

Wigginton Hopwas and Comberford Neighbourhood Plan 2015-2029

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Contents

Page

1. Introduction	2
2. Developing the Plan	2
3. The Vision for the Neighbourhood Plan Area	3
4. Objectives	3
5. Policies	4
6. Proposals Map	15
7. Sustainability of the Plan	16
8. Risk Assessment	16
9. Monitoring and review	16
10. Evidence Base	17

1. Introduction

1.1 The Localism Act, which received Royal Assent on November 15th. 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans.

1.2 Neighbourhood planning can be taken forward by two types of body - town and Neighbourhood Plan Area councils or 'neighbourhood forums'. Neighbourhood forums and Neighbourhood Plan Area councils can use new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood. These are described legally as 'neighbourhood development plans.'

1.3 Local councils will continue to produce development plans that will set the strategic context within which neighbourhood development plans will sit. The neighbourhood plans will only take effect if there is a majority of support in a referendum of the neighbourhood.

1.4 They also have to meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are legally compliant and take account of wider policy considerations including national planning policy; they must be in general conformity with strategic policies in the development plan for the local area and be compatible with EU obligations and human rights requirements.

1.5 An independent qualified person then checks that a neighbourhood development plan appropriately meets the conditions before it can be voted on in a local referendum. This is to make sure that referendums only take place when proposals are workable and of a decent quality.

1.6 The Wigginton and Hopwas Neighbourhood Plan Area Council is the Qualifying Body for the neighbourhood plan and this document has therefore been drafted in accordance with the above. It is intended to be a holistic plan for the Wigginton and Hopwas Neighbourhood Plan Area which addresses not only the potential impact of development over the coming years but protecting the environmental assets for future generations and improving the quality of life for all who live and work in the Neighbourhood Plan Area. The Neighbourhood Plan Area Council will use this plan as a strategic guide to prioritise its activities over the coming years and deliver the needs of the Neighbourhood Plan Area.

2. Developing the Plan

2.1 Wigginton and Hopwas Neighbourhood Plan Area Council have developed this Neighbourhood Plan known as the Wigginton Hopwas and Comberford Neighbourhood Plan (WHCNP) by establishing a Steering Group of interested villagers who volunteered to assist in guiding the development process. The Plan has been developed by an iterative process, initially by the Steering Group followed by a wider community consultative process.

2.2 The Neighbourhood Plan draws from the Neighbourhood Plan Area Plan questionnaire as part of the proposed production of a Neighbourhood Plan Area Plan and comments from the residents from within the Neighbourhood Plan Area at various consultation meetings.

2.3 The Neighbourhood Plan allows the various local communities to genuinely help shape the areas where they live and work. In so doing it has to be compatible with national policy, namely the National Planning Policy Framework (NPPF) and policies in the adopted Lichfield District Local Plan Strategy 2015 (LDLPS).

2.4 The Neighbourhood Plan has to be in general conformity with the strategic policies in the LDLPs and subjected to both an independent examination and referendum. If the plan is found to be satisfactory, a referendum will take place and if more than 50% of those voting in the referendum vote 'yes', then the Wigginton, Hopwas and Comberford Neighbourhood Plan would become part of the Development Plan (DP) and have real legal weight as a statutory document. This legal standing is a key differentiation from existing Supplementary Planning Documents (SPDs) such as Village Design Statements and Neighbourhood Plan Area Plans, which are only material considerations in the planning process.

3. The Vision for the Neighbourhood Plan Area.

3.1 By 2029, residents of the Neighbourhood Plan Area will continue to be proud of their community, experiencing a strong sense of local identity, of safety and of belonging. Everyone will take pride in their local community in respect of both the built and natural environment and new sustainably located development and improvements within each community will have a role in meeting local needs.

3.2 Due to the close location of Tamworth and to a lesser extent Lichfield and Sutton Coldfield the Neighbourhood Plan Area will continue to be a dormitory to these major urban areas particularly in terms of housing as the introduction of new technology, in particular superfast broadband services, will allow more homeworking and the creation of small start-up businesses thereby reducing the need to travel.

