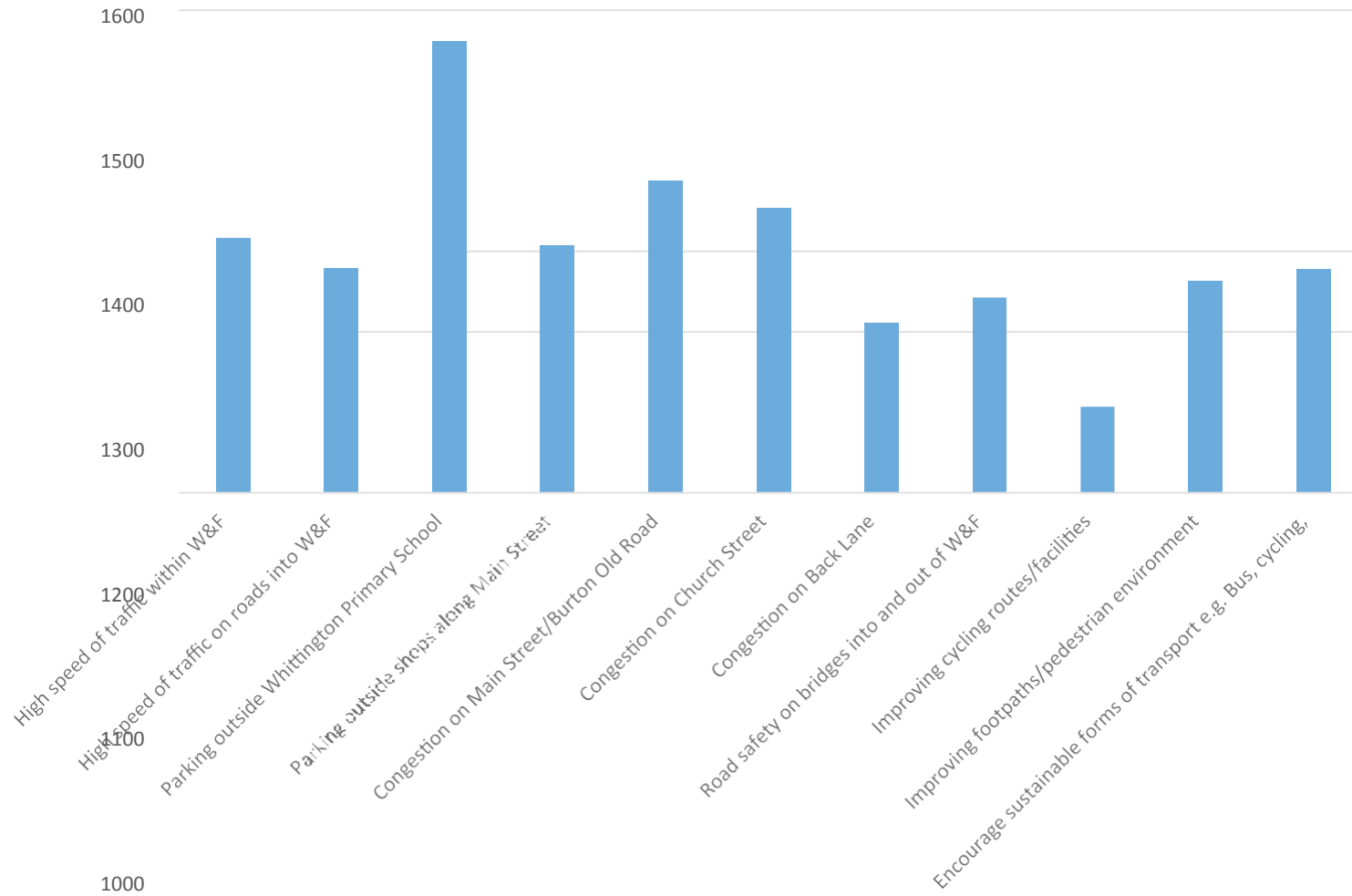
Question 5: What type of homes do you think new development(s) in W & F should include?	1	2	3	4	5	Score	No. of responses
Flats	140	48	43	22	19	548	272
Bungalows	37	33	73	74	83	1033	300
2 storey housing	24	14	67	103	75	1040	283
3 storey housing	148	45	44	24	10	516	271
Affordable (housing association) homes	71	44	56	46	67	846	284
Starter homes	29	26	55	74	114	1112	298
Family housing (2/3 beds)	11	13	52	105	115	1188	296
Luxury housing (4/5 beds)	96	47	63	49	26	705	281
Rented accommodation	89	55	68	39	27	694	278
Sheltered housing	82	49	57	59	36	767	283
Retirement housing	39	27	71	92	66	1004	295
Care homes	73	58	64	45	42	771	282
Eco-friendly housing	45	35	60	53	103	1022	296

What types of housing are needed?



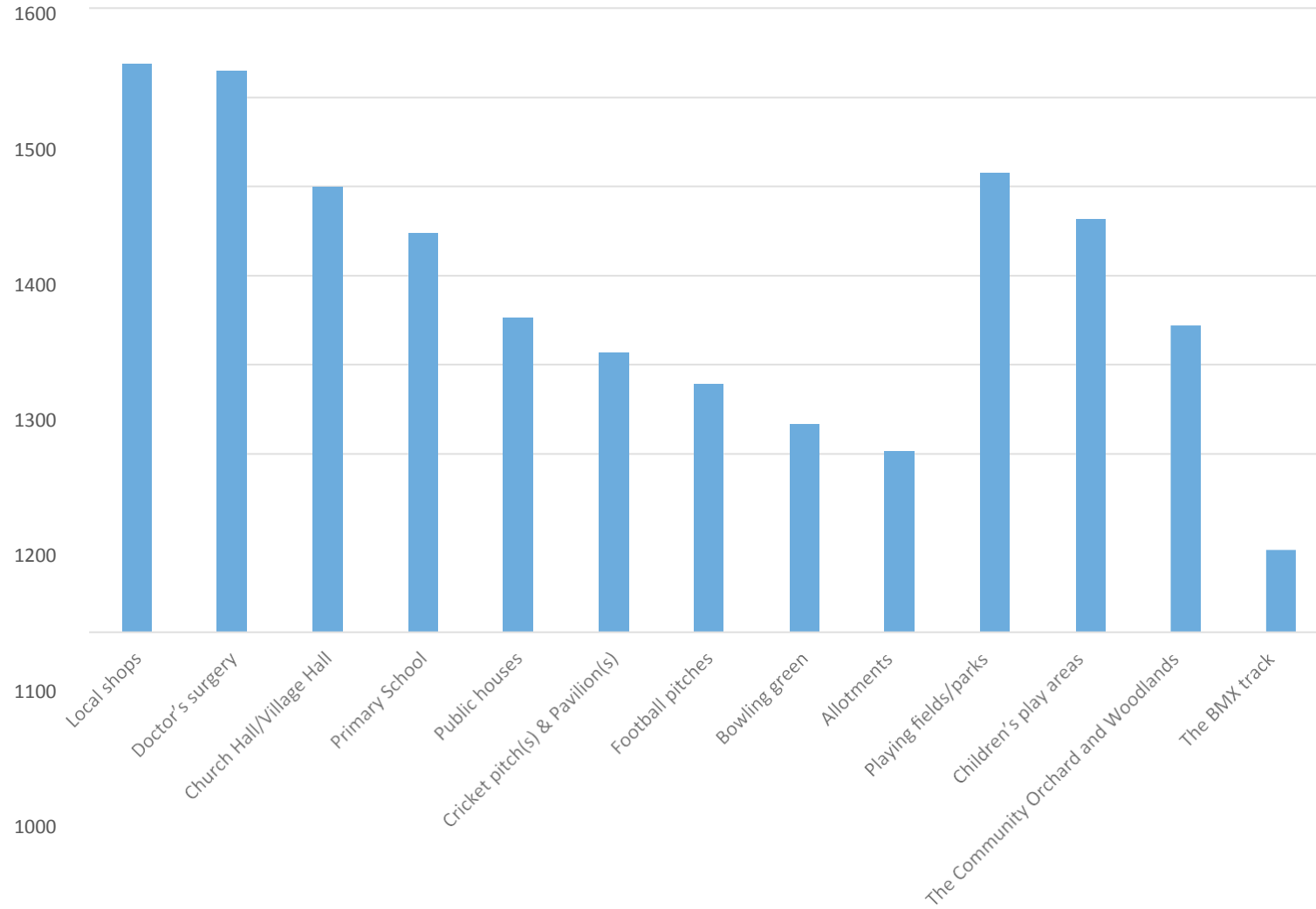
Question 6: Which are the most important issues that we need to address to better manage traffic in W & F?	1	2	3	4	5	Score	No. of responses
High speed of traffic within W&F	16	23	47	41	190	1317	317
High speed of traffic on roads into W&F	14	27	55	58	163	1280	317
Parking outside Whittington Primary School	5	9	13	45	264	1562	336
Parking outside shops along Main Street	13	12	58	58	173	1308	314
Congestion on Main Street/Burton Old Road	8	25	59	71	174	1389	337
Congestion on Church Street	10	16	49	74	174	1355	323
Congestion on Back Lane	17	38	66	60	136	1211	317
Road safety on bridges into and out of W&F	13	23	79	73	131	1243	319
Improving cycling routes/facilities	37	45	69	72	97	1107	320
Improving footpaths/pedestrian environment	5	20	73	76	139	1263	313
Encourage sustainable forms of transport e.g. Bus, cycling, walking	10	24	53	84	145	1278	316

What are the important traffic issues?



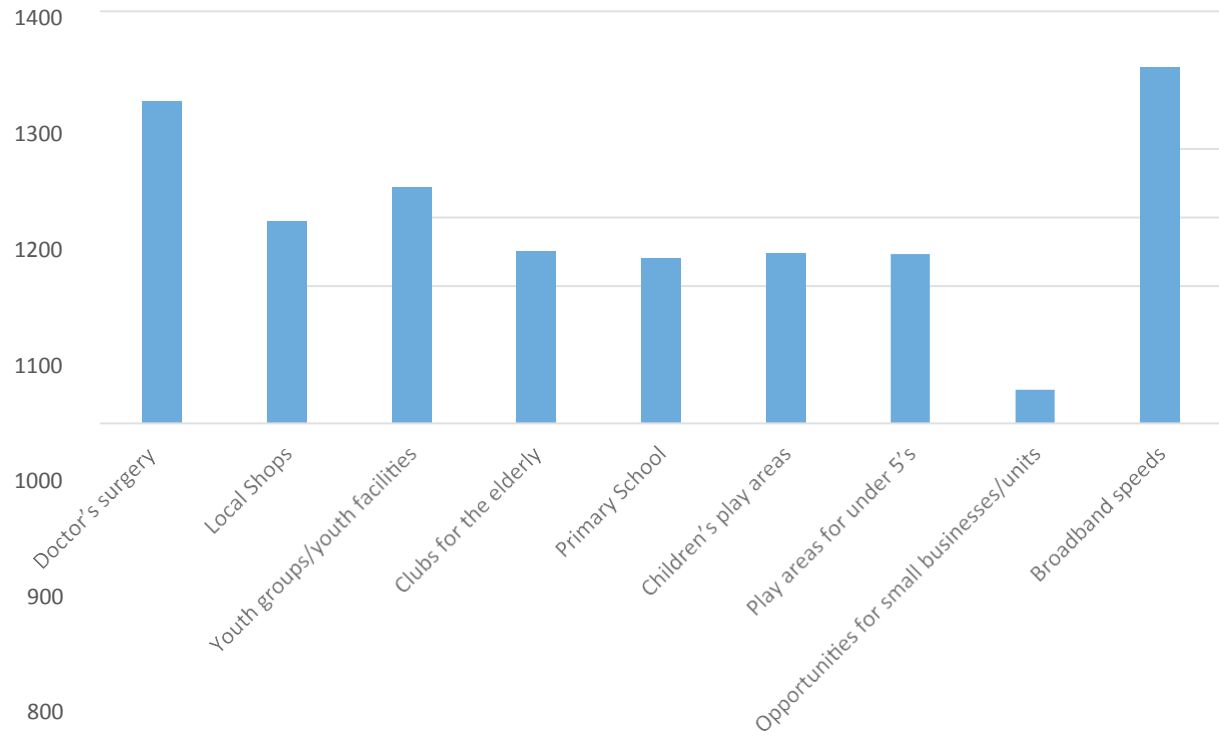
Question 7: How important to you, your family and the village are the following facilities?	1	2	3	4	5	Score	No. of responses
Local shops	1	2	10	37	271	1538	321
Doctor's surgery	6	14	16	27	268	1530	331
Church Hall/Village Hall	5	10	39	87	182	1400	323
Primary School	31	10	32	44	205	1348	322
Public houses	18	19	75	88	124	1253	324
Cricket pitch(s) & Pavilion(s)	30	27	79	77	117	1214	330
Football pitches	32	29	64	78	117	1179	320
Bowling green	36	37	74	74	101	1133	322
Allotments	38	45	67	71	98	1103	319
Playing fields/parks	3	6	33	93	186	1416	321
Children's play areas	12	15	36	82	177	1363	322
The Community Orchard and Woodlands	20	22	52	96	128	1244	318
The BMX track	57	42	82	80	57	992	318

How important are the following facilities?



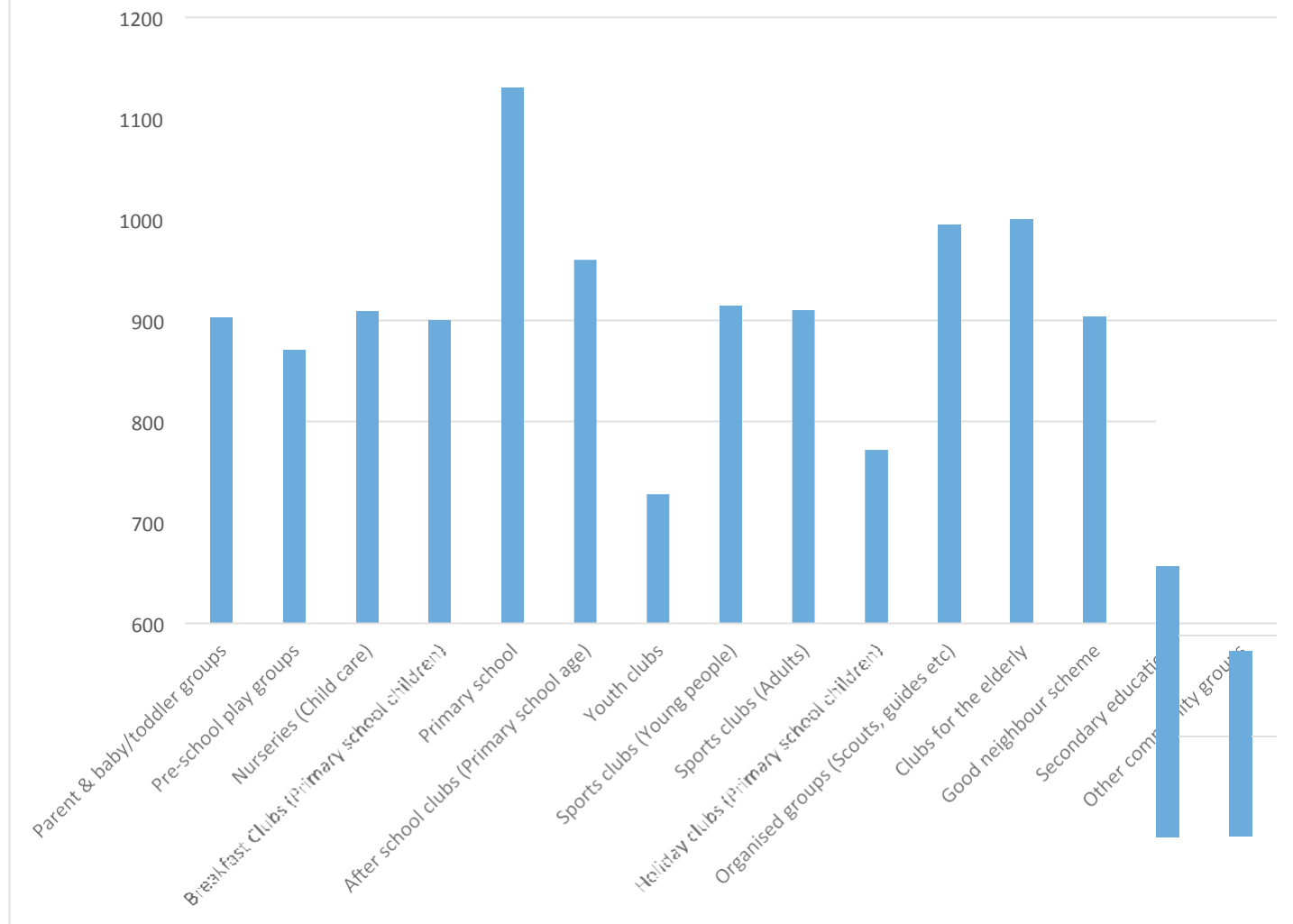
Question 8: How important would it be for the following facilities to be increased or expanded?	1	2	3	4	5	Score	No. of responses
Doctor's surgery	27	17	47	73	155	1269	319
Local Shops	38	32	92	79	80	1094	321
Youth groups/youth facilities	22	31	89	77	97	1144	316
Clubs for the elderly	22	39	94	91	61	1051	307
Primary School	46	22	90	59	89	1041	306
Children's play areas	34	41	85	73	77	1048	310
Play areas for under 5's	35	48	79	81	71	1047	314
Opportunities for small businesses/units	81	65	65	57	43	849	311
Broadband speeds	20	15	50	56	179	1319	320

How important is it be for these facilities to be expanded?



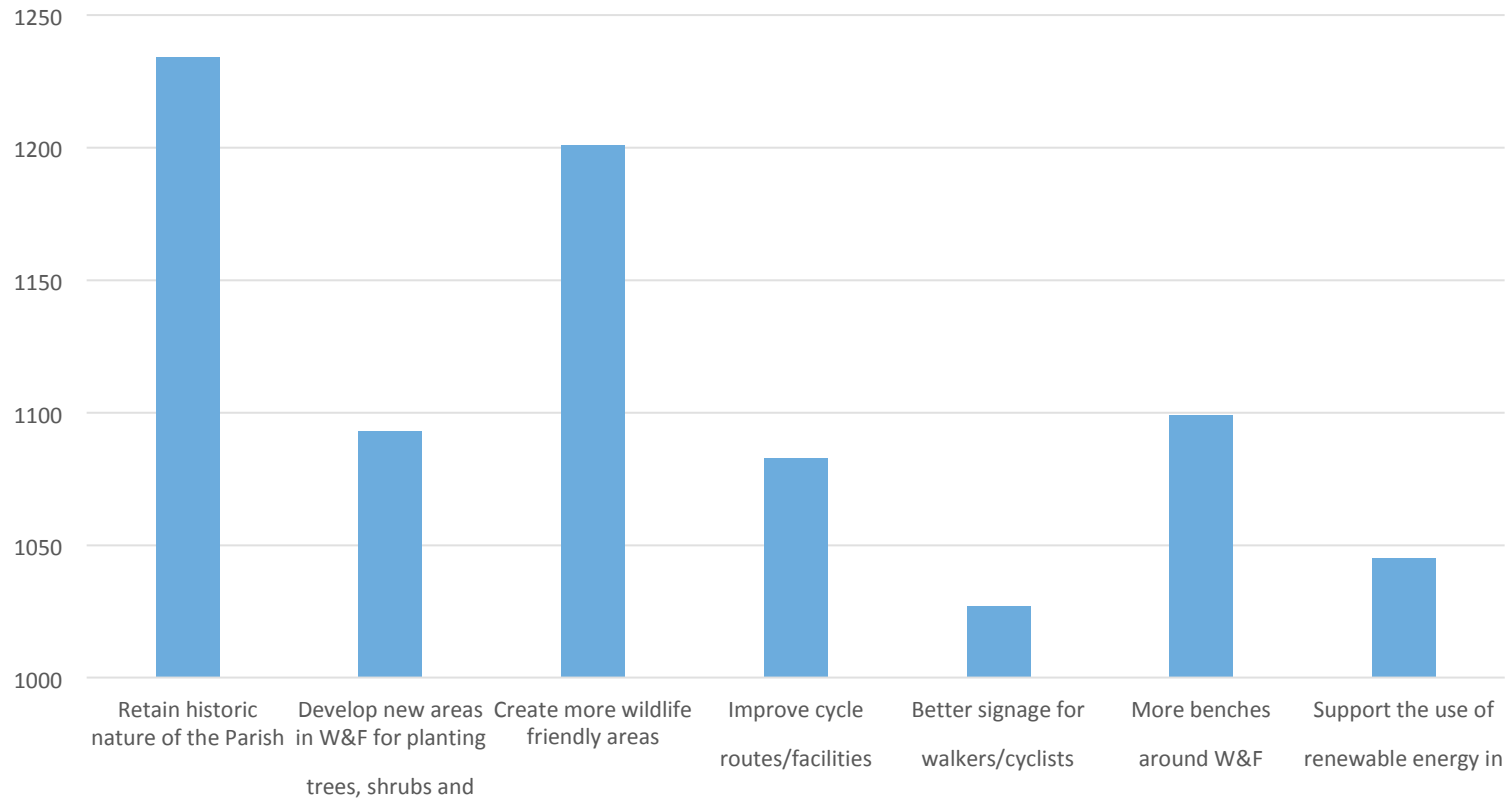
Question 9: How well do you think the residents are served by the following community groups and organisations?	1	2	3	4	5	Score	No. of responses
Parent & baby/toddler groups	9	11	81	76	65	903	242
Pre-school play groups	13	15	83	76	55	871	242
Nurseries {Child care}	8	19	79	84	58	909	248
Breakfast Clubs {Primary school children}	8	10	72	64	80	900	234
Primary school	3	3	49	76	134	1130	265
After school clubs {Primary school age}	6	8	79	64	89	960	246
Youth clubs	37	45	85	34	42	728	243
Sports clubs {Young people}	16	23	78	72	66	914	255
Sports clubs {Adults}	19	31	68	75	65	910	258
Holiday clubs {Primary school children}	18	34	80	54	46	772	232
Organised groups {Scouts, guides etc.}	3	8	51	87	95	995	244
Clubs for the elderly	4	24	89	84	69	1000	270
Good neighbour scheme	12	37	95	72	49	904	265
Secondary education	28	26	63	66	67	868	250
Other community groups	11	19	86	63	45	784	224

How well are the residents are served by these groups?