3.3 Development and change in the Neighbourhood Plan Area will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have a stronger protection for the enjoyment of the local community. The design of new buildings will have met the challenge of low carbon regulations but maintain the present rural vernacular.

3.4 The natural environment and open character of the Neighbourhood Plan Area will be conserved and enhanced, and locally important green spaces and corridors will be safeguarded to meet local needs.

3.5 In order to deliver this vision the following objectives have been set.

4. Objectives

- 4.1 To preserve and enhance the landscape setting and internal character of each village within the defined Neighbourhood Plan Area boundary and minimise the visual impact of new development when seen from each Village Settlement Boundary.
- 4.2 To sustain the vitality and safety of each village community and to allow disabled, elderly and infirm residents the opportunity of remaining part of it.
- 4.3 To ensure that where new development takes place it is of high – quality in plan, size and materials that enhances the local built environment.
- 4.4 To ensure that pedestrians in each village, and in particular children, can move around their individual communities in safety.

5. PROPOSED POLICIES

5.1 Policies have been designed to meet the objectives set out above related to the Neighbourhood Plan Area as a whole and for each of the communities of Wigginton, Hopwas and Comberford.

POLICIES RELATING TO THE NEIGHBOURHOOD PLAN AREA AS A WHOLE

5.2 The Hopwas Wigginton and Comberford Neighbourhood Plan area is situated in the eastern part of the District of Lichfield adjacent to the north and north-western boundary of Tamworth. It is rural in character and consists of the village of Hopwas in the west, the village of Wigginton in the east and the village of Comberford in the north. There are designated Conservation Areas within both Hopwas and Wigginton. The area is predominantly farmland except for Hopwas Wood, which is ancient woodland, all of which provide the area with a strong sense of identity which is important to sustain for the future. The relationship between Hopwas and Wigginton with the urban area of Tamworth is unique in that both retain a village character and yet are only a short distance from a large urban area. It is in this context that the relationship is therefore precarious due to the demands of housing need both in Lichfield and Tamworth. It is important that to preserve the character of Hopwas and Wigginton as villages, new development does not cause coalescing.

5.3 For Hopwas the current River Tame floodplain provides an effective barrier in this regard even allowing for the fact that the National Planning Policy Framework allows development in the floodplain as long as the Sequential Test has been passed and there is sufficient flood risk mitigation proposed. This together with the green belt to the west of the village will ensure the character and open nature of its setting will be preserved.



5.4 For Wigginton the situation is more precarious due to the pressure for development to the north of Tamworth. Whilst the “Policy: North of Tamworth” in the LDLPs states that there shall be no coalescence with Wigginton by any new development this is not clearly defined. However the LDLPs does state that the land to the North of Tamworth Borough will be considered through the Local Plan Allocations document and will therefore need to take account of Policy WHC1.

5.5 Comberford is a small community isolated by its single access from the A513 with limited development opportunities and therefore not subjected to development pressures but its setting is important to preserve.

POLICY WHC1

The existing rural environs of the Neighbourhood Plan Area shall be maintained to ensure that there is a clear distinction between the villages of Wigginton, Hopwas and Comberford and the urban area of Tamworth. Any proposed development shall have regard to this distinction and shall only be allowed where it is supported by evidence that the distinctiveness as defined is not adversely affected. There shall be no coalescence with Tamworth.

Hedgerows and trees

5.6 Having regard to the rural character of the Neighbourhood Plan area trees and hedgerows are one of its key characteristics. Not only does this provide a visual characteristic but also supports various habitats and corridors for wildlife. There is the potential for some hedgerows to be historically significant as identified in the Hedgerow Regulations 1997 and therefore due consideration should be made of a hedgerows significance as a prerequisite of any proposal to remove hedgerows within the Plan area. This is an important requirement particularly as the central section of the Plan area is covered by the Central Rivers Initiative along the Tame Valley which is a partnership initiative which includes the aim to provide a wildlife-rich landscape with extensive wetlands, healthy rivers and sustainable mixed farming. This supports the vision of the Plan and trees and hedgerows are therefore an integral part of this initiative.

POLICY WHC2

Existing trees and hedges are an integral part of the character of the Neighbourhood Plan area and shall be retained wherever possible. Where removal is proposed due consideration shall be made of the Hedgerow Regulations, and in particular the hedges historic potential, and the Central Rivers Initiative, and where removal is justified the impact of removal shall be mitigated against by the provision of additional appropriate planting.

Heritage Assets

5.7 Whilst the Neighbourhood Plan Area is dominated by its rural character there are important heritage assets, such as listed buildings and Conservation Areas, which should not be adversely affected by new development. Such development should enhance and reinforce the local distinctiveness of each area and show clearly how the general character, scale, mass, and layout of the site, building or extension fits in with the character of the surrounding area within Design and Access Statements.

POLICY WHC3

New development throughout the Plan Area should protect assets of the historic environment and enhance and reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area`s environment. In particular:

- (i) New development should be of a scale, mass and built form that responds to the characteristics of the site and its surroundings, care should be taken to ensure that building(s) height, scale, and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views.**
- (ii) Due regard shall be had of all identified heritage assets to ensure that new development does not detract from the designated and undesignated components of the historic environment, particularly where heritage assets are part of the visual character of the area.**

5.8 Consideration should be given to the fact that there are archaeological sites throughout the Neighbourhood Plan Area recorded in the Staffordshire Historic Environment Record (SHER). Of particular note is the remains of `shifted villages` to the north east of Wigginton and around

Comberford. These features suggest that both of these villages were either once larger or have shifted away from an earlier focus. These form an important part of the history of both places and retain a high potential for below ground archaeological remains to survive. Equally there are areas of ridge and furrow particularly around Wigginton and cropmarks which indicate the existence of possible prehistoric-Roman enclosures. Therefore the preservation of these features would enable them to be enjoyed by the current and future communities and appropriate action should be taken to protect them for the future. It is therefore considered that, as well as an overarching policy, it would be appropriate for a review to be undertaken of the Wigginton Conservation Area such that the features referred to above can be incorporated, thereby ensuring their long-term survival.

POLICY WHC4

New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Where there is considered to be archaeological potential any development proposal is strongly encouraged to be supported by a Heritage Statement which has been prepared by an appropriately experienced historic environment specialist. Lack of current evidence of sub-surface archaeology shall not be taken as proof of absence and in all instances the Staffordshire Historic Environment Record held at Staffordshire County Council shall be consulted at an early stage in the formulation of proposals.

5.9 By the very rural character of the Neighbourhood Plan Area there are a number of farmsteads some of which reflect the historic character of the area. The plan form of historic farmsteads contributes to an understanding of the development of the farmed landscape.

5.10 A survey carried out by Staffordshire County Council identified that the Neighbourhood Plan Area predominantly comprised of large regular courtyard farmsteads located both within villages and in isolated positions surrounded by their fields. The plan form of these farmsteads can support evidence of the historic landscape character and the survey suggests that there was a significant landscape change during the 18th-19th Century. A number of farmsteads have therefore been identified which should be safeguarded from significant change.

POLICY WHC5

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Neighbourhood Plan Area as identified in the Staffordshire Farmstead Assessment Framework shall be sensitive to their distinctive character, materials and form. Due reference shall be made and due consideration given to the Staffordshire Farmstead Assessment Framework.

Wind Turbines

5.11 Whilst the use of renewable energy is supported in principle the provision of wind turbines within the Neighbourhood Plan area would have a significant impact on the open character of the area. The LDLPS clearly defines the scope for such provision under Policy SC2: Renewable Energy.

POLICY WHC6

Wind turbines within the Neighbourhood Plan area are required to be of a scale and in a location that does not adversely affect the visual character of the area.

Local Housing Need

5.12 Should there be an identifiable need for affordable housing or for retirement accommodation to meet the needs of existing residents including their close relations or dependants this would be welcomed. As with all development this should maintain the look and feel of the adjacent properties and the character and identity of each village in general, and importantly retaining the rural atmosphere of each village. In particular the height of any new build should be such that it does not adversely affect the overall street scene.

POLICY WHC7

The provision of affordable and/or retirement accommodation which meets the local needs of the parish as defined in the Rural Development SPD shall be allowed subject to it not compromising the overall appearance of the village in which it is proposed and adjacent developments.