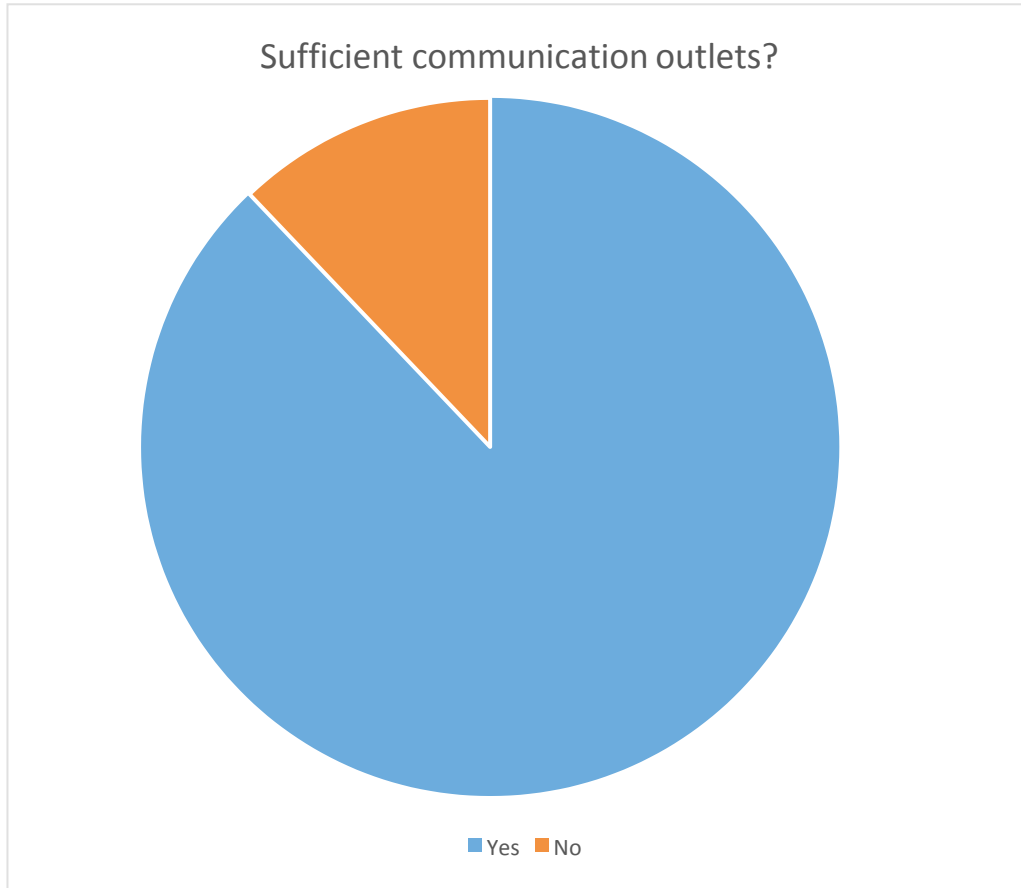


Question 10: How do you think the environment of the village could be improved or maintained?	1	2	3	4	5	Score	No. of responses
Retain historic nature of the Parish	4	10	51	58	165	1234	288
Develop new areas in W&F for planting trees, shrubs and flowers	6	16	67	96	94	1093	279
Create more wildlife friendly areas	7	38	73	81	115	1201	314
Improve cycle routes/facilities	25	39	76	83	84	1083	307
Better signage for walkers/cyclists	28	43	83	66	80	1027	300
More benches around W&F	19	50	88	69	88	1099	314
Support the use of renewable energy in W&F	48	46	68	59	93	1045	314

How could the environment be improved?



Do you feel the villages have sufficient publications & communications outlets?	Yes	No
	283	39



Appendix C – Local Housing Needs Study

By Midlands Rural Housing, Whitwick Business Centre, Coalville, LE67 4JP

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1. Introduction

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years¹ forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now between £20,000 to £50,000 higher than in urban areas, despite lower average wages.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000². New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house

prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Whittington & Fisherwick.

Midlands Rural Housing (MRH) works with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), private developers and local communities in order to investigate the need for, and facilitate, affordable and local needs homes in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The Whittington & Fisherwick Housing Needs Survey questionnaires were delivered to every household in the Parish in January 2016. The return date for the survey was 22nd February 2016 and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Whittington & Fisherwick or had a strong connection to the Parish and wished to complete a form. In total 1400 survey forms were distributed.

2 Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Whittington & Fisherwick residents. This evidence will be made available to Lichfield District Council and Whittington & Fisherwick Parish Council and will be used to inform Housing Strategy and provide clarity on what type and tenure of housing would meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority and parish council activities. Such information can be used to inform a Neighbourhood Plan and can be acted upon locally and taken on board in the decision-making process when housing issues arise.

¹ Halifax Rural Housing Review 2013 – “a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710.”

² National Housing Federation, Rural housing research report 2011

3. Respondent details

A total of 1400 survey forms were distributed and 267 were received in return, giving a return rate of 19% against the number distributed. In our experience this is a fairly low level of response for a survey of this kind. It is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

Household type The questionnaire asked village residents to indicate the type of household they are.

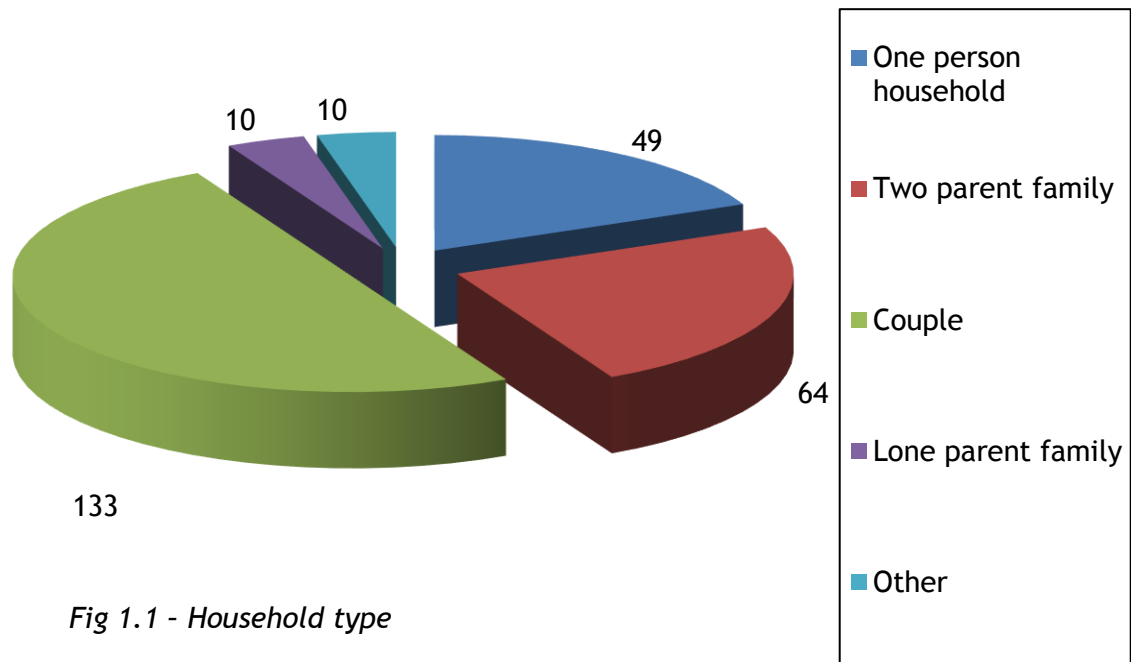


Fig 1.1 - Household type

The chart above shows the breakdown of households that responded to the survey. The largest number of responses were from couples; 50% of total responses. 24% of responses came from two parent families and 18% from one person households. Responses from lone parent families made up 4% of returned survey forms, whilst 4% of respondents fell into the category ‘other.’

Tenure of all respondents The current household tenure of respondents is in (fig 1.2):

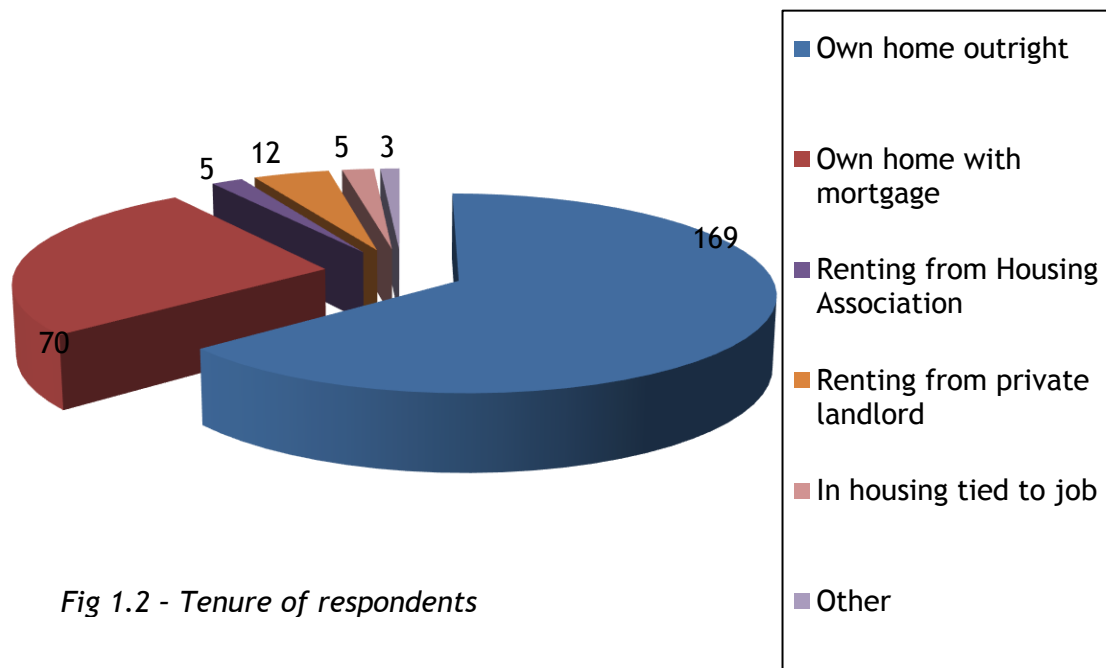
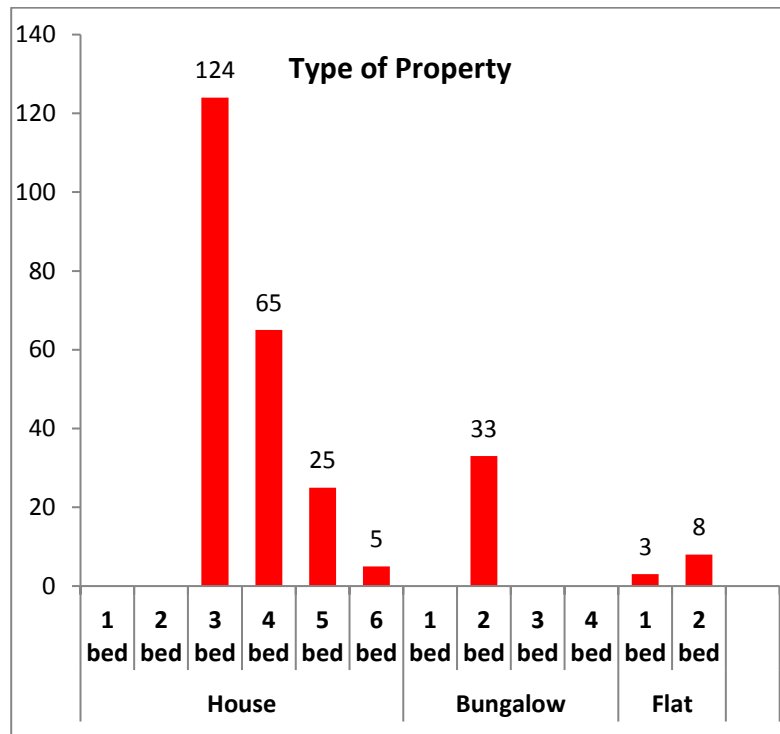


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 90% of replies (64% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 26% have a mortgage on their home). 6% live in rented accommodation.

i) **Property Types** The following chart (fig 1.3) details the type of property that respondents currently reside in:



Those living in 3 bedroom houses were the largest group (47% of responses), followed by those living in 4 bedroom houses (25%), 3 bedroom houses (9%), and 2 bedroom bungalows (13%).

Length of residence in Parish

The length of time that respondents have lived in [PARISH] is given in the chart below (fig 1.4):

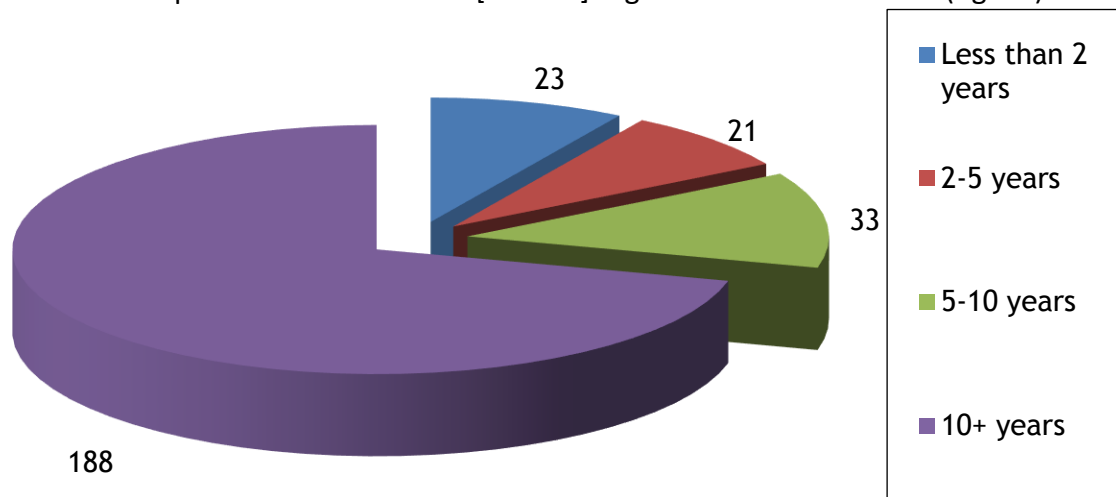


Fig 1.4 - Length of residence in Parish

It shows that 70% of completed surveys came from households that have lived in the Parish for in excess of 10 years. 12% of respondents have lived in Whittington & Fisherwick for between 5 and 10 years, and 8% have been there for between 2 and 5 years. 9% lived in the village for less than 2 years.

ii) Type of housing required in the Parish

The questionnaire asked for opinions on the type of housing that respondents believed is needed in the Parish. The results are given in the chart below (fig 1.5):

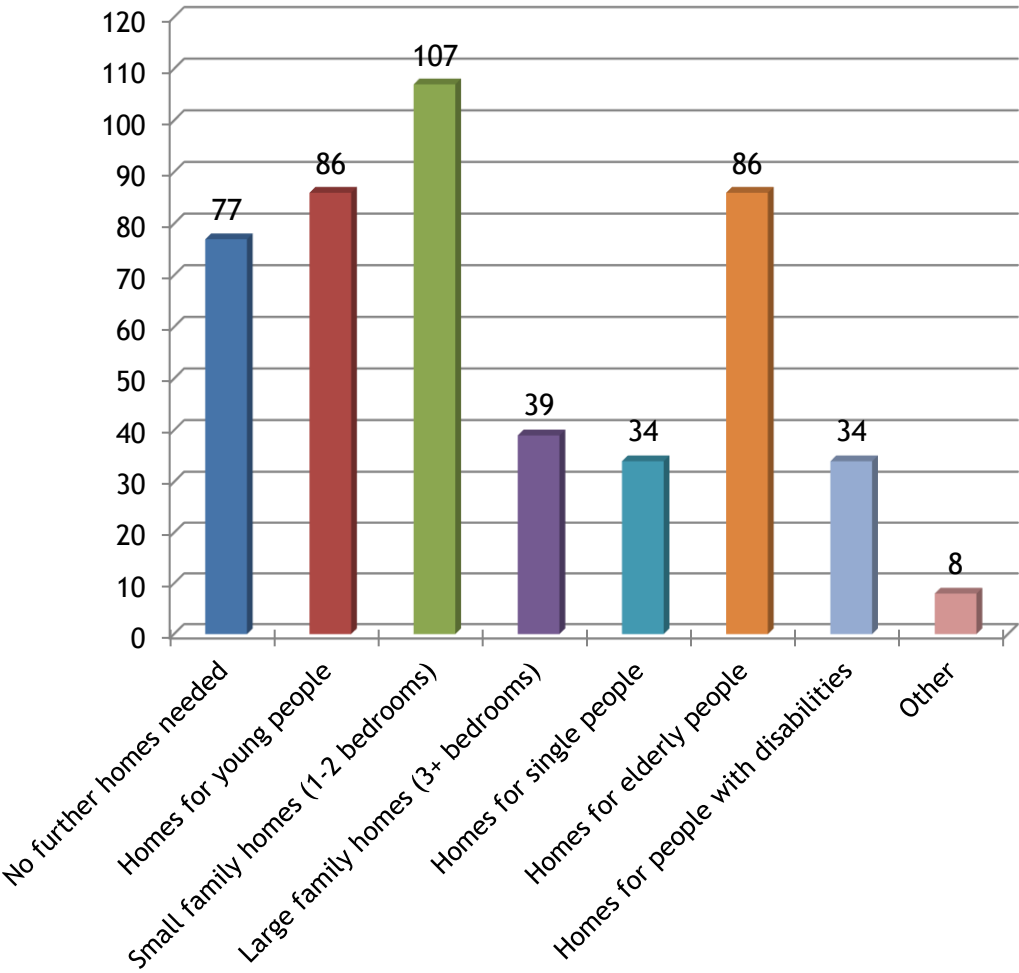


Fig 1.5 - Type of housing needed in Whittington & Fisherwick

The chart shows that 29% of respondents thought that no further homes were needed in Whittington & Fisherwick. Of those that believed more homes were needed, the most popular categories were:

- Small family homes
- Homes for young people
- Homes for elderly people

iii) Requirements for new homes

Respondents were asked whether anyone living in their household has a need to set up home separately in the Parish in the next 5 years.

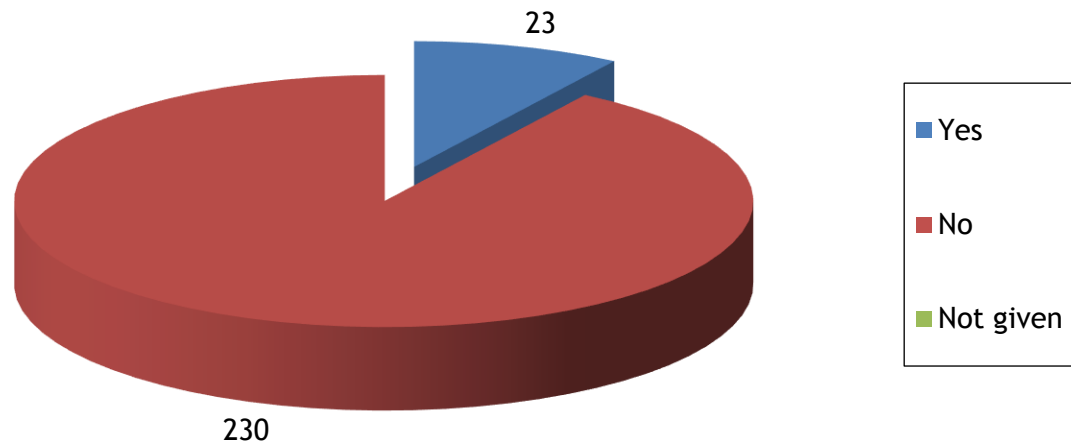
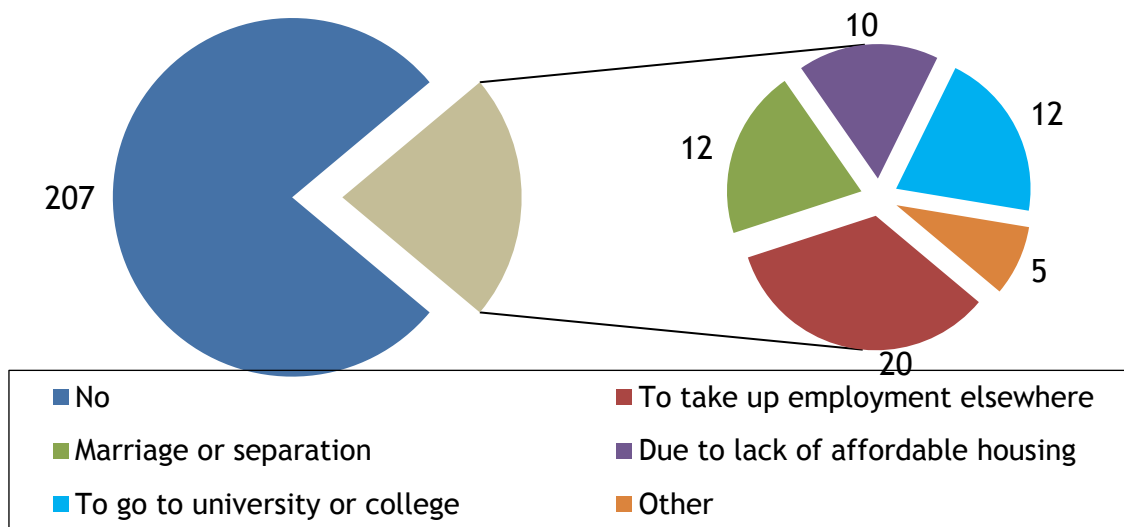


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that 9% of responses came from households that contained individual/s who need to set up home separately in the foreseeable future.

iv) Migration and reasons for leaving

The survey asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving. Fig 1.7 – Migration and reasons for leaving.



22% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years. The reasons for members of the households leaving can be seen in the chart above. 17% of leavers left due to a lack of affordable housing.

v) Support for small number of homes to meet local peoples' needs

One of the fundamental questions in the survey is that which asks whether people are in favour of a small number of homes in the village to meet the needs of local people.