POLICIES RELATING TO HOPWAS

Hopwas Wood

5.13 Hopwas Wood is ancient woodland as defined by Natural England consisting of ancient and seminatural woodland with parts replanted and provides an important visual and ecological asset both for the eastern part of the Lichfield District and for Tamworth. It provides a unique reminder of the once extensive woodland covering in the area and provides a significant contribution to the 1.04% of ancient woodland in the District as stated in Policy NR4: Trees, Woodland and Hedgerows. This is in line with Policy 118 of the National Planning Policy Framework which states that planning permission should be refused for development resulting in the loss of irreplaceable habitats, including ancient woodland. It should be noted that Hopwas Wood also holds demonstrable archaeological potential associated with Hayes Lodge, historic woodland management and the potential for previously unrecorded archaeological remains.

5.14 While there are only a few veteran trees the overall character of the area would be adversely affected if any part of the wood was lost to development. The wood is currently owned by the Ministry of Defence and Lafarge Tarmac. There is no current threat of development from the Ministry of Defence but Lafarge Tarmac has a vested interest in the sand and gravels that lie beneath the wood. In this regard any mineral extraction activity would not only result in the loss of a substantial number of trees but importantly the existing topography would be lost for ever. Whilst mitigation measures would normally be considered, as stated in Policy NR4 of the Lichfield Local Plan, mitigation measures cannot be achieved in the case of ancient woodland.



5.15 Whilst it is recognised that sand and gravel reserves are a limited resource the need for such minerals is defined through the Staffordshire Minerals Local Plan. There is no evidence that the need for sand and gravel outweighs the loss of Hopwas Wood as ancient woodland, and therefore the Wood should be preserved and protected as ancient woodland.

POLICY H1

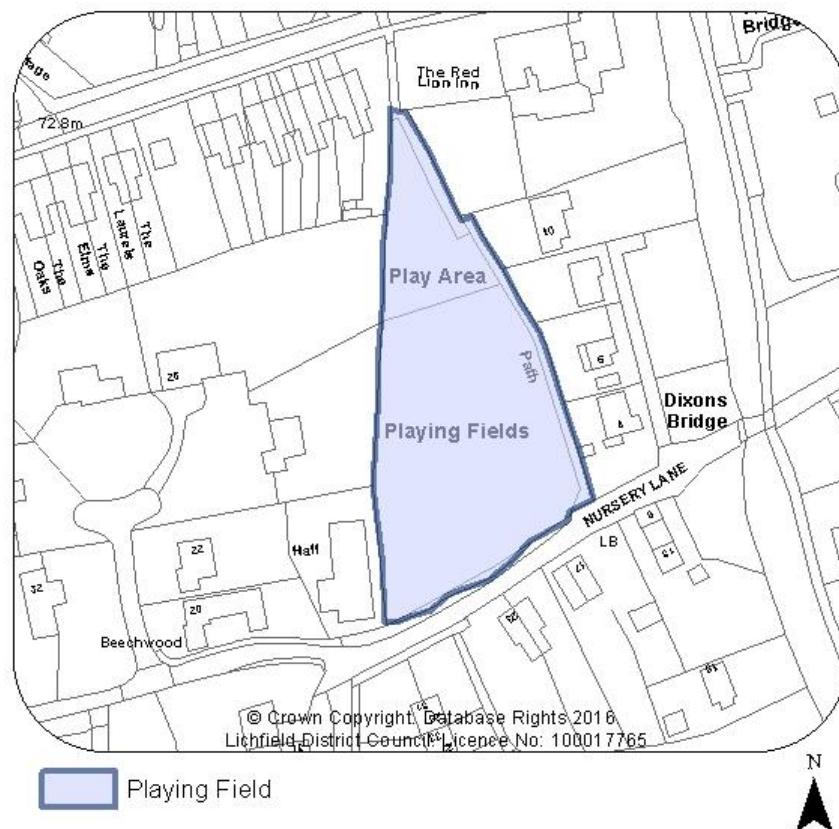
Hopwas Wood is an important visual and ecological asset within the District of Lichfield as ancient woodland and shall be retained in perpetuity. Existing public rights of way in the Wood are to be retained and public access thereby continued on them.

Playing Field

5.16 The Playing Field off Nursery Lane provides an important recreational facility for the residents of the village and in particular for children. While the playing field is managed by the Neighbourhood Plan Area Council it is important that the facility is protected for future generations in particular from the pressures of development.



Map 1:



POLICY H2

The Playing Field situated off Nursery Lane shown on Map 1 shall be retained in its entirety for the benefit of the residents of Hopwas.

On-street Parking

5.17 School Lane provides the only vehicular access to Thomas Barnes School in Hopwas. Access however is difficult due to residential on-street parking therefore parents bringing their children to school in the mornings and collecting them in the afternoon are currently allowed to park in the Tame Otter public house car park by kind permission of the manager. However the public house is part of the Vintage Inn chain of public houses and there is no guarantee that the current parking arrangements will exist in the future. If the parking arrangements were to be terminated there would be a significant increase in on-street parking potentially within the vicinity of the A51/School Lane/Hints Road junction to the detriment of all road users and importantly school children. Consideration needs to be given as to how best to mitigate against the potential increase of on-street parking in the village. Alternative safe parking arrangements for parents delivering and collecting their children to and from the Thomas Barnes School will be supported.

Traffic along A51

5.18 The A51 carries a high volume of traffic through Hopwas and having regard to the potential development proposals within the Neighbourhood Plan area particularly to the north of Tamworth this may increase. The current pedestrian crossing situated at the junction of the A51/School Lane/Hints Road is controlled by a school crossing attendant at school opening and closing times. The safe crossing of the A51 should be secured for the future particularly having regard to future traffic pressures. The canal tow path could provide an effective route to the school, but improvements would need to be made to ensure that there is an all-weather surface in order to encourage pedestrians to use the route. This could prove to be a more cost effective way of solving the current difficulties.



POLICY H3

The provision of alternative safe school crossing facilities at the junction of the A51/School Lane/Hints Road is supported as are the following potential infrastructure improvements to make the journey to school safer:

- **A 20mph statutory speed limit**
- **Improvements to the canal towpath to provide a grade separated crossing of the A51.**

Coventry Canal

5.19 Some 2.6 km. of the Coventry Canal runs through the Neighbourhood Plan Area of which some 900 metres falls within the Hopwas Conservation Area. Apart from the canal being a significant feature in the area it is also a community asset providing a leisure and recreation resource for boaters, walkers and cyclists. It provides an economic value to local business through boaters breaking their journey and using the local services.



5.20 Because of the significance of the canal it should be protected from inappropriate development whilst encouraging suitable new development associated with it, particularly where this encourages greater use of the canal by the community and increases the attractiveness of Hopwas for boaters to break their journey.

5.21 The canal offers an opportunity to meet the requirements of Objective 4.4 by providing a safer walking route to the Thomas Barnes School by use of the towpath. This would not only benefit the children attending the school but the wider community by providing a traffic free walking route as a means of getting through the village on a north-south route without having to cross a busy main road.

POLICY H4

The Parish Council will work with the Canal and River Trust to protect and enhance the waterway environment and promote its use by the community through the upgrading of the towpath through Hopwas particularly between Lichfield Road Bridge and School Bridge.

POLICIES RELATING TO WIGGINTON

The Impact of New Development

5.22 Lichfield District Council's LDLPS identifies the need to provide housing to meet the needs of Tamworth and has identified a Broad Development Location to the north of Tamworth for some 1000 houses. In doing so it states that there should be no coalescence between Tamworth and the village of Wigginton although this is not defined. (15 Policy: North of Tamworth)



5.23 It is considered that there should be a clear divide between the Wigginton Village Envelope and any potential new development that may impinge on the character of the village. In this respect the supporting document entitled "Heritage Statement" for the proposed housing development off Browns Lane for 165 houses, which has been granted planning permission offers some guidance as to what the separation should be. It states that the "*Wigginton Conservation Area lies more than 500 metres to the north. The proposals are unlikely to affect this designated area's setting and a retained hedgerow and proposed further landscape planting will ensure its character is preserved.*"

POLICY W1

There shall be no coalescence of any development north of Tamworth with Wigginton and separation of new development should have regard to the need to maintain the visual separation and Conservation Area setting of Wigginton Village. Any new development must present a screen of trees and shrubs to the village view by new planting where necessary.