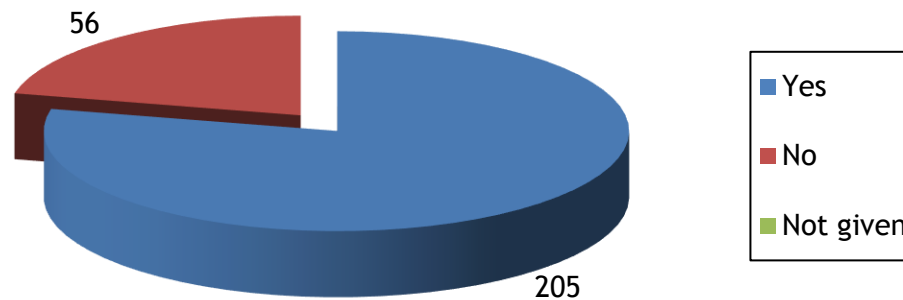
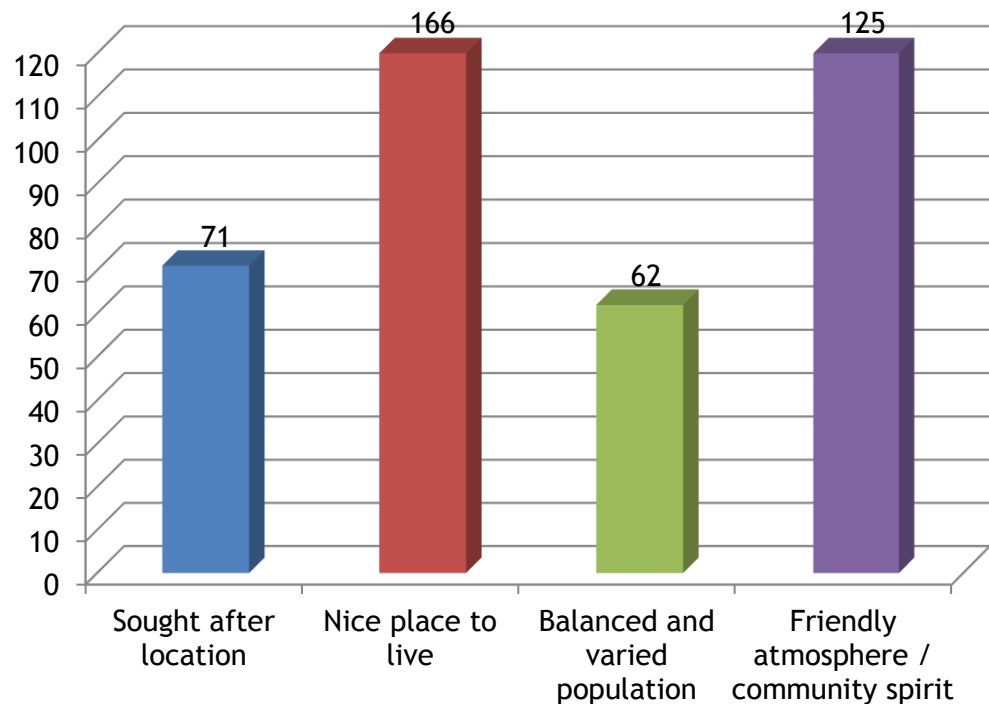


Fig 1.8 shows that 77% of respondents are in support of a small number of homes to meet local peoples' needs, while 21% said that they are not in support.

vi) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions. The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place. The first question asked Parish residents how they felt about the 'positive' factors of life in the Parish.



From fig 1.9, above, it can be seen that the majority of respondents are very positive about life in Whittington & Fisherwick. 62% believed that the Parish is a desirable place to live and 47% think it has a friendly, community spirit. 27% of completed questionnaires came from those who believed that it is a sought after location, whilst 23% said that the Parish has a balanced and varied population. The second question sought perceptions on the potentially negative aspects of life in the Parish.

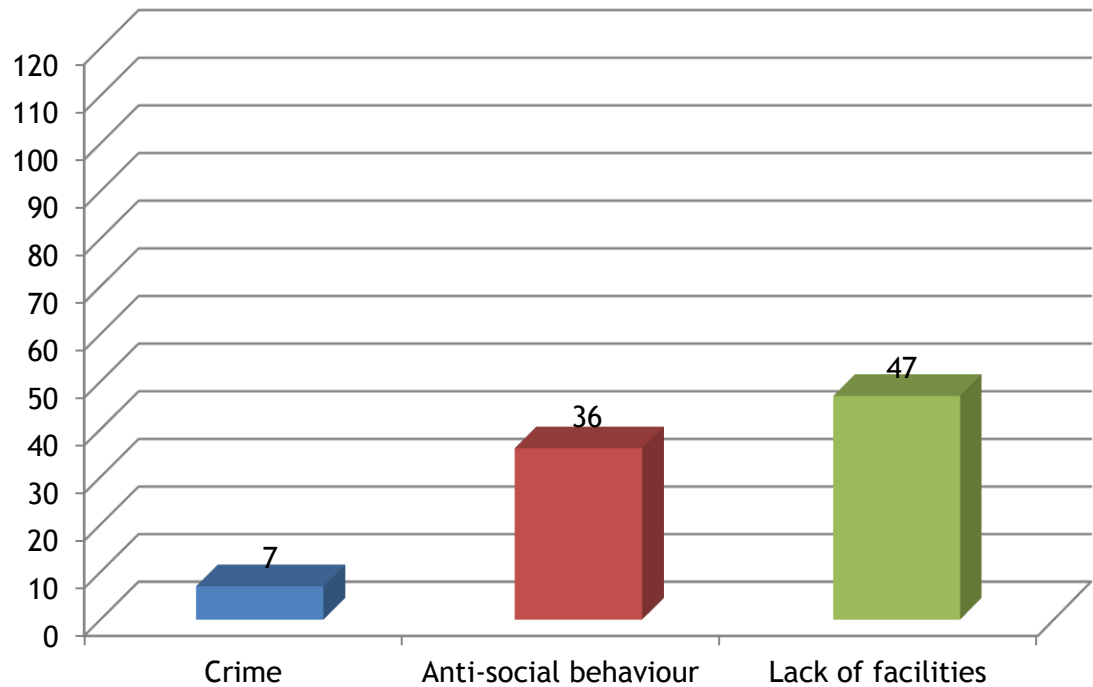


Fig 2.0 - Life in the Parish - negative factors

Villagers’ perception on whether Whittington & Fisherwick is well served by facilities saw 18% of respondents stating that there is a lack of facilities in the Parish, 13% of respondents thought there was some anti-social behaviour and less than 3% thought that crime was a problem in the parish.

vii) **Adequate housing in the village** Respondents were asked if they felt that there was a lack of adequate housing in the village.

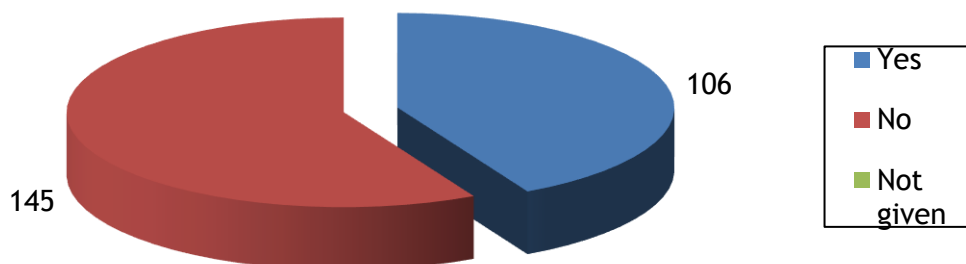


Fig 2.1 shows that 54% of respondents believe that there is not a lack of adequate housing in Whittington & Fisherwick. 40% of respondents believe that there is a lack of adequate housing.

viii) Respondents' comments

Many respondents made additional comments on their returned form. They are summarised below: (It is not appropriate to include certain comments which make specific reference to particular areas of the village or to identifiable elements of the community)

Question 9 - Would you support building a small number of homes in this Parish if they would help to meet the needs of local people; if NO, then briefly explain your concerns.

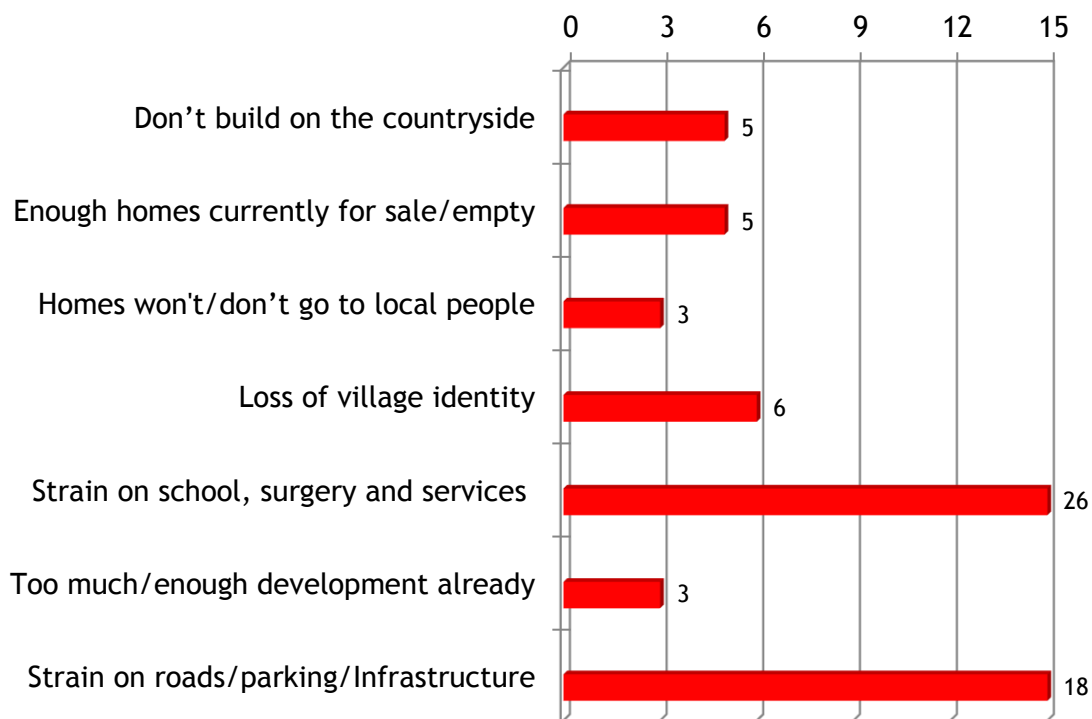


Fig. 2.2 - Concerns regarding building additional homes

It can be seen that the highest number of concerns relate to the impact of additional housing on the village's amenities and infrastructure, specifically the impact on the school, the roads and parking. Some respondents also felt that the village is big enough, would lose character, and has enough homes for sale already.

Q20 - Do you feel that the village suffers from crime / anti-social behaviour / lack of facilities; if so what would you like to see happen to improve the situation?

Villagers who made comments felt that they needed to be more activities for youths and young people as well as an increased police presence in the village.

The other most popular comments provided were around improved parking, particularly around the school, better medical facilities, and a wider variety of shops being desired.

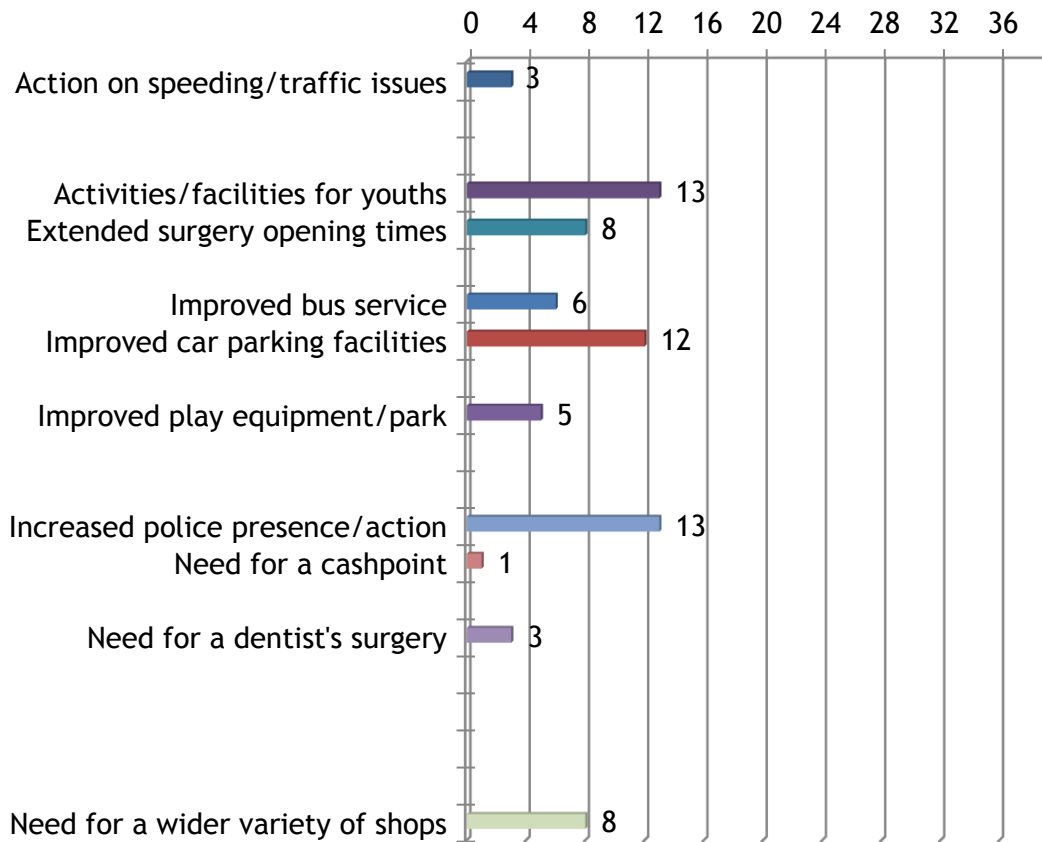


Fig 2.3 - Concerns over issues and improvements deemed necessary

Question 21- Do you feel there is a lack of adequate housing within the village? If so, what type of homes do you think are needed? It can be seen that respondents felt that the village needs small homes for young people starting out on the property ladder. There is also a perceived requirement for small homes and bungalows for the elderly and disabled. Several people commented on the need for more affordable housing for all groups, and for housing to encourage families to remain in the parish.

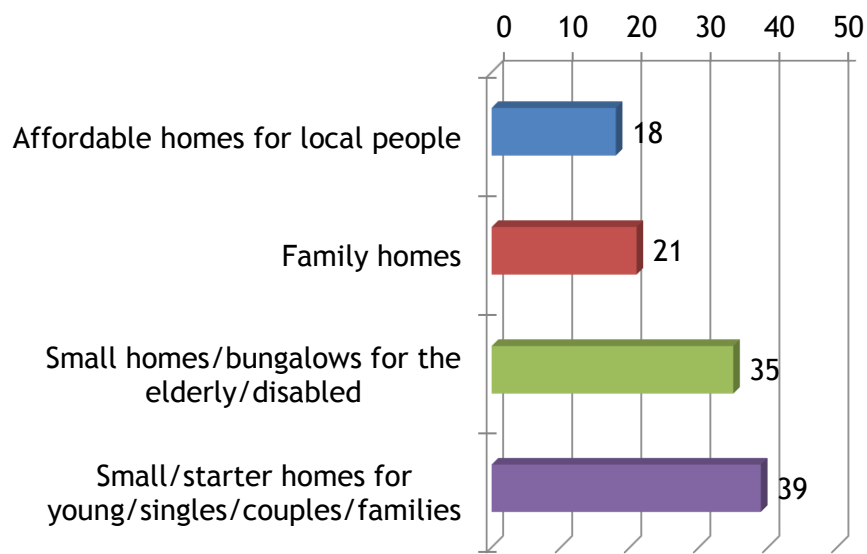


Fig 2.4 – Types of homes that are needed in the village

4. Housing Need Analysis

Of the 267 returns, 238 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis. As far as the requirement for housing, 29 returns indicated a need for alternative housing within the next five years.

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'likely allocation' is suggested to outline realistic provision.

Those marked with a * indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

RESPONDENTS BELOW HAVE A NEED IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
8	Yes. Over 10 years	No	Couple living in own 4 bed property	Present home too large	3 bed bungalow. Buying on the open market.	3 bed bungalow. Open market.
9	Yes. Work and 2 years residence	No	Family of 4, living in tied accommodation	In tied accommodation but would like to buy	3 bed house. Buying on the open market.	3 bed house. Open market.
12	Yes. Over 10 years residence.	No	Couple living in own 5 bed property.	Present home too large and too expensive.	3 bed house or bungalow. Buying on the open market.	3 bed house. Open market.

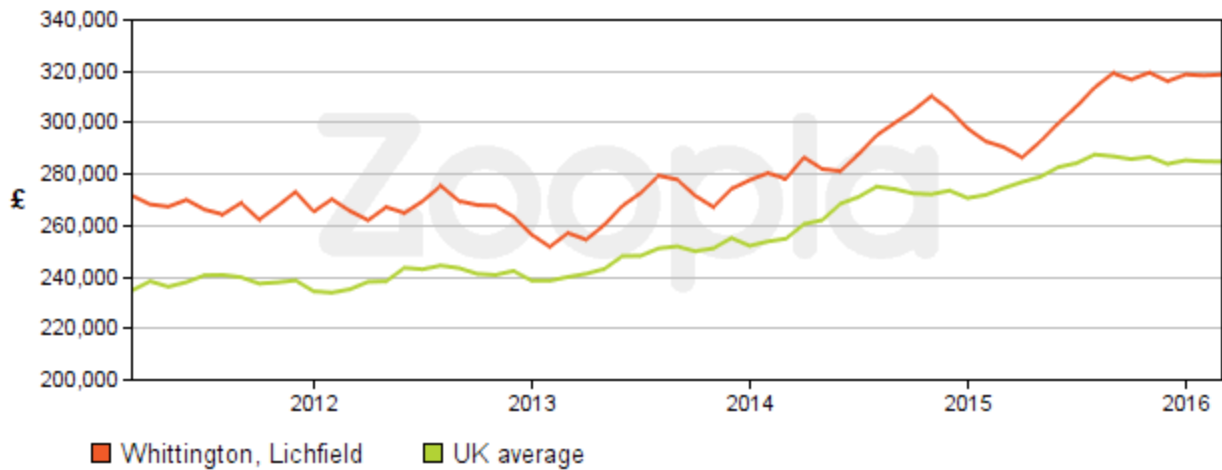
14	Yes. Over 10 years residence.	No	Couple living in own mortgaged 3 bed property	Present home too small.	3 bed bungalow or 4 bed house. Buying on the open market.	3 bed house. Open market.
16	Yes. Over 10 years residence.	No	Couple living in own mortgaged 3 bed house	Present home too large. Cannot manage stairs.	2 bed bungalow. Renting from the Council.	2 bed bungalow. Housing Association - Affordable rent.
30	Yes. 2-5 years residence.	No	Family of three living in 2 bed privately rented property.	First independent home. Present home too expensive.	3 or 4 bed house. Buying on the open market or Shared Ownership.	3 bed house. Shared Ownership.
34	Yes. 5-10 years residence.	No	Couple living in own 3 bed house.	Disabled, need specially adapted home.	3 bed house or bungalow. Buying on the open market.	3 bed bungalow. Open market purchase.
38	Yes. Over 10 years residence.	No	Couple living in own 3 bed house.	Cannot manage stairs.	2 bed house, bungalow or flat. Buying on the open market.	2 bed bungalow. Open market purchase.
* 63	Yes. 5 -10 years residency.	No	Family of 4 adults living in H.A. rented 2 bed house.	First independent home. Adult child living with parents.	1 bed house, bungalow or flat. Shared ownership or rented.	1 bed flat. Housing Association – Shared Ownership.
70	Yes. 2-5 years residency.	Yes (all three registers)	Couple living in privately rented 3 bed house.	Present home too expensive.	2 bed house or bungalow. Renting from Council or Housing Association.	2 bed house. Shared Ownership.
76	Yes. Over 10 years residency.	No	Family of three adults, living in own 5 bed house.	First independent home.	2 bed house. Buying on the open market.	2 bed house. Shared Ownership.

85	Yes. Over 10 years residency.	No	Extended family of 4 adults and 1 child living in own 6 bed house.	Need permanent, independent accomm.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.
109	Yes. Over 10 years residency.	No	Single person living in own 2 bed bungalow.	Present home too large.	2 bed flat. Buying on the open market.	2 bed flat. Open market purchase.
*115	Yes. Over 10 years residency.	Yes – H.A. Register	Lone parent family of three living in H.A. rented 2 bed flat.	Present home too small.	3 bed house or flat. Renting from Housing Association.	3 bed house. Housing Association – affordable rent.
174	Yes. Over 10 years residency.	No	Single person living in own 3 bed house.	Present home too expensive. Too far from village centre.	1 bed bungalow. Renting from Council or Housing Association.	1 bed flat. Housing Association – affordable rent.
179	Yes. 5 – 10 years residency.	No	Family of three living in own mortgaged 3 bed	Present home too small.	4 bed house. Buying on the open market.	3 bed house. Open market purchase.
181	Yes. Over 10 years residency.	No	Single person living in own 4 bed house.	Present home too expensive, too large, cannot do stairs.	2 or 3 bed bungalow. Buying open market or shared ownership.	2 bed bungalow. Open market purchase.
184	Yes. Over 10 years residency.	No	Couple living in privately rented 5 bed house.	Present home too large.	3 bed bungalow or flat. Renting from Council or Housing Association.	2 bed flat. Housing Association – Shared Ownership.
193	Yes. Over 10 years residency.	No	Single person living in own 3 bed house.	Present home too large.	2 or 3 bed bungalow or flat. Buying	2 bed bungalow. Open market purchase.

					on the open market.	
199	Yes. Over 10 years residency.	No	Couple living in own 3 bed house.	Cannot manage stairs.	2 or 3 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.
214	Yes. 2-5 years residence.	No	Couple living in own mortgaged 3 bed house.	Present home too small.	3 or 4 bed house. Buying on the open market.	4 bed house. Open market purchase.
224	Yes. Over 10 years residence.	No	Single person in own 3 bed house.	Home too large. Cannot manage stairs.	1 bed flat. on the open market.	1 bed flat. Open market purchase.
229	Less than 2 years residency.	No	Lone parent family of three, in private rented 3 bed	Need permanent accommodation	4 bed house. Buying on the open market.	3 bed house. Housing Association – affordable rent.
232	Yes. Over 10 years residency	No	Couple living in own 4 bed house	Present home too large	3 bed house. Buying on open market.	3 bed house. Open market purchase.
235	Yes. Over 10 years residency.	No	3 adults, 2 children living in own mortgaged 4 bed house	Couple setting up home together	2 bed house. Buying on the open market.	2 bed house. Buying on open market.
236	Less than 2 years residency.	No	Couple living in privately rented 1 bed flat.	Couple setting up home. Need permanent	3 or 4 bed house. On the open market.	4 bed house. Open market purchase.
238	Yes. Over 10 years residency.	No	Family of 4 living in own mortgaged 4 bed property	Present home too small.	4 bed house. Buying on the open market.	4 bed house. Open market purchase.
248	Yes. Over 10 years residency.	No	Family of 3 in privately rented 3 bed house.	Present home too small.	4 bed house. Buying on the open market.	4 bed house. Open market purchase.

ii) **House price data** The table is average house prices for the WS14, taken from www.zoopla.co.uk. Average property prices in the village have increased in the last 5 years by £47,099 or 17.36%.

Average home values



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iii) **Local context** The table shows prices of properties sale or rent in Whittington in March 2016 (source: www.zoopla.co.uk).

Current asking prices in Whittington, Staffordshire - Average: £322,500

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£375,000 (1)	-	£500,000 (1)
Flats	£92,500 (1)	-	-	-	-

Current asking rents in Whittington, Staffordshire - Average: £498 pcm

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	£498 pcm (2)	-	-	-	-
Flats	£498 pcm (2)	-	-	-	-

The table below shows all properties that were offered for sale in Whittington and includes all properties that were available to rent under £1,000pcm.

Property	Price (£)	Property	Price (£)
5 bed detached house	500,000	1 bed terrace cottage	500pcm
3 bed detached house	375,000		
1 bed flat	92,500		

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit. Based on this affordability criteria it would require a deposit of £75,000 and an income of almost £86,000 per annum to afford the cheapest available house currently available in Whittington (3 bed detached house is on the market for £375,000).