Drainage System

5.24 The existing sewage and surface water system does not adequately deal with the existing disposal requirements. This has caused problems not only in the Neighbourhood Plan Area but to adjoining areas in Tamworth, in particular to houses in the Sill Green area and to the western end of Gillway Lane. It is therefore important to ensure that any new development can be adequately dealt with.

POLICY W2

Any new development within the settlement boundary of Wigginton must ensure that their own foul and surface water drainage requirements are adequately dealt with. The provision of a drainage report is strongly encouraged which should show that the existing system is not compromised or that improvements can be put in place to ensure that the existing system is not overloaded.

Village Character

5.25 It is important that the character of Wigginton village is not compromised by any form of new development. It is recognised that some development could be an improvement in the village as evidenced by the barn conversions in Syerscote Lane, Wigginton. This was a site of little more than unsightly, unused buildings, which has now been converted into an attractive development. This type of development is to be encouraged where it is shown to improve the built environment of the village and provide new quality homes.

POLICY W3

New development within the Wigginton Settlement Boundary shall be supported where it is shown to add to the overall quality of the character and environs of the village.

Off-road Parking

5.26 The number of heavy lorries passing through the Village has increased considerably in recent years as these mainly service the business requirements of the farms in the locality. The major problem they cause is to the verges and banks adjacent to the road when there are vehicles parked in Main Road and the lorries have difficulty passing and this is often exaggerated by vehicles waiting to pass in the opposite direction. In order that this situation is not made worse, any new development that increases vehicular movements must provide off- road parking for the occupiers and visitors.

POLICY W4

All new developments which have the potential to increase the number of vehicles in the village shall provide adequate off-road parking to meet the need of that development.

Traffic Through Wigginton

5.27 The traffic along Main Road in the village is of major concern to the residents, as is the traffic using Wigginton Lane. These concerns centre on the speed of the traffic and the number of heavy lorries passing through the village.

5.28 Regarding the speed of the traffic, the existing limit is 30mph. but this is generally ignored as it is on any similar road that is not controlled by a speed monitoring device. As there are a large number of pedestrians using this road, particularly children going to and from St Leonard’s Primary School in the village and Rawlett Academy in Comberford Road, this is a major safety concern for residents.



5.29 Having regard to the proposed housing development under Policy: North of Tamworth in the LDLPS, whilst there may be no direct impact on the traffic through the village, this should be an integral part of the traffic assessment carried out for any part of the development to show that there are no impacts. If impacts are identified then any proposed mitigation measures should be agreed with the residents of the village.

5.30 In this respect, traditional forms of traffic calming measures such as speed bumps or chicanes should not be used, mainly because they create noise and pollution to people living in the immediate vicinity and do not always solve the problem.

5.31 It is considered that a speed indicator sign and a bend in the road to the south of the junction with Walrand Close would be a way of reducing the speed of vehicles through the village.

POLICY W5

Improvements to traffic safety in Wigginton shall be supported including improvements along Main Road as a whole, in the vicinity of Walrand Close, and Wigginton Lane.

POLICIES RELATING TO COMBERFORD

Village Character

5.32 The location of Comberford being accessed from the A513 is unique, being situated as it is, off a cul-de-sac. Therefore it is important to protect the environs of the village from development unless it is to meet local need to ensure that the open character of the area is maintained. Having regard to the housing proposals in the Tamworth Local Plan and in particular Policy HG1 Housing: Site 406 Land north of Coton Lane, it



is important to ensure that development pressures for the future do not cause any coalescence with Tamworth.

POLICY C1

Development shall be allowed within Comberford in a suitable location where it meets the local needs of Comberford as defined in the Rural Development SPD. There shall be no coalescence of any development between Tamworth and Comberford.

St. Mary and St. George Church

5.33 A key feature of Comberford is St. Mary and St. George Church which has now been closed. While its prime purpose was for religious services and activities it also provided for community use for which there are no alternative buildings in the village. It is important therefore that apart from the aesthetics of the church the loss of the building will have an adverse impact on the community as a whole and therefore its preservation is important for the future.



POLICY C2

The existing church shall be retained and preserved for the benefit of the community and that every opportunity shall be taken to ensure that the building is used to support the community.

Tollgate Lane – Manor Lane Junction

5.34 The entrance to Comberford is defined by the junction of Tollgate Lane and Manor Lane which takes the form of a small grassed triangular island. It has become vulnerable to erosion and its loss would be detrimental to the character of the village.

POLICY C3

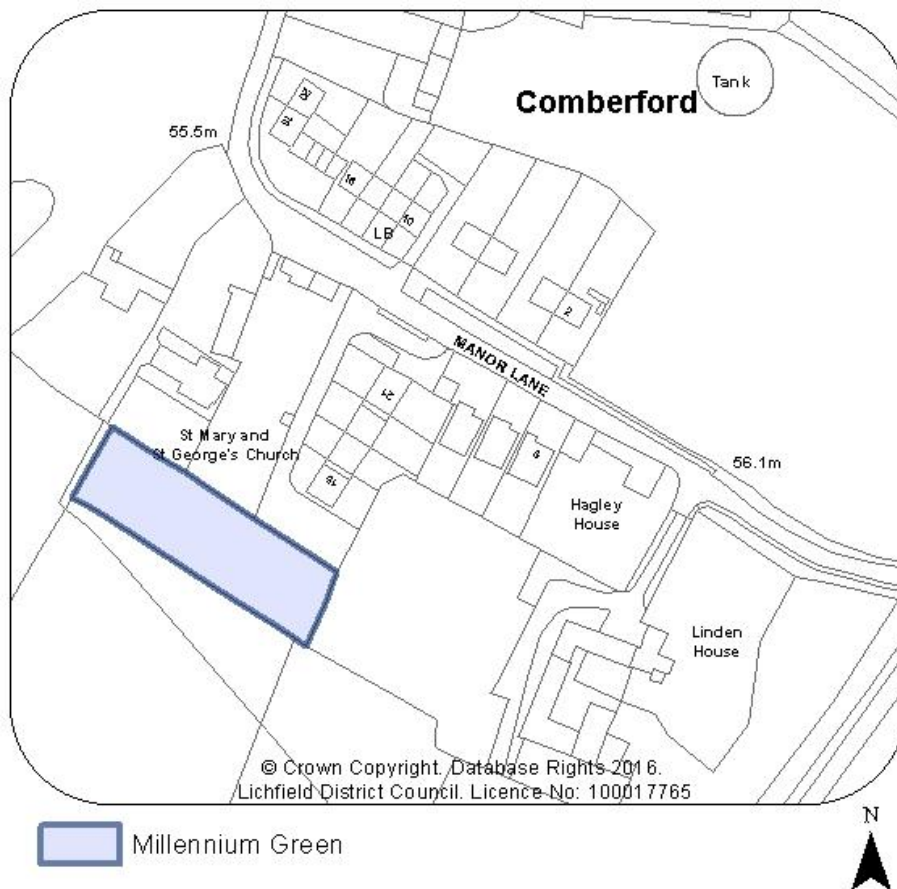
The grassed triangular island at the junction of Tollgate Lane and Manor Lane shall be retained and maintained as a grassed triangular island as long as this is acceptable to the Highway Authority.

Millennium Green

5.35 The Millennium Green provides an important recreational facility for the residents of the village and in particular for children and it is important that the facility is protected for future generations, particularly from the pressures of development.



Map 2:



POLICY C4

The Millennium Green shown on Map 2 shall be retained in its entirety for the benefit of the residents of Comberford.