5. Conclusion

MRH has conducted a detailed study of the housing needs of Whittington & Fisherwick. This study has not only investigated the actual affordable housing need of the Parish, but also for market rent level housing and open market housing. In addition, the survey ascertained residents' views with regard to living in the Parish and support for local needs housing to help sustain local communities. **The survey has identified a need for 28 affordable and open market properties within the next 5 years.**

Of the 9 respondents who indicated a need for affordable housing:

- **4 were assessed as being in need of affordable housing for rent and 5 were assessed as being in need of shared ownership**

- 1 x 1 bed flat – affordable rent
- 1 x 2 bed bungalow – affordable rent
- 2 x 3 bed houses – affordable rent
- 1 x 1 bed flat – shared ownership
- 1 x 2 bed flat – shared ownership
- 2 x 2 bed houses – shared ownership
- 1 x 3 bed house – shared ownership

- **19 were assessed as need of open market housing (for local people) to purchase**

- 1 x 1 bed flat
- 1 x 2 bed flat
- 4 x 2 bed bungalows
- 2 x 3 bed bungalows
- 1 x 2 bed house
- 6 x 3 bed houses
- 4 x 4 bed houses

Appendix D – Staffordshire CC Whittington & Fisherwick Historic Character Assessment, Sept. 2015 for Whittington & Fisherwick Neighbourhood Plan Steering Group

Staffordshire County Council was commissioned by Whittington and Fisherwick Parish Council, on behalf of the Neighbourhood Plan Steering Group, to produce a Historic Character Assessment as a baseline for the Neighbourhood Plan. This Historic Character Assessment is a desk-based study which builds upon the Staffordshire Landscape Character Assessment (SLCA). Under the SLCA methodology Whittington and Fisherwick Parish subdivides into five Landscape Character Types (LCTs) whose historic character is analysed in greater depth: - Ancient Settled Farmlands, - River Meadowlands, - River Terrace Farmlands, - Sandstone Estatelands and Sandstone Hills & Heaths,

The largest of the LCTs within the parish, Ancient Settled Farmlands, comprised the rural landscape surrounding and encompassing the parish's largest settlement, Whittington. The historic landscape of this LCT reveals a mix of field patterns and origins. Some of these field patterns have retained their historic character, notably to the north and south east, more completely than in other areas of the LCT. The diversity of the historic origins of the field pattern is complemented by the mix of historic farmsteads representative of the wider dispersed settlement pattern of the landscape. There appears to be clear historic associations between the semi-regular landscapes and the large regular farmsteads, of probable 18th-19th century date, to the north of the LCT. Narrow lanes are also characteristic of this landscape again particularly in the landscape north of Whittington. The village appears to have originated as a loosely nucleated settlement focused upon Church Street/Fisherwick Road and Main Street. The majority of the historic buildings survive on these axes which was recognised by the designation of the Conservation Area in 1969.

The east of the parish is dominated by two LCTs River Meadowlands and River Terrace Farmlands. Both of these rural landscapes have been affected by changes in agricultural practices from the mid-20th century which resulted in the removal of field boundaries to promote arable cultivation. One consequence of the intensification of arable production has been the revealing of an underlying prehistoric and Roman landscape. Gravel excavation has provided some limited opportunity to archaeologically investigate these early sites. Settlement has not historically dominated either of these two LCTs. The only built heritage within the River Meadowlands being represented by Second World War pillboxes and lines of communications. Only three surviving traditional farmsteads lie within the River Terrace Farmlands. The north western portion of the River Terrace Farmlands had, until the mid-19th century, been dominated by Fisherwick Park, whose precise origins are unclear. A few elements of the historic parkland survive within the modern landscape.

The southern areas of the parish are dominated by the LCTs Sandstone Estatelands and Sandstone Hills and Heaths. These two LCTs comprise relatively small areas within the parish. The area of Sandstone Hills and Heaths had historically formed part of the northern slopes of the ancient woodland of Hopwas Hayes Wood (which survives to the south in Hopwas parish) where some woodland survives. The remainder of the LCT has been subject to similar changes to the historic field pattern as seen in the River Meadowlands and River Terrace Farmlands. Within the parish the Sandstone Estatelands is different in character to the remainder of this LCT across Staffordshire. In Whittington and Fisherwick it is dominated by a golf course to the west and the buildings associated with Whittington Barracks to the east. Both of these were established at various times on Whittington Heath and large blocks of woodland remains a feature within this landscape. Settlement has not been a feature of this landscape. The built heritage is mostly associated with the 19th century Whittington Barracks which has seen considerable redevelopment and expansion in the later 20th and 21st century. The modern large field system to the north is more closely associated with the field systems of the Ancient Settled Farmlands in this area.

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1 Introduction

The Whittington and Fisherwick Parish Council, on behalf of the Neighbourhood Plan Steering Group, commissioned Staffordshire County Council to produce a Historic Character Assessment of the two parishes in June 2015. The Assessment will provide baseline data to inform the production of the Whittington and Fisherwick Neighbourhood Plan.

The Assessment is principally a desk-top study which brings together a number of previous county-based characterisation projects to identify the local historic character of parish of Whittington and Fisherwick. These projects comprise:

- Staffordshire Historic Landscape Characterisation (2006)
- Staffordshire Landscape Character Assessment (forthcoming)
- Staffordshire Historic Farmsteads Survey (2009)

1.1 Methodology

This characterisation document utilises the Staffordshire Landscape Character Assessment (LCA) as the framework in which to discuss the historic character of Whittington and Fisherwick parish. The background and the key characteristics for the Landscape Character Types (LCTs) as identified in the LCA, and which coincide with the parish, are detailed in Appendix A.

The LCA utilises a variety of criteria to identify the local character of the Staffordshire landscape comprising:

- Geology and Landform
- Vegetation and Land use
- Cultural Pattern
- Perceptions

The principal aim of this document is to deepen the understanding of the Cultural Pattern aspect of the landscape of the parish.

A number of further datasets and sources have been consulted in order to refine the historic character of Whittington and Fisherwick:

- Staffordshire Historic Landscape Characterisation
- Staffordshire Historic Environment Record (HER)
- Staffordshire Historic Farmsteads Survey (EH/SCC 2009)
- Historic Environment Character Assessment for Lichfield District Council (SCC/LDC 2009)

For further information on these datasets and projects please see References below.

2 Historic Background (figs 4-8)

It is not intended to recount a detailed history of the parish within this section, but rather provides an overview of the known evidence for past activity as recorded in the Staffordshire Historic Environment Record (HER). As a consequence this background is biased towards the physical remains of the past known from archaeological observation and research, from standing buildings and evidence of the historic landscape. The latter has been identified in part through consultation of modern and historic mapping. Otherwise documentary evidence has only been included where it offers elucidation of the physical remains.

Three Lower-Middle Palaeolithic stone tools (two handaxes and a pick) represent the earliest evidence for human activity within Whittington and Fisherwick (HER: PRN 60976, PRN 60979 and PRN 60986). These tools have not been closely dated (being created at any point between circa 800,000 BC and circa 40,000BC) and consequently they provide only a tantalising glimpse of the presence of humans within this landscape during this period. These finds (and others found elsewhere in southern Staffordshire, Leicestershire and Warwickshire) are of immense regional importance as until recently it was unclear whether humans were active across what is now the midlands of England at such early dates (Graf 2011).

There is slightly more substantial evidence for human activity later in the prehistoric period, over 3,600 years after the time when those three Palaeolithic tools had been lost or abandoned. Evidence for what was interpreted as a possible Neolithic building (a hut) associated with flint tools and pottery was found through excavation in the far north east of the parish (Fisherwick) where evidence for later settlement dating to the 2nd to 3rd century AD (Roman period) was also recovered (HER: PRN 00231). The evidence suggested this represented a farmstead specialising in stock-rearing. Two further sites provide evidence for an active agricultural economy within the Fisherwick half of the parish in the later prehistoric period. These two sites, both located near Hademore both comprise evidence for farmsteads, one dating to the Iron Age, or possibly earlier (HER: PRN 01531) and the other dating to the Bronze Age which appears to be associated with a contemporary field system (HER: PRN 01525). The evidence to date presents a picture of a dispersed farming community, but how densely settled this landscape may have been at any one period remains unquantified.

All of the prehistoric farmsteads mentioned above were initially identified as cropmarks on aerial photography with these few examples then being subject to at least some archaeological excavation in advance of gravel extraction during the 1970s. Many further cropmarks have been identified on the gravel terrace of the River Trent within Fisherwick, although these have not been archaeologically investigated to date. Despite this the morphology of a number of these cropmarks suggests evidence for further prehistoric activity within this landscape. These features include a number of ring ditches, which may be interpreted as the sites of Bronze Age funerary barrows (HER: PRN 01346, PRN 02091 and PRN 03619) as well as further enclosures and linear features (HER: PRN 03578, HER 04224, PRN 01535 and PRN 55745).

Away from the River Trent, within the Whittington portion of the parish in particular, there is a paucity of evidence for prehistoric and Roman activity. In this landscape human activity is principally confined to cropmark evidence to the far north of the parish. None of these sites have been archaeologically excavated, but the morphology of the cropmarks suggest the presence of a possible prehistoric pit cluster, an enclosure and a pit alignment of probable Iron Age date the latter possibly demarking land division (HER: PRN 01380, PRN 01344 and PRN 03578). There is little evidence for prehistoric and Roman sites in the landscape lying to the west and south of Whittington although a number of finds have been recorded including a Bronze Age axe as well as a Roman brooch, coins and pottery (HER: PRN 40212, PRN 03994, PRN 03955 and PRN 60899).

There is limited physical evidence for activity in the post-Roman pre-medieval period (between 410AD and 1066AD) other than an unspecified 'Saxon' brooch found in the landscape to the south of Whittington (HER: PRN 03994). Documentary evidence from Domesday Book (1086) indicates potential settlement to the south east of the parish which presumably had its origins in the pre-Norman period. The entries in Domesday Book refer to two settlements Tamhorn and Horton (HER: PRN 02081 and PRN 02623).

The origins of the largest extant settlement, Whittington, are currently unknown. The first known documentary reference dates to the late 12th century and the implication may be that its foundation was associated with assarting (the clearance of woodland for agricultural purposes) in the landscape around Lichfield which is recorded from the 12th and 13th centuries. The potential that settlement existed in the vicinity of modern Whittington from earlier periods should not, however, be entirely precluded. The earliest detailed large-scale map (Yates, 1775) highlights the settlement pattern of the parish at the end of the 18th century. The highest density of settlement lies to the west in the former Whittington parish principally

centred on the village itself. Yates' map depicts Whittington village as a loose nucleation lying along two principal roads (Church Street and Main Street) with further settlement located just to the north along Back Lane. Small settlement clusters are present to the north of Whittington at Huddlesford, first documented in the 17th century (Horovitz 2005, 330) and Whittington Hurst. To the north of Whittington Hurst are two large blocks of woodland (the modern Wetley hay wood may represent a surviving remnant). This woodland along with the place name element 'hurst' suggests that this was a more wooded landscape historically.

In the late 18th century the Fisherwick portion of the parish was dominated by Fisherwick Hall and its landscape park. The hall existed by the late 17th century, but its origins are not precisely known. The only other settlement marked on Yates' map is a property known as 'Tamhorn' to the south. Archaeological and documentary evidence suggests that settlement had existed in this landscape by the medieval period (cf. references to Tamhorn and Horton in Domesday Book above). Possible evidence for deserted or shrunken settlement has been observed as cropmarks on aerial photographs associated with Tamhorn (HER: PRN 04211), Tymore (HER: PRN 02082) and Fisherwick (HER: PRN 01522 – near Fisherwick Park Farm). None of these sites have been investigated archaeologically so the *interpretation of these cropmarks remains suggestive rather than proven*. Settlement shrinkage or desertion can occur for several (sometimes related) reasons; the loss of settlement at Fisherwick may tentatively be linked to the creation of the landscape park. Further possible medieval cropmarks, interpreted as enclosures and field systems have been identified at Fisherwick (HER: PRN 01515).

Many of the isolated historic farmsteads (see below) probably date from the 18th century onwards. Other evidence associated with what is popularly known as the 'agricultural revolution' from the late 18th century comprises the remains of water meadows which have been observed on aerial photography as cropmarks lying along the western side of the River Tame in Fisherwick.

The two canals the 'Birmingham and Fazeley Canal' and its northern continuation the 'Coventry Canal' cross the parish on a roughly north western alignment and meet the Wyrley & Essington Canal at Huddlesford junction on the western parish boundary. The canal network dates from the late 18th century and improved transportation during the period enabled and supported industrial and agricultural improvements and economic growth within southern Staffordshire.

The largest area of open heathland within the parish, Whittington Heath, survives to the south of Whittington village. The Lichfield races were held on the heath in the 19th century and the grandstand survives as the club house to Whittington Heath Golf Club. The south eastern portion of Whittington Heath was developed as Whittington Barracks in the late 19th century.

The expansion of settlement within the parish principally occurred during the second half of the 20th century and in the main focused upon the fringes of Whittington ensuring its role as the principal service centre (providing schools, shops and public houses) within the parish.

3 Heritage Designations

Across the parish there are a total of 26 Designated Heritage Assets (cf. fig. 1). These comprise:

- Scheduled Monument 'Air Photograph Site South West of Elford ' (NHLE no. 1006100)
- Whittington Conservation Area
- Grade II* Listed Building 'Whittington Old Hall' (NHLE no. 1038870)
- 23 Grade II Listed Buildings

Of the 23 Grade II Listed Buildings nine are located within Whittington Conservation Area as is the Grade II* 'Whittington Old Hall'. The remainder are mostly dispersed across the parish, although four Grade II Listed buildings are located at Whittington Barracks and two are canal bridges.

4 Historic Landscape Character

The background to SCC's forthcoming Staffordshire Landscape Character Assessment (LCA) can be found in Appendix A. The characterisation of this section is based upon the Staffordshire Landscape Character Assessment's 'Landscape Character Types' (LCTs). The parish of Whittington and Fisherwick is sub-divided between two National Character Areas, 67 - Cannock Chase and Cankwood and 69 - Trent Valley Washlands (cf. Appendix A). Within Cannock Chase and Cankwood the Staffordshire LCA sub-divides the parish into three Landscape Character Types (LCTs) and within the Trent Valley Washlands into two LCTs.

The LCTs which relate to Whittington and Fisherwick are shown on fig. 2. This section proceeds to provide more detail and specific characterisation of the parish. Whilst the LCTs for the county discuss several themes (cf. Appendix A) this section will concentrate upon the theme 'Cultural Pattern' and shall henceforth be discussed as historic characterisation.

4.1 Ancient Settled Farmlands (NCA Cannock Chase and Cankwood)

This LCT covers the largest area of the parish and incorporates the principal settlement areas most notably the village of Whittington.

Rural landscape

The historic landscape character is largely typical of the characteristics identified for this LCT across the county as a whole. The field pattern is typical with piecemeal enclosure surviving as small and medium fields close to the village, particularly to the north and south east (fig. 3). This enclosure pattern was created over a long period of time as individual farmers negotiated to consolidate their holdings which had previously been scattered as strips of land across the open field system. Within the parish the piecemeal enclosure was completed by the later 18th century and is typified by hedgerows which follow a reverse 'S' curve representing the fossilisation of the line the ox-plough across the former open fields. A number of such field boundaries can be observed to the south east of Whittington. The legacy of this historic method of ploughing can also survive as 'ridge and furrow' earthworks, which often survive across large areas in landscapes where a pastoral economy still dominates. The changes to farming practices around Whittington since the end of the Second World War reveals that only very small incomplete areas of ridge and furrow survive in the parish (cf. fig. 4).

Elsewhere the piecemeal enclosure has been subject to the removal of internal field boundaries within the post-war period ('Post War Reorganised Piecemeal Enclosure' on fig. 3). These fields differ from the 'Post War Amalgamated Fields' which dominate the LCT to the south east in that the latter have seen considerable removal of field boundaries where few characteristic hedgerows survive.

Also typical of the LCT are the more planned field systems lying to the north around Brookhay and Whittington Hurst, which typically lie further out from the principal village. In this parish it is defined as 'Semi-Planned' for being having a less perfect geometric pattern than true 'Planned Enclosure' (fig. 3). The precise period of origin of this field pattern is unclear, the many straight hedgerows which closer analysis may show to have originally been planted with a single species (usually hawthorn or blackthorn) typical of planned enclosure of the 18th/19th century. The element –hay in the place name Brookhay may imply that this land was originally enclosed out of an area of heathland in the medieval period (Smith 1980: 7). The extant field pattern may therefore potentially represent some degree of re-planning in the 18th-19th century). The presence within this landscape of a large ancient wood 'Wetleyhay Wood' (with further ancient woodland lying beyond the parish boundary) that this landscape had accommodated more woodland in the medieval period than is present today. Trees, within fields or hedges, or as small woodlands, are characteristic of this LCT across the county.

Narrow rural lanes are also characteristic of this landscape and, whilst they are present across this LCT within the parish, the majority can be found to the north of the village. Park Lane (leading from Huddlesford towards Fisherwick) is the most winding of these lanes; the remainder potentially having seen some realignment associated with the '18th-19th Century Semi-Planned Enclosure' which dominates this landscape (fig. 3). The legacy of an earlier landscape character of open heathland or common may also be evidenced within Park Lane where a number of small road-side cottages survive whose origins are suggestive of squatter enclosures into the wide verges which survive along this lane. The legacy of wide verges is also evident along lengths of Broad Lane and Broadhay Lane. These wide verges may be associated with cattle droving.

The settlement pattern beyond Whittington village is dispersed in nature and comprises either single properties, particularly farmsteads but also cottages, and loose clusters of dwellings as at Huddlesford. Historic mapping (late 18th century) suggests that settlement had concentrated at Whittington Hurst at a wide road junction (possibly a small common). The remains of the common survive as grass verges and woodland; a number of properties survive around this triangle of land some of which, including the agricultural buildings of Hurst Farm, may have been extant circa 1775.

The parish reflects the mix of farmstead types which typify this LCT across the county. The large regular farmsteads, often associated with large estates of 18th-19th century date, are principally located to the north of the LCT associated with the 'Semi-Planned Enclosure'. Blue Gate Farm, is associated with early 18th century buildings perhaps providing a period of origin for some of the changes which have occurred within this landscape (fig. 4).

Another of these large planned farmsteads, Fisherwick Park Farm, probably originally the Home Farm associated with the Fisherwick Hall, which also stood just within this LCT (fig. 4). Fisherwick Hall (fig. 4) existed by the late 17th century, but was rebuilt circa 1770 before being demolished in the first decades of the 19th century the estate (PRN 01129).

The Coventry Canal, constructed in the late 18th century, winds its way through the LCT crossed by a number of bridges of which two are Grade II Listed (figs. 1 and 4). A large bend in the canal provides the current northern and north-eastern extent of the village of Whittington.

Evidence of prehistoric activity has been identified to the north and south east of the LCT within the parish in the form of cropmarks (fig. 4). These are located in areas which lie adjacent to the Tame Valley. Across the remainder of the LCT the paucity of evidence, (restricted principally to a number of stray finds), is probably due in large part to a lack of recent archaeological research across the landscape away from the valley.

4.1.1 Whittington Village

The historic core of Whittington was designated as a Conservation Area in 1969 (fig. 1). The village originated as a loosely nucleated settlement which by the late 18th century was strung out along a number of roads principally the roughly east-west axis of Church Street/Fisherwick Road and the roughly north-south axis of Main Street. The Green, lying part way up Main Street, continues to form a focal point within the village core where a number of historic buildings survive.

St Giles' Church (Grade II Listed) lies at the western end of Church Street towards the entrance to the village (figs. 1 and 4). The building was largely rebuilt in the 18th century, with a red brick nave, but retains a 14th century stone tower. At the opposite end of this east-west axis, on Fisherwick Road, stands the 17th century Grade II* Listed Whittington Old Hall (figs 1 and 4). There is some evidence to suggest that an older building, which stood on this site, was substantially remodelled in the later 16th century (Meeson & Meeson 2008). This may suggest that the Old Hall stands on the site of the medieval manor house and, if this is the case, may suggest that this axis (Church Street/Fisherwick Road) this was the principal medieval village street.

Between the church and Whittington Old Hall the built character is dominated by a variety of housing both historic and modern. Along Church Road this has an intimate character leading down to the focal point of the crossroads where a collection of significant historic buildings are located comprising the former school building (latterly a youth club) and adjacent cottages, The Dog Inn, no. 2 Church Road, and the red brick cottage (SCC 1969: Visual Analysis map). Further east along Fisherwick Road the scale of the buildings and their grounds increases in size. The road ultimately opens up where the recreation ground lies to the south. Up to the second half of the 20th century Whittington Old Hall represent the furthest eastern extent of the settlement along Fisherwick Road. The remains of Whittington Old Hall's substantial garden survives in the form of a wealth of mature trees, although large detached houses now occupy much of its former grounds. Whittington Old Hall can only be glimpsed from Fisherwick Road being hidden from view behind a substantial listed red brick wall, with elaborate gateway and lodge, which characterises this section of the road.

There is a degree of intimacy along Main Road where many of Whittington's historic buildings survive. The three storey mid-18th century Whittington Lodge (Grade II listed) fronting onto a small triangular green (the remnants of the original 'Green') forms an important focal point in the village (SCC 1969: Visual Analysis map).

Beyond the original historic core a number of buildings, principally of 19th century date, survive including the former Congregational Chapel on Chapel Lane (fig. 4), a number of small cottages along Back Lane and Hillfield Cottage on Huddlesford Lane. At the northern edge of the village on Burton Road there is a collection of historic buildings, probably associated with the construction of the Coventry Canal over which the road crosses via a Grade II listed canal bridge. The buildings comprise a row of red brick cottages and The Swan Inn. This area is open in aspect with the buildings overlooking a large green.

Few historic farmsteads survive within the village; the exception is Church Farm which retains its historic plan form, although the historic buildings are no longer in agricultural use (fig. 4). The early 19th century farmhouse (Grade II listed) is one of very few three storey red brick properties lying within the village.

Whittington expanded during the post-war period with housing being constructed on both sides of Main Street and as infill along Back Lane and Chapel Lane. The majority of these properties are constructed along purpose-built roads (principally cul-de-sacs) and are predominantly detached and semi-detached in plan form.

4.1.2 Materials

The stone tower and chancel of St Giles' Church are the only substantial stone-built buildings within the village. Elsewhere stone only features as decoration within buildings or as boundary walling. The majority of historic buildings within the village are of red brick, with the occasional building sporting blue brick detailing, notably the Grade II listed Old School Building on Main Street. Blue brick also occasionally appears as boundary walling. Evidence for timber-framing within the village is rare, but is externally visible in the two gable ends of the club building on Fisherwick Road (possibly originally an agricultural building whose frontage is much altered) and the 17th century Grade II listed Tudor Cottage, The Green. It is likely that timber framing was once more common and it raises the potential that other externally red brick historic buildings may retain earlier timber-framed cores. The roofing material of the historic buildings within Whittington is dominated by dark plain tiles (SCC 1969).

4.2 River Meadowlands (NCA Trent Valley Washlands)

The LCA coincides with the eastern edge of the parish and forms a low-lying alluvial floodplain within the Tame valley, the river itself forming the parish boundary. The key characteristics of the LCT are summarised in Appendix A. The historic landscape character affirms the low-lying topography being dominated by fields ('Miscellaneous Floodplain Fields' on fig. 3) characterised by the floodplain which include a number of extant drains. A comparison of the modern and circa 1880 Ordnance Survey map reveals that fields, particularly to the south of the LCT, have increased in size through the removal of internal field boundaries. This is

undoubtedly associated with the intensification of cultivation within the LCT in the post-war period. The increased cultivation of this landscape coincides with the era of aerial photograph for the purpose of understanding the archaeological resource. The Trent Valley, and its principal tributaries such as the Tame, has been studied since the 1960s when the first of the archaeological sites visible as cropmarks on aerial photography were first identified within the parish (fig. 5).

Many of the linear features observed as cropmarks have been interpreted from the aerial photographs as lost post medieval field boundaries (fig. 5). Another feature of the historic agricultural landscape identified on aerial photography taken in the 1960s was the upstanding remains (in the form of drains and the earthwork panes) of 18th-19th century water meadows along most of the LCT (fig. 5). Water meadows were developed to produce an early hay crop and thus enable greater numbers of livestock (principally cattle in Staffordshire) to be kept over the winter months; these features are particularly characteristic of the River Meadowlands LCT within Staffordshire. A number of the main drains appear to survive, but the remaining earthworks have been levelled and are only visible as cropmarks on modern aerial photography.

Aerial photography has also revealed evidence for much earlier human activity with two sites of probable prehistoric activity being noted within the LCT in the parish (fig. 5). Neither site has been archaeologically investigated to date, but the form of the monuments does not specifically suggest direct evidence of human settlement. The site to the north of Whittington identified prehistoric pit clusters, alongside medieval enclosures and later field boundaries. The second site to the south east of the parish near Tamhorn reveals a circular feature interpreted as a possible prehistoric burial mound (barrow). The potential for prehistoric activity, surviving as cropmarks, is noted as being particularly characteristic of the LCTs 'River Meadowlands' and 'River Terrace Farmlands' (see below).

This is a landscape which is characterised by its paucity of buildings and structures and this is true of that portion of the Tame Valley which lies within the parish. The only built structures of any note comprise six World War Two pillboxes (fig. 5) and two lines of communication (the railway and the lane leading to the Grade II Listed Elford Bridge). The six concrete pillboxes, mostly hexagonal in plan, lie at intervals facing east over the River Trent. They were constructed from circa 1940 forming part of the Western Command Stoplines; part of the defence of Britain (pillbox study group web www.pillbox-study-group.org.uk).

4.3 River Terrace Farmlands (NCA Trent Valley Washlands)

The LCA lies in the eastern portion of the parish and comprises the extent of the former Fisherwick Park (the site of the hall itself lies adjacent in LCT 'Ancient Settled Farmlands'). The area of the former parkland is still legible within the landscape being defined within the LCT by Fisherwick Brook to the west and the lane to Elford to the south and south west (area indicated as 'Post War Amalgamated Fields' on fig. 3. The precise origins of Fisherwick Park have not been established by this project, but it appears that it may have been subdivided into fields at some point in the early-mid 19th century creating planned enclosure characteristic of this landscape. One element of the former parkland which has mostly survived into the modern landscape is the circular woodland known as 'The Rookery'.

The legibility of the planned enclosure created in the 19th century has, however, largely been lost to post-war farming practice and former quarrying activity. The remnant field boundaries do, however, continue to reflect the former historic character of earlier planned enclosure.

The removal of field boundaries during the post-war period has also occurred to varying degrees across the remainder of the LCT in those areas defined within fig. 3 as '18th-19th Semi-Planned Enclosure' and 'Miscellaneous Floodplain Fields'. Historic mapping (circa 1880 6" OS map) suggests that this was planned enclosure typical of these River Terrace landscapes across the county. There are fewer remnant field boundaries so the historic character of 'Miscellaneous Floodplain Fields' has largely been lost (fig. 3).

The landscape is lightly settled with only three traditional farmsteads being identified, all of which survive, as part of the Staffordshire Historic Farmstead project (fig. 6). All three are typical of farmsteads found within this LCT elsewhere in the county being large in scale and generally regular in form. They are historically associated with the creation or re-planning of this agricultural landscape in the 18th or early 19th century probably by or under the influence of the owners of Fisherwick Hall.

As with LCT River Meadowlands the cultivation of the landscape in the post-war period has revealed a rich archaeological resource in the form of cropmarks. A small number of these sites have been archaeologically excavated and this has revealed a high potential for late prehistoric and Roman activity, mostly agricultural in nature, within this landscape (fig. 6). This archaeological resource is particularly characteristic of this LCT within Staffordshire. The cropmark evidence also relates to later activity including what has been interpreted as the possible site of deserted settlement associated with Tamhorn, first mentioned in Domesday Book (1086), lying to the far south of the LCT (PRN 0421 I and PRN 02081).

4.4 Sandstone Estatelands (NCA Cannock Chase and Cankwood)

Whilst across the county the current characteristics of this LCT relate principally to an open arable landscape this is not true of the portion which coincides with Whittington and Fisherwick parish. Within the parish this is a landscape which is dominated by the Whittington Heath Golf Course, to the west, and by the buildings associated with Whittington Barracks, to the east and their associated woodlands (figs 3 and 7). These landscapes are contiguous with the extent of Whittington Heath as it existed by at least the mid-19th century. A racecourse was established on the heath in the 18th century, which stopped in until 1895.

Large arable fields do dominate the north of the LCT within the parish which are the result of field boundary loss associated with changes to farming practices in the post-war period. The historic morphology of this field system on the circa 1880 6" first edition OS map, suggests that it had formed part of one of Whittington's open fields whose gradual (piecemeal) enclosure was complete by the late 18th century (Smith 1980: 5).

The built heritage of the zone is dominated by the buildings and structures associated with the development of Whittington Barracks which was completed in 1881, but has seen further expansion and redevelopment in the 20th and early 21st century (fig. 7). Despite this a couple of late 19th century buildings survive comprising the armoury and the Garrison Church of St George (both Grade II Listed) (HER). It is still in use as a barracks.

4.5 Sandstone Hills and Heaths (NCA Cannock Chase and Cankwood)

The LCT lies at the southern edge of the parish and has been defined principally on the basis of its upstanding undulating topography. The LCT contains the highest point within the parish, lying at 100m Above Ordnance Datum (AOD). This represents the lower northern slope which comprises the ancient woodland of Hopwas Hayes Wood (mostly lying within the adjacent parish of Hopwas) whose highest point stands at 121m AOD. This woodland extends down the slope into Whittington and Fisherwick Parish, although historic mapping records that this once covered a large area roughly triangular in shape which was known as 'Tamhorn Park' (cf. fig. 3 and specifically 'Recent Woodland Clearance' which shows former extent of woodland). Tamhorn Park is recorded in the early 15th century and presumably lay in this area (Greenslade 1993: 250).

The remainder of the LCT within the parish is dominated by changes to agricultural practice during the post-war period whereby fields were enlarged to maximise production ('Amalgamated Post War Fields' on fig. 3). The historic field pattern within this LCT across other areas of Staffordshire reveal that it is dominated by planned enclosure. The historic mapping reveals that this field pattern also dominated the northern portion of the LCT within the parish. Only two field boundaries survive from this field system and are a legacy of its regular character.

5 References and further information

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Annex A – Staffordshire Landscape Character Assessment (Key Characteristics of LCTs)

The Staffordshire Landscape Character Assessment (LCA) represents an analysis of the landscape character of the county based upon the broader landscape characterisation produced for England by Natural England. The Natural England work sub-divides England into National Character Areas which do not respect administrative boundaries except where they may coincide with clear natural sub-divisions where a change of landscape character is observed. The Staffordshire LCA uses the framework of those National Character Areas which coincide with the county administrative area from which to subdivide the character of the county to provide a more detail characterisation of Staffordshire. These subdivisions are the Landscape Character Types (LCTs).

This characterisation process similarly does not respect administrative boundaries. Consequently two National Character Areas coincide with Whittington and Fisherwick parish:

- 67 - Cannock Chase and Cank Wood (Gov UK Web <http://publications.naturalengland.org.uk/publication/2431343?category=587130>)
- 69 - Trent Valley Washlands (GOV UK Web <http://publications.naturalengland.org.uk/publication/5447860266991616?category=587130>)

The sub-division between the NCAs roughly splits the parish in two with Trent Valley Washlands dominating the east and north east and the Cannock Chase and Cank Wood covering the west and part of the south east.

The Staffordshire LCA identifies three Landscape Character Types (LCTs) lying within the Cannock Chase and Cank Wood portion of the Whittington and Fisherwick Parish (fig. 2):

- Sandstone Hills and Heaths
- Ancient Settled Farmlands
- Sandstone Estatelands

The Trent Valley Washlands portion of the parish comprises two LCTs:

- River Meadowlands
- River Terrace Farmlands

Key Characteristics of the LCTs from the Staffordshire LCA

Sandstone Hills and Heaths:

- Upstanding/undulating topography, with occasional steep sided valleys
- Discrete, large blocks of both ancient and secondary woodland

- Patches of bracken and gorse
- Intensive arable and pastoral farming
- A pattern of varied sized fields
- Scattered hedgerow trees, mainly oak
- Occasional narrow lanes and trackways
- Farms of traditional red brick and clay tiles

Ancient Settlement Farmlands:

- A varied rolling/undulating topography
- Many small streams in shallow valleys
- A well-defined irregular field pattern
- Arable and pastoral farming
- Network of narrow lanes, often with hedge banks
- Large numbers of hedgerow oaks and ash
- Small, irregular patches of ancient woodland
- Clustered settlement pattern of scattered farmsteads, roadside dwellings and occasional small rural villages
- Traditional red brick farmsteads and dwellings with clay tile roofs
- Strong sense of time-depth

Sandstone Estatelands:

- Smooth rolling landform
- Intensive arable farmland with a remnant field pattern of large open, regular fields
- Broadleaved and mixed woodlands with silver birch
- Well tree stream valleys
- Plantations and game coverts
- Parkland
- Straight roads
- Heathy remnants and roadside bracken
- Red brick farmsteads and estate cottages

River Meadowlands:

- Flat, low-lying river corridor
- Seasonally flooded alluvial floodplain
- Meandering river channel
- Surviving 18th to 19th century water meadow earthworks and associated features
- Pastoral farming with grazing livestock
- Lines of poplar, willow and alder along watercourses
- Hedge and ditch field boundaries
- Unsettled with few roads

River Terrace Farmlands:

- Flat, low-lying landform
- Intensively managed arable farmland
- Large hedge fields and hedgerow trees
- Waterside tree species along ditches
- Small broadleaved woodlands
- Scattered farmsteads
- A few relatively straight minor roads

Appendix B – Glossary

Assart	A piece of forest land converted into arable *
Barrow	Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials*
Bronze Age	Period dating between 2350 BC to 701 BC
Cropmark	Monument visible as a mark in standing crops, parchmarks or soilmarks, but where no subsurface deposits have been proven e.g. by excavation or other ground disturbance*
Earthwork	Monument existing as an upstanding earthwork, ditch or artificial watercourse, or as a low stone built feature*
Heritage Asset	A place or asset which is assigned cultural value. This includes, but is not limited to, historic buildings, archaeological remains, monuments, parks and gardens, historic battlefields etc.
Iron Age	Period dating between 800BC to 42AD
Lodge	A small building, often inhabited by a gatekeeper, gamekeeper or similar*
Medieval	A period dating between 1066AD and 1499AD
Mesolithic	Period dating between 10,000BC to 4,001 BC
Neolithic	Period dating between 4,000BC to 2,351 BC
Open Field system	An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (e.g. Hedges, walls or fences)*
Palaeolithic	Period dating between 500,000BC to 10,001BC
Piecemeal Enclosure	Piecemeal enclosure can be defined as those fields created out of the medieval open fields by means of informal, verbal agreements between farmers who wished to consolidate their holdings. Within Staffordshire this is a process under way by the late medieval period, and was probably largely complete by the late 16 th century. These areas have field patterns comprised of small irregular or rectilinear fields. At least two boundaries will have 's-curve' or 'dog-leg' morphology, suggesting that they follow the boundaries of the former medieval field strips.
Pit Alignment	A single line, or pair of roughly parallel lines, pits set at intervals along a common axis or series of axes. They are not thought to have held pits*.
Planned Enclosure	These areas are characterised by either small or large fields that share very straight boundaries, giving them a geometric, planned appearance. Laid out by surveyors, these field patterns result from late enclosure during the 18 th and 19 th centuries. This historic landscape character type, includes commons that were enclosed by Act of Parliament.
Post Medieval	Period dating between 1500AD and 1799AD
Rectilinear Enclosure	Field patterns where the predominant boundaries are straight, although secondary boundaries may be sinuous or curvilinear. This differs from planned enclosure for which there will be very little evidence of other forms of boundaries. Their period of origin could date from the medieval period onwards and could include unrecognised piecemeal enclosure. It includes 18 th -19 th century enclosure for which planning is in question. Research could elucidate the origins of specific systems.
Ring Ditch	Circular or near circular ditches, usually seen as cropmarks. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements*.
Roman	Period dating between 43AD to 409AD
Saxon	Period dating between 410AD and 1065AD
Water Meadows	Area of land deliberately flooded to fertilize grassland through a series of artificial channels. Typical features include water carriers, panes, drains, sluices and footbridges. The earthwork remains of panes and drains can be mistaken for 'ridge and furrow'. The classic water meadows are generally seen as 18 th or early 19 th century in date, but some may date from as early as the 16 th or 17 th centuries.

Designated Heritage Assets in the Parish of Whittington & Fisherwick

Legend

Designated Heritage Assets

- ▲ Listed Buildings Grade II
- ★ Listed Buildings Grade II*
- Conservation Areas
- Scheduled Monuments
- Parish Boundaries

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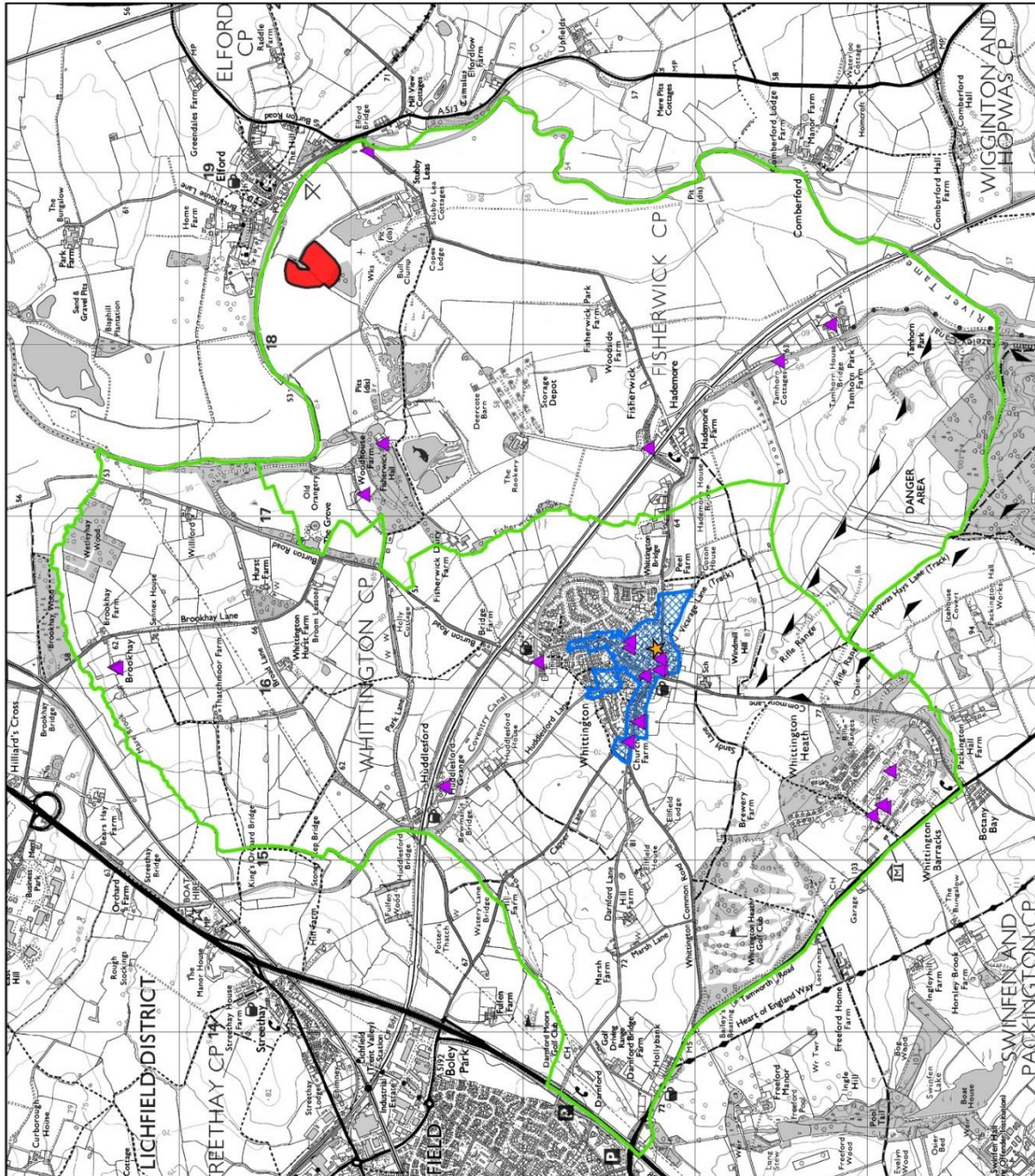
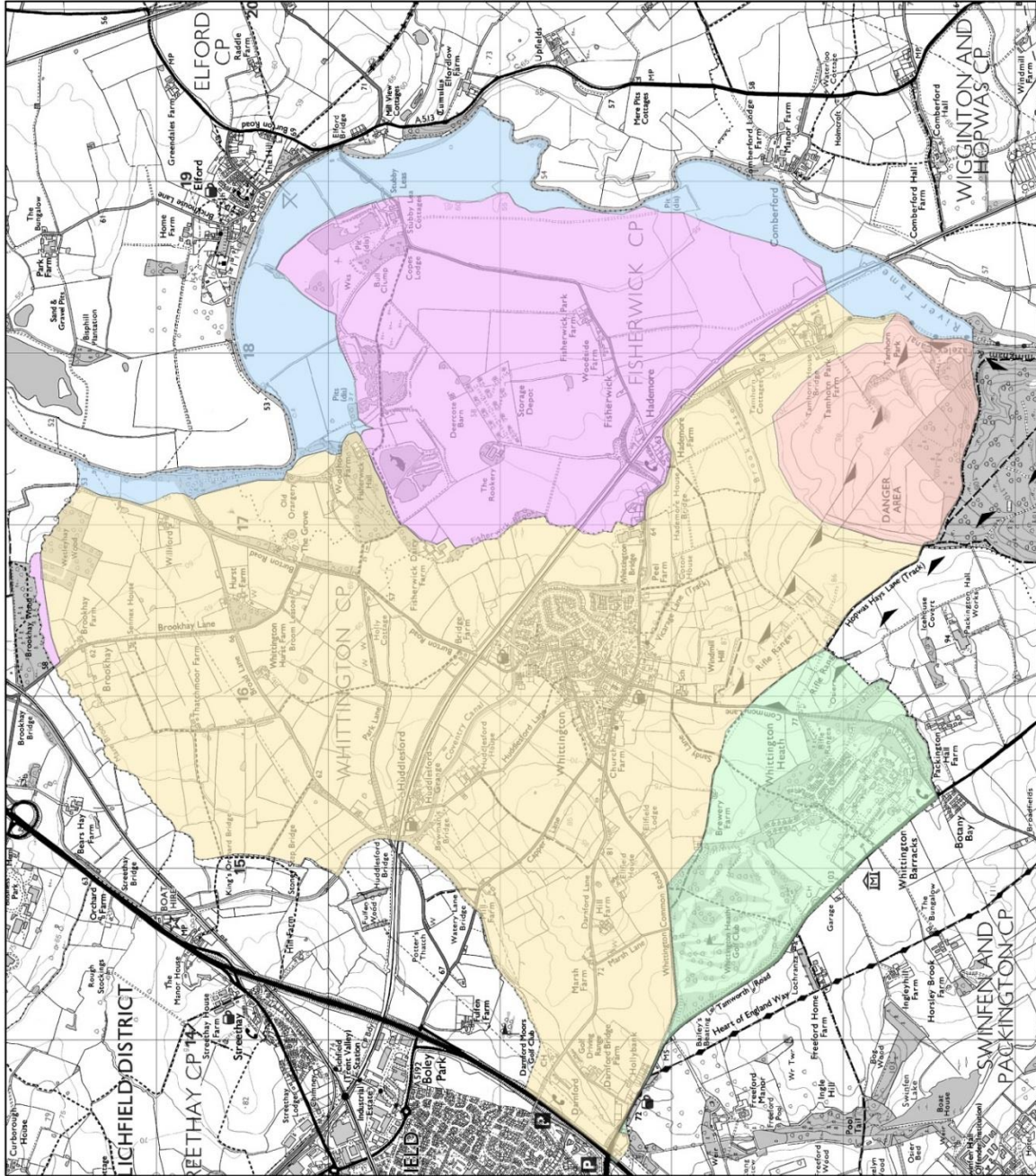


Figure 1: Designated Heritage Assets in the parish of Whittington & Fisherwick

Landscape Character Types (LCTs) in the Parish of Whittington & Fisherwick

Legend

- LCT**
- Ancient Settled Farmlands
 - River Meadowlands
 - River Terrace Farmlands
 - Sandstone Estatelands
 - Sandstone Hills & Heaths



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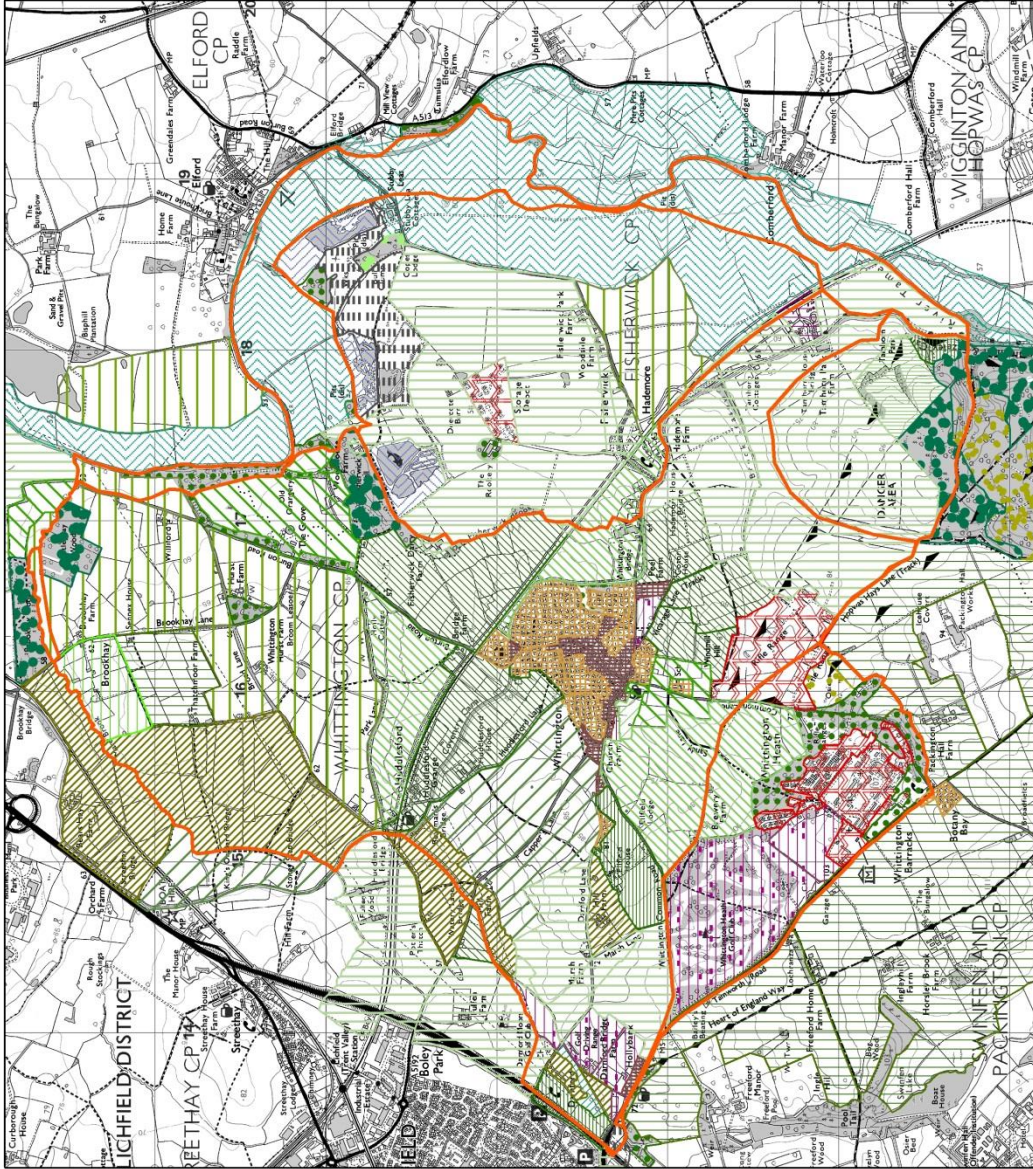


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Figure 2: Landscape Character Types (LCTs) in the parish of Whittington & Fisherwick

Historic Landscape Character (HLC) in the Parish of Whittington & Fisherwick



- Legend**
- 18th/19th Century Planned Enclosure
 - 18th/19th Century Semi Planned Enclosure
 - Ancient Woodland
 - Artificial Water Bodies
 - Drained Wetlands
 - Early Irregular Enclosure
 - Early Reorganised Piecemeal Enclosure
 - Early Small Rectilinear Fields
 - Historic Parks and Gardens
 - Industrial and Extractive
 - Military
 - Miscellaneous Floodplain Fields
 - Other Early Woodlands
 - Other Parkland
 - Other Recent Woodlands
 - Piecemeal Enclosure
 - Plantations
 - Post 1880s Reorganised Fields
 - Post 1880s Reorganised Piecemeal Enclosure
 - Post 1880s Settlement
 - Post 1880s Small Replanned Enclosure
 - Post War Amalgamated Fields
 - Pre 1880s Paddocks & Closes
 - Pre 1880s Settlement
 - Recent Replanted Ancient Woodland
 - Recent Woodland Clearance
 - LCT Boundary

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LCT: Ancient Settled Farmlands
Data recorded on the Historic Environment Record

Legend

- ▲ Extant Historic Farmsteads
- Historic Building
- ★ Findspot
- Monument
- LCT Boundary

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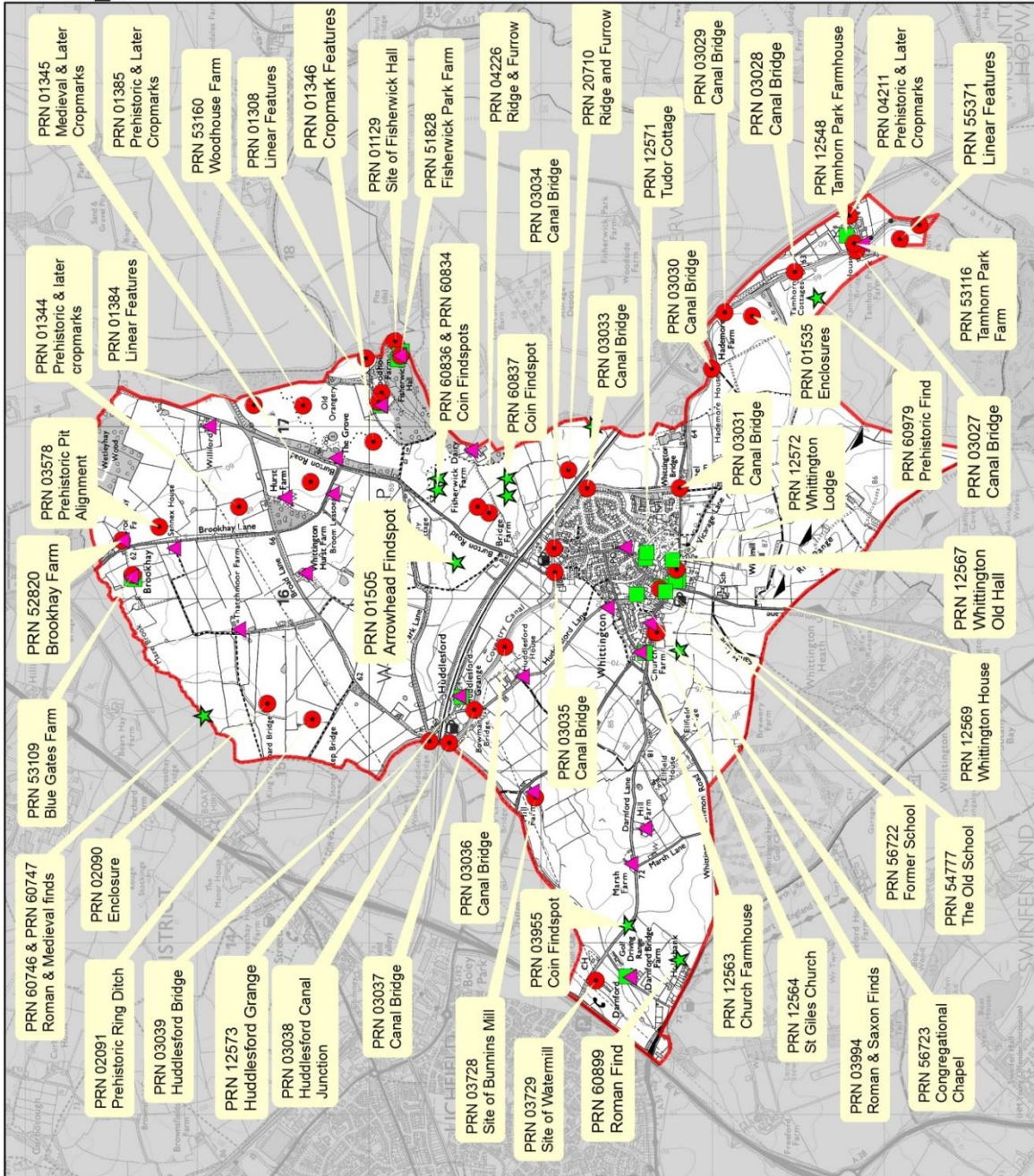


Figure 4: LCT Ancient Settlement Farmlands

LCT: River Meadowlands
Data recorded on the Historic Environment Record

Legend

- Extant Historic Farmsteads
- Historic Building
- Finds spot
- Monument
- LCT Boundary

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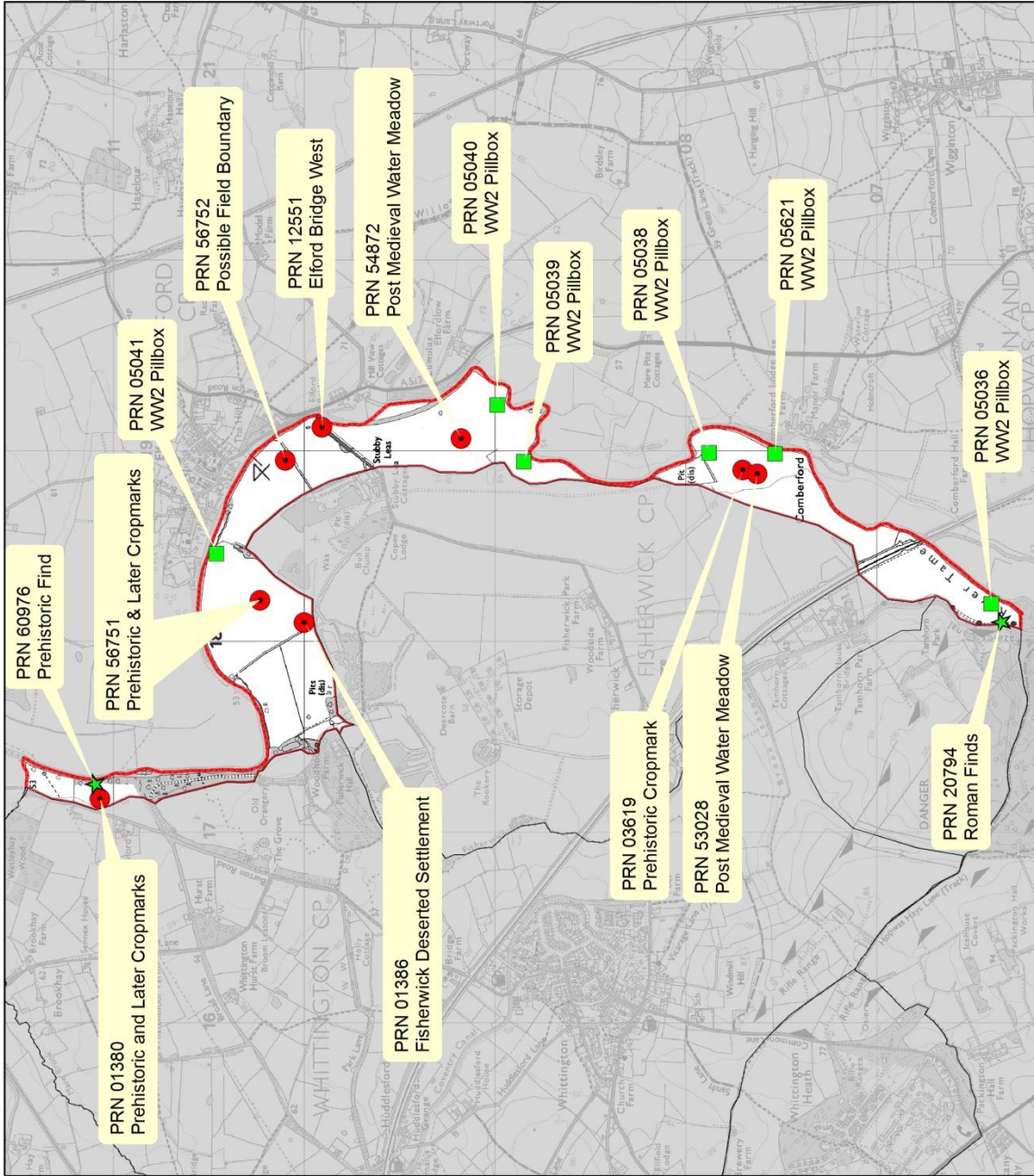


Figure 5: LCT River Meadowlands

LCT: River Terrace Farmlands

Data recorded on the Historic Environment Record

Legend

- ▲ Extant Historic Farmsteads
- Historic Building
- ★ Findspot
- Monument
- LCT Boundary

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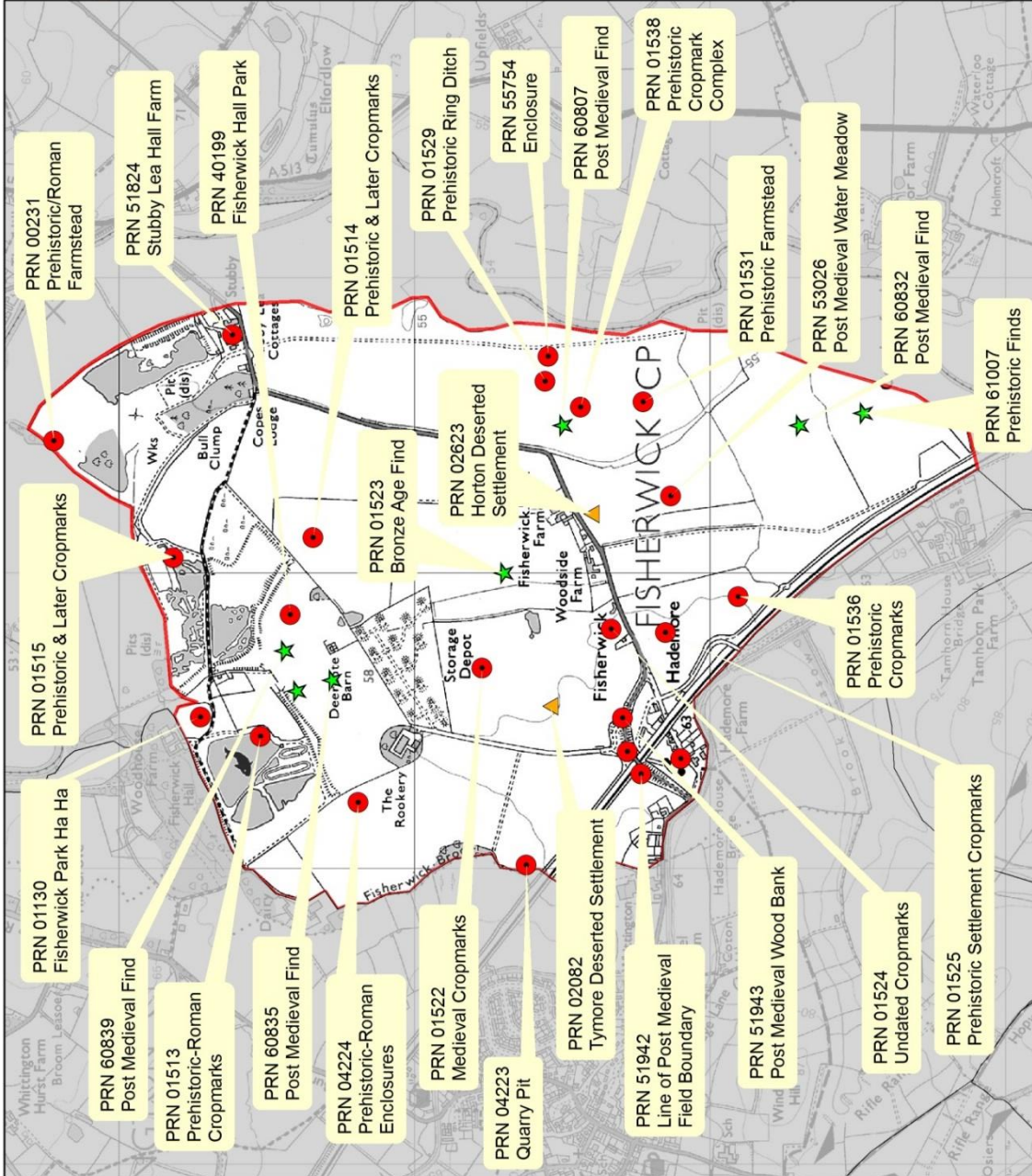


Figure 6: River Terrace Farmlands

LCT: Sandstone Estatelands

Data recorded on the Historic Environment Record

Legend

- ▲ Extant Historic Farmsteads
- Historic Building
- ★ Findspot
- Monument
- LCT Boundary

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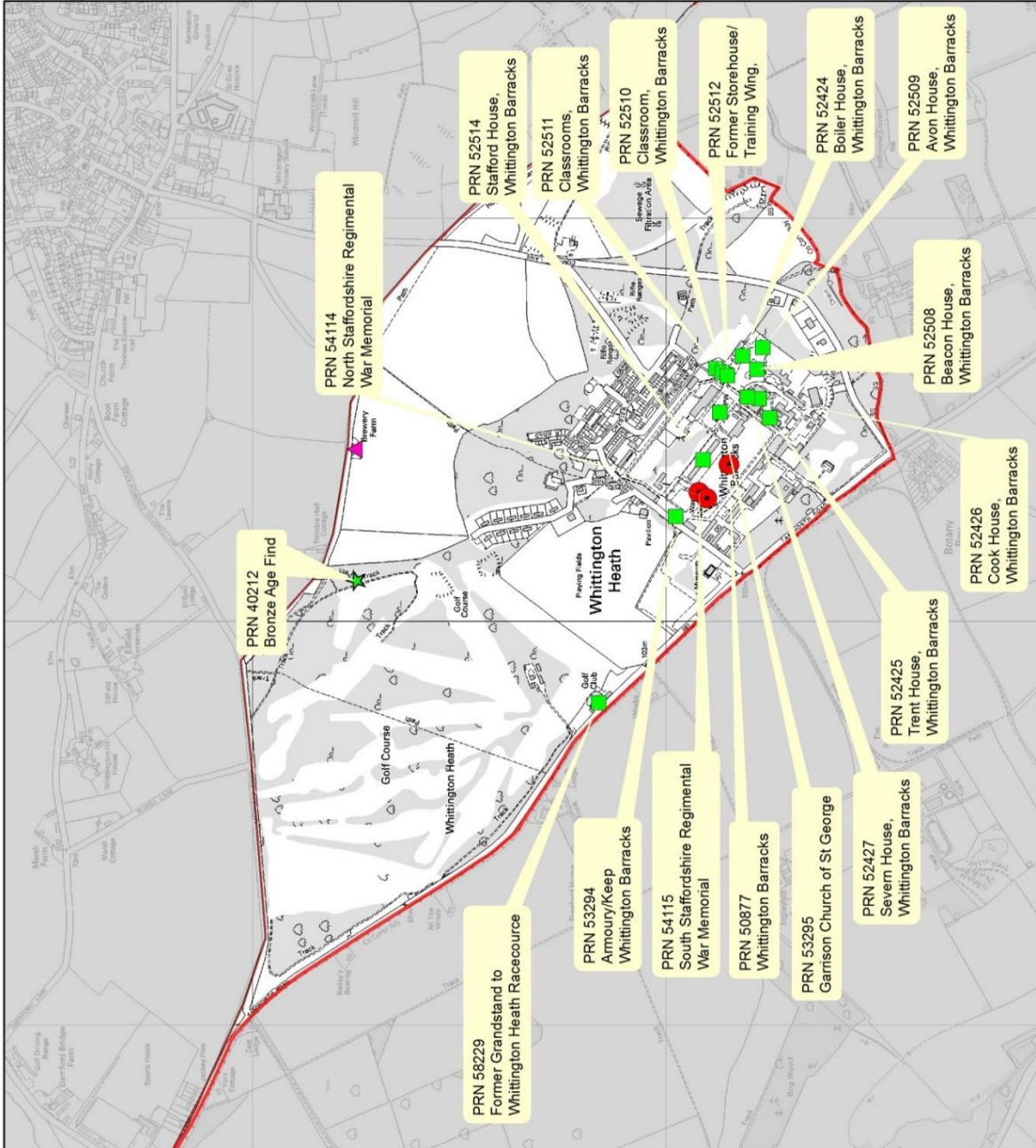


Figure 7: Sandstone Estatelands

LCT: Sandstone Hills & Heaths

Data recorded on the Historic Environment Record

Legend

- ▶ Extant Historic Farmsteads
- Historic Building
- ★ Findspot
- Monument
- LCT Boundary

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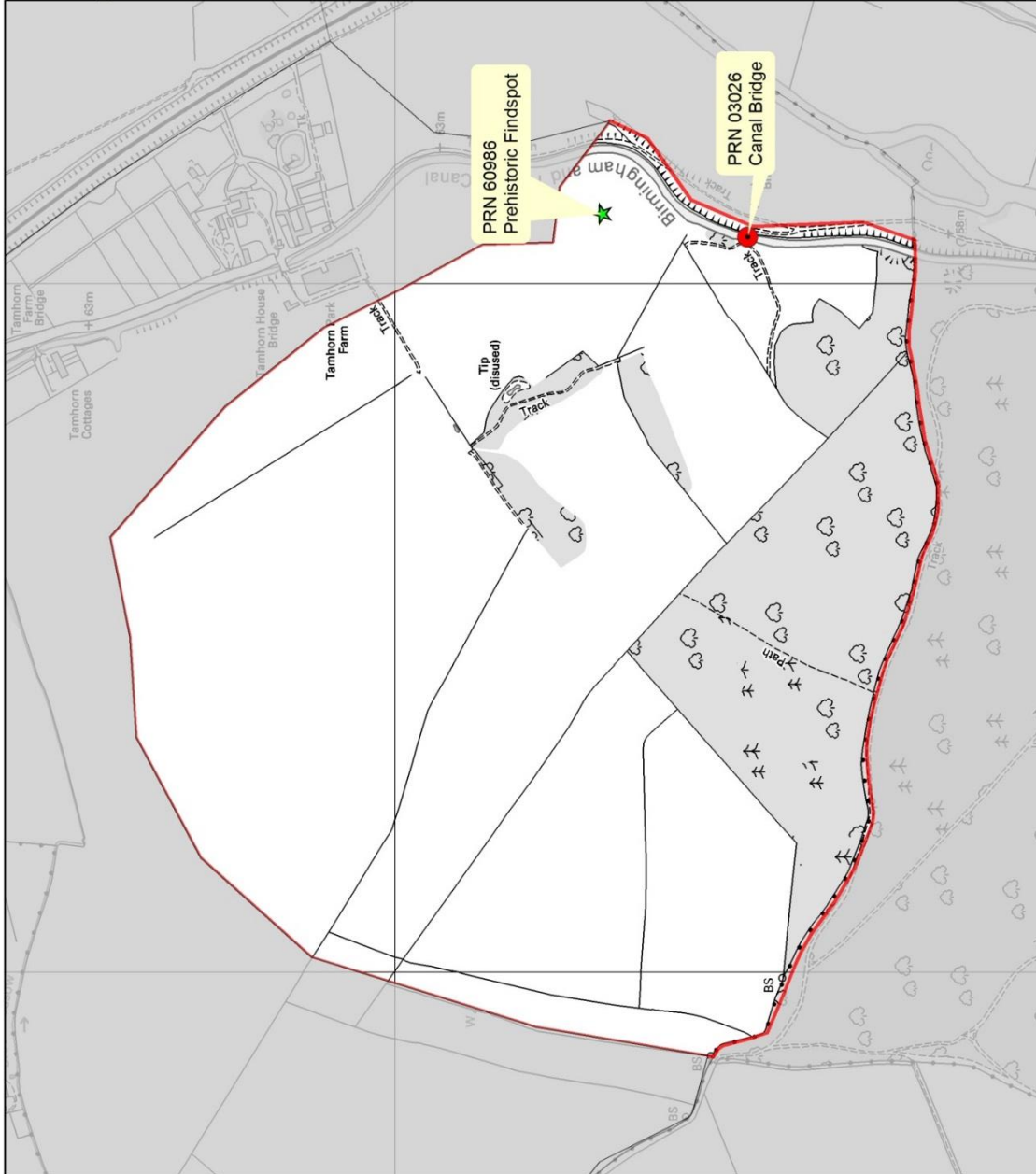


Figure 8: Sandstone Hills & Heaths

Appendix E - Local (Non-Designated) Heritage Assets in Whittington and Fisherwick

- The Dog Inn, Main Street



A rendered, but older brick property with Staffordshire blue roof tiles and original window openings. It is probable that there was a beer house here before 1814. Once named "The Talbot" (a type of hunting dog), it became known as "The Dog" by about 1837.

- The Bell Inn, Main Street



An older house, with typical red brick walls, Staffordshire blue roof tiles and large chimneys, which became a "Shop & Beer House" in 1832. Two cottages alongside were later purchased and the Inn extended to its present size.

- The Village Hall, Langton Crescent



A tradition mid C20 brick built community building which is a focal point of village life. Construction started in 1959. The footings were dug by members of an International Peace Team which contained 7-8 nationalities and were organised by Americans, Mr & Mrs Kenworthy.

- The Old Post Office, Main Street



Constructed in typical style of red brick with Staffordshire Blue roof tiles and gable end detailing, this is an altered C19 farmhouse or Yeoman's house which house the Post Office for many years but is now wholly residential. It is one of 5 buildings to be used as the PO over the years) and the site of the post box can still be seen in the wall.

- The Old Police Station, Common Lane



A rendered, but older brick property with Staffordshire blue roof tiles, large chimneys and original window openings. The constabulary used to live together here until, with the expansion of the village, larger houses were built in Church Street opposite the Church. Until recently, the cell door and barred window could be seen. In the garden was a small building which was used for many various village events such as brownies, the Band of Friends & the doctor's surgery.

- St. Giles Church, Church Street



A combination of brick and local red sandstone quarried in Hopwas Woods, under a Staffordshire Blue tiled roof. There has been a church on the present site in Whittington since the 13th century, when worship was taken by the monks who walked over from the Friary at Lichfield. It was badly damaged by fire in 1760, but parts of the medieval tower remain. The chancel was added in 1880 - 1881. The nave was rebuilt after the fire.

- The Hawthorns, Church Street



A late C19 double fronted villa style property, of red brick under a Staffordshire Blue tiled roof. It has original window openings , stone lintols, quoins and doorway and elaborate barge-boards on the gables. Today it is a popular Boarding House. In the grounds is the Scout Hut – still used for meetings today - and another shed that was used as a small forge & where the “extra” pigs were slaughtered during the war.

- The Old Scout Hut, Church Street



The building in the gardens of the Hawthorns. It is constructed of red brick under a Staffordshire Blue tiled roof. It is likely to be of agricultural or workshop origins and retain the original door and window openings.

- Old Terrace Cottages, Church Street



A row of typical C19 worker cottages, built of red brick under a Staffordshire Blue tiled roof. Newer porches have been added and one cottage is rendered, but the original window openings remain.

- Rose Cottage



A C19 property which has been improved, but retains the original red brick and Staffordshire Blue roof tiles with substantial chimneys.

- Peel Farm, Fisherwick Rd



A substantial residential property constructed of red brick under a Staffordshire Blue tiled roof with a strong end gable feature. The cottage was sold when part of the Old Hall Estate was broken up in 1830. It was said to be a Public House & Wharf and it became known as the Peel Arms before 1834. The house was originally built about 1740. By the 1940s it had become a private house although the wharf was still used to offload coal which villagers used to collect in wheelbarrows.

- Fisherwick Green Telephone Box



A good example of a red telephone box: one of thousands designed by Sir Giles Gilbert Scott. The Crown on the fascia of the kiosk, representing the British government, shows that it is a post 1926 example.

- Tamhorn Cottages



A row of C16 Cottage, originally constricted of red brick, but now rendered> typical Staffordshire Blue roof with four symmetrically spaced chimneys. The name “Tamhorn” relates to the former parish of Tamhorn which was integrated into Fisherwick Parish in 1934. The name also relates to Tamhorn Park in the south of the former parish.

- Sandcroft Villas (1908), Fisherwick



A row of late C19/early C20 cottages of red brick with a Staffordshire Blue tiled roof. The term “Villa” refer to added decoration of pattern brickwork, decorative lintols and more elaborate chimneys. Porches have been added, but the original window openings remain.

- Sunny Villas (1911), Fisherwick



A row of late early C20 cottages of red brick with a Staffordshire Blue tiled roof. The term “Villa” refer to added decoration of pattern brickwork, decorative lintols and more elaborate chimneys. The original door and window openings remain.

- Fisherwick Hall



Fisherwick Hall was originally built as a Tudor manor house. It was enlarged and renamed as Fisherwick Hall in about 1761 when a Palladian mansion was built with landscaping by Capability Brown. Sadly, it only lasted for 50 years, until 1808 when it was demolished when its owner was declared bankrupt. All that remains, other than modernised farm buildings developed into modern homes, are the grand old entrance pillars, now found on Fisherwick Road, near the old railway level crossing.

- Back Lane Cottages, Whittington



Altered and rendered C19 cottages but retaining the Staffordshire Blue roof tiles and chimneys. Also displayed are the original window and door openings.

- The Plough Hudlesford,



A larger early C19 house or pair of cottages which became a public house for barge workers and travellers. Typical red brick wall with Staffordshire Blue roof tiles and substantial chimneys. The front and side extensions are modern, but at first floor the original window openings remain along with decorative brick dentil detailing

- Old Swan Cottages, Burton Old Rd



These C18 cottages display the typical red brick walls and Staffordshire Blue tiles roof construction. The original Swan Inn was in the middle of the row of cottages and its bricked in archway can still be seen.

- Primrose and Bluebell Cottages, Fisherwick

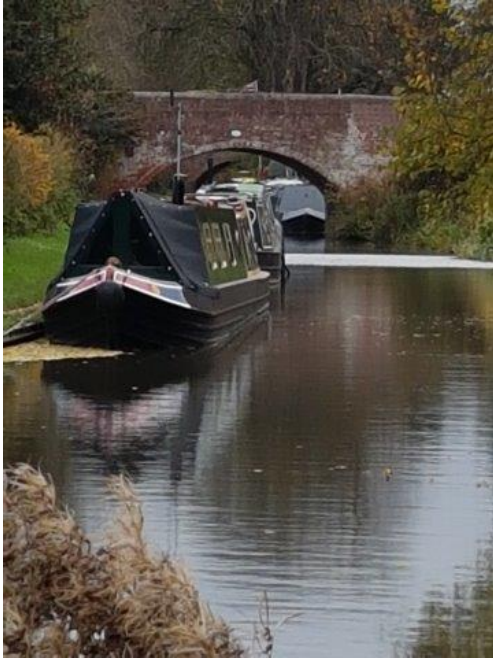


A row of late C19/early C20 cottages of red brick with a Staffordshire Blue tiled roof. The term "Villa" refer to added decoration of pattern brickwork, decorative lintols and more elaborate chimneys. Porches have been added, but the original window openings remain.

- Canal Bridges (there are 6 in the Parish)



One of the bridges is listed (Swan Bridge 1785) and the remainder typically follow this pattern of construction: red brick with ashlar coped parapet and a single arch spanning the canal with square end piers. This section of the Coventry Canal was completed by 1786 under the direction of Thomas Dadford senior.



See previous description.

- The Green, Whittington



A small but important historic open pace flanked with original C18/C19 red brick wall with blue tile/blue brick coping providing a setting for attractive and important specimen trees

- DMS, MOD



There are some Listed Buildings on the DMS site. Whittington Heath was an open sheep walk. From 1702 it hosted Lichfield Races until the racecourse closed in 1895. Building of Barracks for the Staffordshire Regiments began in 1877. The war department purchased the land from the Marquis of Anglesey in 1881. During WW2, the Barracks was handed over to the US Army as depot. Most of the original complex was demolished in the 1960s, but some structures and reminders of the past remain.

- Bit End Field, Whittington



This sits within a well-used open space. The pavilion building is used by Parish Council as a meeting room and changing rooms for sports activities. It is an attractive contemporary structure.

- Swan Park, Whittington



Swan Park is an important and well used open space alongside popular allotments. Both areas of land are leased to the Parish Council and Policy coverage is proved by CFOS 4.

- Noddington Park, Whittington



Noddington Park is an important and well used open space and Policy coverage is proved by CFOS 4. The site contains a number of attractive and important specimen trees.

- Woodhouse Farm Walled Garden, Orangery and Ha



Woodhouse farm is a CIC growing a variety of foodstuffs & open to the public. It was a traditional small farm created in 1808 from the walled garden, cherry orchard and other small areas of land which had once been part of the Fisherwick Estate. The walled garden is an attractive and locally significant (historic) feature. Fruit and vegetables are grown and produce is sold through a farm shop and people are encouraged to join Community Supported Agriculture (CSA) scheme.



The remains of the orangery and ha are also significant local features



- Bridge at Fisherwick Wood



An attractive and largely unaltered bridge built of local sandstone

Bridge over River Tame



Triple arch, local sandstone bridge over the River Tame at the junction of and Burton Road.

Probably Listed (Grade 2)

- War Memorial Whittington



Built at the crossroads and engraved with the 12 names of the village men who gave their lives in WW2.

Victorian villas, Main street, Whittington



A pair of late C19 or early C20 houses, constructed of red brick with some dentil and corbel detailing. The original window and door openings remain. The hipped and gabled roof, originally Staffordshire Blue tiles has been re-roofed with more modern concrete interlocking tiles.

Appendix F. 2015 Local Plan Strategy. Vision & Policies for Whittington & Fisherwick.

Vision for Whittington *The high quality living environment and ambiance of Whittington will be maintained and enhanced by particular emphasis on good design quality in development, continued environmental enhancement in the Conservation Area and careful traffic management. Whittington will continue to be a compact, stable, healthy and safe village functioning as a local service centre offering a range of good quality services and facilities for the village and its hinterland. The community will continue to promote and develop its role in working towards a low carbon future. It will continue to develop strong links with a range of local businesses and services and particularly to the Defence Medical Service facility to the south of the settlement.*

- The village will be a place where the environmental impact of necessary traffic movement is controlled to acceptable limits.

- The vital contribution made to the character of the village by the Conservation Area will be recognised through continued protection and enhancement.

- Whittington will accommodate a proportionate level of village growth which reflects the existing character and qualities of the village and which addresses local need, whilst maintaining a self-contained community with clear physical boundaries.

Policy Whit. 1: Whittington Environment *Whittington will maintain its role as a separate, freestanding, safe, healthy and stable community, offering a high quality local living environment and functioning as a local service centre offering a range of services and facilities, with strong links to the Defence Medical Services (former Whittington Barracks). Initiatives to improve and enhance the local environment will be supported, specifically but not exclusively including: improving the physical environment around the shops and measures for improving traffic safety and localised flooding issues provided that the improvements are of a physical form, distribution and quality appropriate to current local needs and the local environment. The significance of the Conservation Area will be recognised and protected in all potential change and improvements supported.*

Explanation *17.79 Whittington is an historic village, surrounded by Green Belt, which is located within a shallow depression within an agricultural landscape and is largely 'hidden' from any distant view across the area. The historic core is a designated Conservation Area and many buildings within this are subject to an Article 4 direction which imposes additional planning controls on them to help protect the unique character of the area. 17.80 Whittington has medieval origins and some historic field patterns exist around the area. The canal is a designated Site of Biological Importance, and provides an opportunity to create additional habitats. The area is at risk of flooding, particularly in or close to the centre of the village. 17.81 The village has expanded beyond the historic core, mainly to the east and north where it is now mostly developed up to the boundary formed by the Coventry Canal: this growth has mainly taken place in the twentieth century, particularly in the 1960s and 70s. It has strong links with settlements nearby, most notably the village of Fisherwick to the north east, and also with Lichfield to the west. 17.82 The village is located where an east - west and north - south road cross and, whilst not classified as 'A' roads, these still take a significant amount of traffic. There is therefore a potential need for additional traffic management along Main Street and Church Street. 17.83 The route of the high speed rail link, High Speed 2, runs to the west of the village and measures will need to be supported which minimise the impacts of this on the community and the environment. 17.84 Retaining the character of the village as a well-defined, free standing settlement is essential. The historical character of the village need to be protected and any new development needs to respect its form and existing architectural and environmental qualities.*

Policy Whit. 2: Whittington Services & Facilities Whittington will function as a Key Rural Centre, with a range of services and facilities which serve the local community and its hinterland. The loss of existing services and facilities will be resisted unless an equivalent facility can be provided which offers an equal or improved service to the community. The provision of 3 additional football pitches will be supported at an appropriate location within the ward in line with the requirements of the Playing Pitch Strategy. The provision of additional cricket facilities will be supported within Whittington ward provided that unmet demand can be clearly demonstrated and accords with the requirements of the Playing Pitch Strategy.

Explanation 17.85 The village plays an important role in the rural community, with a range of shops and facilities to serve residents and the wider rural area. It is important that this role is protected and enhanced. 17.86 Equipped play provision needs improvement. The village has good access to a range of green infrastructure including amenity green space, canal towpaths and allotments. 17.87 There is a need to provide 3 additional football pitches to address shortfalls up to 2028, and cricket provision is likely to be at capacity so an unmet demand will need to be addressed: it should be noted that this applies to the Whittington ward, not just the village itself.

Policy Whit. 3: Whittington Economy. Whittington will function as a Key Rural Centre, with a range of economic functions which serve the local community and its hinterland. The loss of existing economic services which contribute to the sustainability of the settlement will be resisted unless an equivalent facility can be provided which offers an equal or improved service to the community. The importance of local employment in the settlement and its hinterland will be recognised and initiatives to ensure it links positively and in a way which is relevant to the local community will be supported.

Explanation 17.88 The recently expanded St Giles Hospice lies to the south of the village and is a significant local employer. Further south, across a short stretch of open countryside lies the former Whittington Barracks (now the Defence Medical Services). The Barracks had strong links with the village particularly in terms of the use of its services and facilities and the role it played in helping to sustain these. This relationship needs to continue, particularly in terms of the continuation of mutual benefits related to business, employment and social activity. 17.89 Ensuring that the village continues to thrive as a largely self-sufficient and sustainable settlement requires the current level and variety of shopping at the heart of the village to be retained and enhanced. The local employment base within the village should be protected, providing a sound environment for local businesses to thrive and an opportunity for many residents to work locally.

Policy Whit. 4: Whittington Housing A range of between 35 - 110 homes will be provided with **final numbers and locations to be determined via the Local Plan Allocations document**. The quality of the built and natural environment will be enhanced and protected. Small-scale redevelopment within the village will be supported to provide for new housing and a modest level of village growth, whilst maintaining a self-contained community with clear physical boundaries and which complements the character of the existing settlement. Infill development will be prioritised provided that this does not result in a loss of services and facilities which contribute to the function of the settlement as a Key Rural Centre. Some sites beyond the village boundary may need to be included, **potentially including a small amount of Green Belt and these will be considered via the Local Plan Allocations document**.

The determination of locations for housing will take into account current information gathered by, and in conjunction with local communities.

Housing in Whittington will provide for the needs of the local community, particularly providing a range of affordable homes, starter homes and smaller homes to address downsizing need and the needs of the ageing population.

Explanation 17.90 *There is a particular need in Whittington (and the wider Rural South Housing Market Area) for smaller properties, 2 or 3 bedrooms in size which can help to address a local shortfall of starter homes and properties for people to downsize to: there is also a need to ensure that there is sufficient housing stock to be able to address the varied needs of the ageing population. This is particularly to help ensure that residents, of any age, are not forced, by lack of choice and opportunity, to leave their community once their needs change. This will enable Whittington and its hinterland to become more self-sustaining and to positively contribute to the health and well-being of all of its residents. 17.91 Due to the highly constrained nature of the village it may not be possible to address the level of local need without some limited release of Green Belt, in a way which minimises the impact upon the local environment and which can be fully integrated with the existing community. This will be considered further through the Local Plan Allocations document.*

Appendix G – Potential Housing sites: landowner/developer engagement and site assessment. Extracts from the 12th Dec. 2016, LDC Economic Growth, Environment & Development (Overview & Scrutiny) Committee on emerging Allocations Document.

1 Landowners and developers

MEETING WITH CALA HOMES – TUE. 3rd MAR. 2015 - PAVILION, BIT END FIELD. 11.30 am

Present. Thia Knowles, Chris Jones, Clive Abbott, Garry Hyde, Phil Jackson,

Cala Homes Reuben Bellamy, Michel Robson, Simon Marson

Site Owners Tom Cope and Andy Cope were in attendance

INTRODUCTION Reuben Bellamy gave an opening presentation of CALA Homes and their credentials in the Building Industry,(including the recent acquisition of Banner Homes) their Financial Stability, their ability to undertake and deliver such a project and their knowledge of Village Developments. Michael Robson then gave CALA Homes views on outline proposals for the proposed development of the site off Huddlesford Lane, currently farm land and greenbelt, owned by the Cope family. He gave the view of the LDC Planners regarding the use of Greenbelt. This was the standard message that they were not open to Green Belt Use and that the mere fact of needing houses was not a reason to release Green Belt. The position re access to the proposed site was outlined, and a map detailing the possible demolition of a bungalow, acquisition of other land and the proposed new entrance to the site and the diverting of Huddlesford Lane were discussed.

Simon Marson then produced a number of artist impression boards showing the possible layout of the site, the possible elevation view of the housing on the access to the site and green and open areas in the proposals.

The site was outside the Conservation area and the historic centre of the Village but was adjacent to current housing and would not have great impact on the current Green Belt.

It was interesting that should the Green Belt development be approved that the Green Belt should be re-designated and protected for 15 years according to the Consultants.

The proposal was to construct around 80 houses, of two storey construction, with possible dormer windows in some properties. The property size was between 1 and 5 bedrooms of affordable and luxury homes.

The actual design of houses had not been finalised but it was accepted that the characterisation of other Village properties would be a firm consideration in the property design.

It was interesting to note that NO PLANNING APPLICATION has been submitted and the proposals are still at Consultation Stage.

The following points were answered.

THE PROPOSAL A medium/large scale development on Greenbelt is proposed by CALA Homes, who are a major home builder of 5 star rating and involved in projects Nationwide.

If any approval was given, time frame for project completion, around 3 years, based on a lead time of up to a year and then a building rate of around 40 units per year.

80 houses of mixed size envisaged, from 1 bedroom to 5 bedroom, based on “traditional architecture”. Starter to Executive. Terraced and link detached, as well as detached properties envisaged. No three storey homes, no flats and no bungalows considered at this time.

Housing Association involvement would be that around 70% to 75% of the Units would be sold to them as rentable properties, but the developers would operate a discount buyer system for local people on the remaining 25% to 30%, a system they have used in other projects. There was no indication of any ratio of properties but they would follow local guidelines as a minimum. Possible prices not available. At present there are no alternative or revised plans, although this has not been ruled out

There has been no decision on design but sympathetic to the mix of the villages was again envisaged. Well insulated, eco homes also envisaged. As a new site there will be no impact on existing views (according to the developers) and there are no known historic sites, but the usual restrictions would be in place if development uncovered such sites.

The materials for construction have not yet been considered, however we were assured that the houses would be built to high levels of insulation. It appears that solar panels are not a preferred option, because of their adverse visual impact and maintenance, but other energy saving measures would be considered.

ENVIRONMENT There does appear to be a minimum of landscaping and open spaces within the proposals. There is one area which seems designated as a Village Green. There are no other designated public green areas, but trees and verges appear to be their trademark to make the scheme ‘softer’ in environmental terms

Current hedgerows are to be retained and improved, with mixed planting, including deciduous trees to maintain the semi-rural feel. The access road to the site entrance is wide and has verges on both sides as well as pavement. On entering the site, the roads are narrower and have curves and bends to slow down traffic speed. It was envisaged that tarmac may give way to paviour to show a more pedestrian friendly environment. There is obviously pedestrian access to the Whittington Village.

Parking has been addressed and it is envisaged that a minimum of two spaces would be allocated to each dwelling. Footpaths and pavements would be user friendly. All roads would be wide enough to allow access for Refuse Collection and Emergency Access.

IMPACT Site would be self-contained but adjacent to some current housing and site construction parking would not an issue. Restrictions would be placed on site traffic delivery movement, outside peak times, and no weekend or late night working is contemplated

No known impact on BT, Electricity or Gas services and sewerage would be dealt adequately as the main sewer runs close to the proposed site

Increased Traffic was discussed at length. The new road layout was looked at and some positive suggestions were considered with regard to providing rear access to some houses in Back Lane to alleviate parking and looking at other off street parking facilities. The junction layout at Chapel Lane/Back Lane and the narrowness of the access from NW on Huddlesford Lane, was also discussed.

No real evidence re increase in street parking as the proposals are on a self-contained site.

Consultants have been in contact with school in the past

Doctors/Health Service to be consulted but as there would be no increase in Building size, only staffing for further hours, this may be out of their remit..

The proposal would mean an appreciable loss of Green Belt, as the site is a discrete field of 7 acres (3 hectares) which is used for cultivation. The recent District Council review of Green Belt release declared this parcel of land to be important in safeguarding the countryside from encroachment but less important in terms of preserving the character of the Village, because there is no direct visual relationship with the conservation area.

Benefits to the Villages would be low price homes, allowing younger Villagers to remain in the area in affordable and modern homes.

There would remain a Public Right of Way along the side of the project, although the right of way across the site was not discussed. Thoughts were expressed to provide access for dog walkers and rambles around adjacent fields and back to Swan Park as well as possibly setting out wildlife areas on adjacent low lying fields.

Their current housing plan is not set in tablets of stone and can and would be amended to take in concerns/needs of the Villages

2 MEETING WITH C.T.PLANNING THUR. 5th MAR. 2015 PAVILION, BIT END FIELD. 11.30 am.

Present. Thia Knowles, Chris Jones, Garry Hyde, Fran Jackson,

C.T.PLANNING Chris Timothy, Philippa Kreuser

Site Owners Mr. Duncan not in attendance

INTRODUCTION Chris Timothy gave an opening presentation concerning the proposals to develop land in Common Lane, to the South of the School. He indicated that following the death of the owner, the family wished to sell the land for development. Although the site shown was contained in the proposal, there was a further Paddock to the rear of the site, away from the main road, which could conceivably be incorporated. This area was not in the conservation area.

Philippa produced artist impressions showing the possible layout of the site, and the access to the site and green and open areas in the proposals. The first layout was of ultra-modern, very eco-friendly uniform houses (bit like barracks to me), of which 17/18 could be accommodated, all South facing. The second layout of 12 + was more traditional in design, and comprised of a mix of 2/3 bedroom semi and detached homes. These would be for sale and also for rent through a registered housing association.

The site was outside the Conservation area and the historic centre of the Village but was adjacent to current housing on one side and the school on the other. Development, in their opinion, would not have great impact on the current Green Belt.

The actual design of houses had not been finalised but it was accepted that the characterisation of other Village properties would be a firm consideration in the property design.

It was interesting to note that again NO PLANNING APPLICATION has been submitted and the proposals are still at Consultation Stage. Again the developers were waiting for site allocation to be announced.

All Developers pointed out that the numbers of dwellings required 35 to 110 (minimum or maximum – we do not know the planners minds) would necessitate the release of SOME GREEN BELT LAND, and it was part of the Neighbourhood Plan to identify those areas and developments which residents favoured most.

Chris Timothy spoke about various developments the firm worked upon, and it was obvious that they are a very well established firm, competent and well qualified in the field of development.

The following points were answered.

THE PROPOSAL A small scale development on Greenbelt is proposed by C.T.Planning, who are acting on behalf of the landowner and with his authority. If any approval was given, time frame for project completion, around 18 months.

12 houses of detached and semi-detached design envisaged, 2/3 bedrooms. Final numbers and actual design of the site is still not set in stone and could be tweaked to take into account Village requirements. Housing Association involvement for rentable properties, or shared ownership envisaged, up to around the 30% mark.

There was no indication of any possible prices at this time. As indicated previously alternative or revised plans could be brought forward, especially after further local consultation

There has been no decision on design but sympathetic to the mix of the villages was again envisaged. Well insulated, eco homes also envisaged. As a new site there will be no impact on existing views (according to the developers) and there are no known historic sites, but the usual restrictions would be in place if development uncovered such sites.

The materials for construction have not yet been considered, however we were assured that the houses would be built to high levels of insulation.

ENVIRONMENT There does appear to be a great deal of landscaping and open spaces within the proposals. There are no designated public green areas, but the developers indicated the proximity of local facilities, such as Bit End Field

Current hedgerows are to be retained and improved, with mixed planting, including deciduous trees to maintain the semi-rural feel. Only one access road to the site is proposed, and the development would be a private road, signed as such and road width not such as to invite school dropping off traffic to enter. On entering the site, the roads have curves and bends to slow down traffic speed. Parking has been addressed and it is envisaged that a minimum of two spaces would be allocated to each dwelling. Footpaths and pavements would be user friendly. All roads would be wide enough to allow access for Refuse Collection and Emergency Access.

IMPACT Site would be self-contained but adjacent to some housing and the school itself. Construction restrictions would be put in place to ensure parking would not be an issue. Restrictions would be placed on site traffic delivery movement, to be outside school starting and finishing times.

No known impact on BT, Electricity or Gas services and sewerage would be dealt adequately as the main sewer runs close to the proposed site

Increased Traffic was discussed. CT had engaged Highways Consultants to monitor traffic at this site (hence the recent wires across the road). Average of 3000 vehicles per day and minimal heavy goods vehicle traffic. Outside school drop off/pick up the traffic flow was in fact very light.

Discussions are to take place with the school management and various ways to tackle the congestion at drop off/pick up times were being explored. The fact that some vehicles were parked outside the school throughout the WHOLE day was mentioned, and this could be brought to the attention of the School Management.

No real evidence re increase in street parking as the proposals are on a self-contained site

The proposal would mean a small loss of Green Belt, as the site is a small field of 0.8 acres which is used for horses at the moment. The recent District Council review of Green Belt release declared this parcel of land to be important in safeguarding the countryside from encroachment but less important in terms of preserving the character of the Village, because there is no direct visual relationship with the conservation area. Benefits to the Villages would hopefully be low price homes, allowing younger Villagers to remain in the area in affordable and modern homes.

3 MEETING WITH C ZERO HOME LTD. TUE. 3rd MAR. 2015 PAVILION, BIT END FIELD. 7. 30 pm.

Present. Thia Knowles, Chris Jones, Julia Spencer, Garry Hyde, Phil Jackson, Fran Jackson, Phil Taylor
CZERO HOME LTD Robert Pearson and Andrea Pearson
Site Owner Richard Dyott. Not in attendance,

INTRODUCTION Robert Pearson gave an opening presentation of CZero Home Ltd, and their credentials They are, in essence, a Development Enabling Firm, who look for parcels of land for development, approach the owners and offer to design the exterior shells of custom built houses, with very high efficiency rating, design the site layout and ecology and then assist and enable plot buyers to construct a property on their plot. Buyers are able to do as little or as much of the internal work as they are able and wish to undertake to minimise costs. Robert produced detailed photographs and explanations of sites they had undertaken in Diss, in Norfolk, a large scale project in conjunction with National and Local Government. Sites in Telford and Wrekin and in Shropshire were shown. In essence they aim to produce A rated energy efficient homes, against the normal C or possible B rated normal developments.

Andrea Pearson then outlined the site off Common Lane, opposite and down towards the Village from the School. Total approximately 1.6 hectares, currently farm land and greenbelt, owned by the Dyott family. The view of the LDC Planners regarding the use of Greenbelt was discussed and the standard message that they were not open to Green Belt use per se and that the mere fact of needing houses was not a reason to release Green Belt, but the Green Belt boundaries could be altered as part of the Local Plan. The position re access to the proposed site was outlined, and a map showing the internal layout of the proposed development, green spaces, parking areas etc., was passed around.

The site proposed is outside the Conservation area and the historic centre of the Village but was adjacent to current housing and they intimated that in their opinion it would not have significant impact on the current Green Belt. It was interesting that they also agreed that should Green Belt development be approved that the Green Belt should be re-designated and protected for 15 years.

The proposal was to construct 10 houses, of no more than two storey construction. The property included 2 Bungalows, 4 Terrace houses (2 and 3 bedroom) 2 detached properties of 5 bedrooms. The actual design of houses had not been finalised but it was accepted that the characterisation of other Village properties would be a firm consideration in the property design.

It was interesting to note again that NO PLANNING APPLICATION has been submitted and the proposals are still at Consultation Stage.

The smaller houses would attract a discount of around 20%, with a time frame open to Local Residents only before any sale could be made.

Robert indicated that there were two stages for housebuilding, firstly the purchase of the land and then the building of the property. The land would be bought by individuals and an approved design of external shell would be erected. Internal fittings and finish would be up to the owners, therefore making the properties “custom built”. This is why they consider themselves “enablers” rather than developers.

The following points were answered.

THE PROPOSAL A small scale development on Greenbelt is proposed by CZero Home Ltd., who are not home builders in their own right but land developers and custom built house designers. They would, it appears also be able to assist in project managing builders. Time frame for project completion, around 3 years, with the expectation that following planning consent this would be much shorter

10 houses of mixed size envisaged, 2 detached bungalows. 4 2/3 bedroom terrace houses, 2 4 bedroom detached houses and 2 5 bedroom houses, based on “architecture in keeping with the characterisation of the Village”. Starter to Executive. No three storey homes. 1.6 hectares of land so low density.

No Housing Association involvement. Discount system for younger buyers with limited resources, which they have used in other projects. Possible prices not available. At present there are no alternative or revised plans, although this has not been ruled out as this would be outline proposal only and the ORIGINAL thought of executive homes has already been revised after initial Village Consultation.

There has been no final decision on design but sympathetic to the mix of the villages was again envisaged. Well insulated, eco homes to a very high standard and carbon neutral were envisaged. As a new site there will be no impact on existing views (according to the developers) and there are no known historic sites, but the usual restrictions would be in place if development uncovered such sites.

The materials for construction have not yet been considered, however we were assured that the houses would be built to high levels of insulation.

ENVIRONMENT There does appear to be a minimum of landscaping and open spaces within the proposals as there are large gardens provided. Only a small scale project with some green area at the entrance to the development. No appreciable play areas or recreational areas.

Current hedgerows are to be retained and improved, with mixed planting, including deciduous trees to maintain the semi-rural feel. The access road to the site entrance is wide and has verges on both sides as well as pavement. There is obviously pedestrian access to the Whittington Village.

Parking has been addressed and it is envisaged that a minimum of two spaces would be allocated to each dwelling. Footpaths and pavements would be user friendly. All roads would be wide enough to allow access for Refuse Collection and Emergency Access. Consideration would have to be given to prevent parking in this road at school drop off times.

IMPACT Site would be self-contained but adjacent to some current housing and site construction parking would not be an issue, as again the road infrastructure would be put in prior to any building work. Restrictions would be placed on site traffic delivery movement, outside peak times.

No known impact on BT, Electricity or Gas services and sewerage would be dealt adequately as the main sewer runs along Common Lane.

Increased Traffic was discussed at length. The School Traffic again was raised. Thoughts were to improve the entrance to the track opposite the school to provide a turning point and some parking for drop off /collection, but this area is not owned by the landowner. Small number of houses would not impact on traffic numbers/children numbers and if of school age would walk across road to school. Consultants have been in contact with school in the past. No real evidence re increase in street parking as the proposals are on a self-contained site.

The proposal would mean a small loss of Green Belt. Again the recent District Council review of Green Belt release declared this parcel of land to be important in safeguarding the countryside from encroachment but less important in terms of preserving the character of the Village, because there is no direct visual relationship with the conservation area.

Benefits to the Villages would be low price homes, allowing younger Villagers to remain in the area in affordable and modern homes, and two bungalows which may allow older residents to downsize, releasing other homes within the Village. Again, as with others, their current housing plan is in its infancy, not yet ready for a detailed planning application and can be amended to take in concerns/needs of the Villages.

4 MEETING WITH ELFORD HOMES WED. 4th MAR. 2015 PAVILION, BIT END FIELD. 7. 30 pm.

Present. Chris Jones, Julia Spencer, Garry Hyde, Phil Jackson, Fran Jackson,

ELFORD HOMES LTD Nick Misselke

Site Owner Roy Baxter Not in attendance,

INTRODUCTION Nick Misselke gave an opening presentation of Elford Homes Ltd., and their history. They are a Development Firm, locally based, who have done previous developments in and around Whittington, and other, it appears, Midland based developments, of different scales from small, 1 to 3 plots, to larger 50 to 70 unit developments. Nick lived and worked in Elford as Elford Homes, before moving to a larger house and office in Lichfield. He has worked for large nationwide developers and has a wealth of experience in the industry. Nick then produced detailed drawings of possible layout proposals for the site and a local map indicating the location of this site and other potential sites within the Village'

Nick then gave an outline of the site off Back Lane, opposite the mock Georgian Houses and surrounding the two tied cottages. Total approximately 2 hectares, or 5 acres in old money, currently farm land and greenbelt, owned by Roy Baxter.

The view of the LDC Planners regarding the use of Greenbelt was discussed and the standard message again given that whilst at the moment they were not open to Green Belt Use per se and that the mere fact of needing houses was not a reason to release Green Belt, land allocation would be declared in the near? Future.

It does appear that ALL the developers are WAITING for LDC to decide which parcels of Green Belt they will open up before anyone submits any actual applications

The position re access to the proposed site was outlined, and a map showing the internal layout of the proposed development, green spaces, parking areas etc., was produced and passed around.

The site proposed is outside the Conservation area and the historic centre of the Village but was adjacent to current housing and again in the opinion of the owner and the developer it would not have significant impact on the current Green Belt.

The proposal was to construct 35 units, of no more than two storey construction. The property included bungalows, starter homes, terraced houses (2 and 3 bedroom) detached properties of 4/5 bedrooms. Ni final numbers of each has obviously been decided. As the plan produced was an outline and a representation of POSSIBLE land use

The actual design of houses had not been finalised but it was accepted that the characterisation of other Village properties would be a firm consideration in the property design.

It was interesting to note again that NO PLANNING APPLICATION has been submitted and the proposals are still at Consultation Stage.

The starter homes would be marketed and developed with a registered housing association and there would be shared ownership. Numbers of dwellings for such ownership would be open to negotiation, subject to National minimums.

The following points were answered.

THE PROPOSAL A medium scale development on Greenbelt is proposed by Elford Homes, who are developers in their own and would oversee the complete project.

Time frame for project completion, around 2 years, (with an 8 week lead in period and each unit taking about 12 weeks to complete).

35 houses of mixed size envisaged, detached bungalows. 2/3 bedroom terrace houses, 4 bedroom detached houses and 2 bedroom houses, based on "architecture in keeping with the characterisation of the Village". . No three storey homes. 2 hectares of land so fairly low density.

At present there are no alternative or revised plans as this is only an indicative planning outline and can be altered/ tweaked to suit circumstances.

There has been no final decision on design but being sympathetic to the mix of the villages was again envisaged. Well insulated, eco homes to a very high standard. As a new site there will be no impact on existing views (according to the developers) and there are no known historic sites, but the usual

restrictions would be in place if development uncovered such sites. The rise of the land and the possible restriction of views of the Village to traffic travelling along Cappers Lane was pointed out.

The materials for construction have not yet been considered, however we were assured that the houses would be built to high levels of insulation.

ENVIRONMENT There does appear to be a great deal of landscaping and open spaces proposed within the proposals as well as the large gardens provided. There is a thought to introduce a pond within the development to help with the removal of surface water and enhance the flora and fauna

No actual play areas were envisaged but this could be a consideration.

A landscaping assessment would form part of a planning application. Current hedgerows are to be retained and improved, with mixed planting, including deciduous trees to maintain the semi-rural feel. This would be more so across the back edge of the site to shield the rear of the houses from the view from Cappers Lane. The access road to the site entrance is wide and has verges on both sides as well as pavement. There is obviously pedestrian access to the Whittington Village

The two current buildings within the complex are tied cottages with lifetime occupancy rights and would be maintained in their current form.

Parking has been addressed and it is envisaged that a minimum of two spaces would be allocated to each dwelling. The larger dwellings would have garages but there is no funding for these in social housing, Footpaths and pavements would be user friendly. All roads would be wide enough to allow access for Refuse Collection and Emergency Access.

No parking access to the front for the house facing onto Back Lane. Comment was made that parking at the rear only may prompt some house owners to park on Back Lane itself and it may be necessary to impose parking restrictions to prevent indiscriminate parking.

IMPACT Site would be self-contained but adjacent to some current housing and site construction parking would not be an issue, as again the road infrastructure would be put in prior to any building work. Restrictions would be placed on site traffic delivery movement, outside peak times.

No known impact on BT, Electricity or Gas services and sewerage would be dealt adequately as the main sewer runs along Back Lane.

Increased Traffic was discussed. As a main road the number of cars would have minimum impact on the road network, but may affect traffic conditions outside the school if young families drove children to the school rather than walked.

No real evidence re increase in street parking as the proposals are on a self-contained site other than mentioned above.

Wheelie Bins provided for.

The proposal would mean a loss of Green Belt. This site is in the south-eastern third of a parcel of land included the recent District Council review of Green Belt release. The whole area was declared to be important in safeguarding the countryside from encroachment and in preserving the character of the Village. The location of this development and the proposed screening from Cappers Lane may reduce its visual impact.

Benefits to the Villages would be low price homes, allowing younger Villagers to remain in the area in affordable and modern homes, and bungalows which may allow older residents to downsize, releasing other homes within the Village.

Again, as with others, their current housing plan is in its infancy, not yet ready for a detailed planning application and can be amended to take in concerns/needs of the Villages

4 MEETING LYALVALE CONSULTANTS MON. 2nd MAR. 2015 PAVILION, BIT END FIELD. 11.30 am.

Present. Thia Knowles, Julia Spencer, Clive Abbott, Garry Hyde, Phil Jackson, Fran Jackson

Consultants to Lyalvale Sean Taylor, LMP Architectural Consultants

INTRODUCTION Sean Taylor gave an opening presentation concerning outline proposals for the Lyalvale Express Site. The Brownfield Site off Hademore Bridge currently is used for storage warehousing by Lyalvale Express. Cartridge Manufacture means the site is away from current development.

Outline plans for 180 houses on a 9.8 hectare site have been refused by local planners, Lichfield District Council's Planning Committee on Sustainability Grounds, as well as Highways and Traffic issues

Further action is being contemplated but not finalised by the Consultants to further the Planning application, and they would welcome the opportunity for further public consultation,

Access and Highways Department concerns have in the main begun to be resolved, but lack of bus facilities and the major use of private vehicles is an issue.

No developers have been engaged and only outline permissions sought so only limited information to some areas was available

The following points were answered.

THE PROPOSAL A large scale development on Brownfield site is proposed by the Consultants who are involved in projects Nationwide.

If any approval was given, time frame for project completion 5 years.

180 houses of mixed size envisaged, from 1 bedroom to 5 bedroom. Starter to Executive. No three storey homes and no bungalows envisaged at this time. Housing Association involvement for rentable properties. Sean indicated a ration of around 50% 1 to 3 bedroom properties and 50% 3 to 5 Bedroom properties. Possible starting prices under £100,000 to the upper end £450,000+. At present there are no alternative or revised plans, although this has not been ruled out

There has been no decision on design but sympathetic to the mix of the villages was again envisaged. Well insulated, eco homes also envisaged as there would be no GAS service in the proposed development site.

As a new site there will be no impact on existing views and there are no known historic sites, but the usual restrictions would be in place if development uncovered such sites.

The materials for construction have not yet been considered, however we were assured that the houses would be built to high levels of insulation to assist with the problems of there being no gas supply to the development. Solar panels and ground heat sources are under consideration.

ENVIRONMENT There does appear to be a great deal of landscaping and open spaces within the proposals. There is one area which is low lying and not suitable for housing which has been scheduled as meadow/grassland/wild flower area. Green area on entrance to site, pond and green in the centre of development, but as yet no specified play areas.

Current hedgerows appear to be retained and there has been consultation about hard surfacing the canal towpath to create a better walking surface for pedestrians access to the Whittington Village, funded by the developers.

Parking has been addressed and it is envisaged that three spaces could be allocated to each dwelling. Footpaths and pavements would be user friendly. It is planned to provide bin storage for the waste bins, concealed behind small wooden sheds. All roads would allow access for Refuse Collection and Emergency Access.

IMPACT Site would be away from current housing and site construction parking not an issue and they would look for restrictions to be placed on site traffic delivery movement, outside peak times.

No known impact on BT or Electricity services and sewerage would be dealt with by a treatment plant before clean water through an underground pipe system, depositing into the River Tame.

Increased Traffic was discussed at length. Sean Taylor informed members that an independent survey, details in their submission One (In File in possession John Cannon) indicated that the Village Road Junctions could support an increase of 600 homes within the Village.

No real evidence re increase in street parking as the proposals on self-contained site.

Consultants have been in contact with school in the past with regard to extra numbers of pupils and extra car/traffic problems/ As we stated today this is an ONGOING problem. An amount of £500000 was mentioned by the Consultant in terms of supporting additional infrastructure at the school.

Doctors/Health Service not replied re any increase in numbers.

No appreciable loss of Green Belt

Thoughts were passed re the possible provision of a Community Shop and Community Transport

Benefits to Villages would be low price homes, allowing younger Villagers to remain in the area in affordable and modern homes.

The Consultants are involved in projects Nationwide

The current housing plan is not set in tablets of stone and can be amended to take in concerns/needs of the Villages.

2 Extracts from the 12th Dec. 2016, LDC Economic Growth, Environment & Development (Overview & Scrutiny) Committee on emerging Allocations Document.

Taking account of a target of 110 dwellings with completions/commitments of 19, land for 91 dwellings is sought. **Policy W1: Whittington Housing Land Allocations** The following sites, shown on the adopted local plan policies map, are allocated for residential development within the Plan period, subject to the 'Key Development Considerations' set out below. 'Key Development Considerations' are not all encompassing, other matters may arise during the planning application process that applicants will need to address. **(88 dwellings)**

- W1 Land at Huddlesford Lane, Whittington. 60**
- W2 Former Whittington Youth Centre, Main Street, Whittington. 8**
- W3 Land at Chapel Lane & Blacksmith Lane, Whittington 10**
- W4 Land west of Common Lane, Whittington 10**

Changes will be made to both the Green Belt Boundary and the village settlement boundary , as shown on the Policies Map, to accommodate residential allocations (Sites W1 and W4) to assist in meeting the housing requirement for Whittington.

Site W1 (Whittington 1): Land at Huddlesford Lane, Whittington



Site area 2.7 (Ha).
Approximate dwelling yield 60

The site is currently in agricultural use and is located on the north-eastern edge of the village. To the north west the site is bounded by allotments and a large area of open space which provides playing pitch facilities, equipped play area and MUGA.

Key development considerations:

Potential ecological impacts should be considered due to the greenfield nature of the site. Tree preservation orders within the site boundary will need to be considered and accommodated within the design of any proposals.

Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area. Suitable access to be provided off Huddlesford Lane.

Connectivity to village and the services within the settlement along with access to green infrastructure networks including potential linkages to the canal.

Scheme should be designed to take account of the edge of village location and manage the transition from urban to rural.

Site W2 (Whittington 2): Former Whittington Youth Centre, Main Street, Whittington



Site area 0.3 (Ha).

Approximate dwelling yield 8

Located at the centre of the village this brownfield site was formally the Whittington Youth Centre. The has a prominent position on the cross roads of Church Street and Main Street and is located within the Conservation Area. Within the site boundary is a Grade II listed building, part of the former village school which was previously located on the site. The Whittington War Memorial is located on the southern edge of the site.

Key development considerations:

Design will need to consider listed building within the site boundary and adjacent residential properties, particularly those located to the south east of the site on the cross roads. Access to site to minimise the impact of traffic on existing roads, particularly in the Conservation Area. Suitable access will need to be achieved from either Church Street or Main Street. Connectivity to village and the services within the settlement along with access to green infrastructure networks.

Site W3 (Whittington 3): Land at Chapel Lane & Blacksmith Lane, Whittington

Site area 0.6 (Ha).

Approximate dwelling yield 10

The site is located in the centre of the village within the Conservation Area. The site is bounded by mature trees and vegetation and residential development. Most recently the site has been used for the siting of storage containers. Within the site to the south is a disused former chapel.

Key development considerations:

Potential ecological impacts should be considered due to the greenfield nature of the site. Tree preservation orders within the site boundary will need to be considered and accommodated within the design.

Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area. Suitable access to be provided off Chapel Lane or Blacksmith Lane.
Connectivity to village and the services within the settlement along with access to green infrastructure networks.
Opportunities to make use of the chapel building in a proposed development should be considered.

Site W4 (Whittington 4): Land west of Common Lane, Whittington



Site area 0.6 (Ha).

Approximate dwelling yield 10

The site is located to the south of the village adjacent to the Conservation Area. The site is bounded by trees and vegetation on three sides and residential development to the north and east. The site is part of a larger parcel which extends to the south, however the appropriate site boundary is considered to coincide with the adjacent field boundaries to the west.

Key development considerations:

Potential ecological impacts should be considered due to the greenfield nature of the site.
Access to site to minimise the impact of traffic upon the existing road network, particularly within the Conservation Area. Suitable access to be provided off Common Lane. Connectivity to village and the services within the settlement along with access to green infrastructure networks