Traffic within Comberford

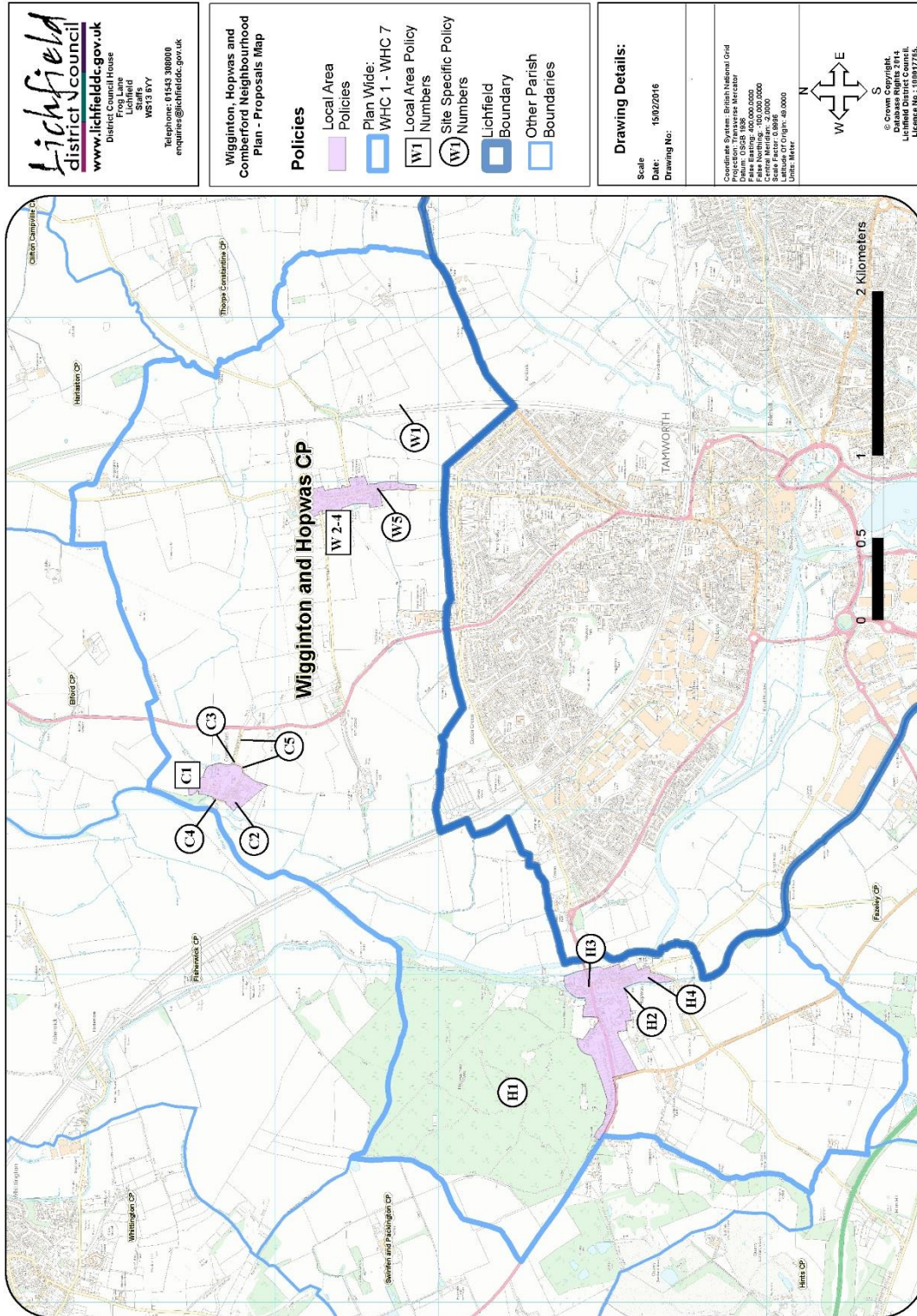
5.36 Whilst Comberford has no issues of through traffic the volume of traffic to and from the village is such that the safety of all road users is jeopardised. It is considered that every opportunity should be taken to reduce the speed of traffic for the benefit of residents.

POLICY C5

Improvements to traffic safety in Comberford shall be supported including improvements along Tollgate Lane and Manor Lane.

6. PROPOSALS MAP

6.1 The Neighbourhood Plan Area's spatial policies to deliver the objectives of the Plan are shown on the Proposals Map, some of which will require a multi-agency approach, particularly related to traffic issues. While the mapping is generally indicative other elements in the plan are definitive, identified as Site Specific Policy Numbers.



7. SUSTAINABILITY OF THE PLAN

A Sustainability Appraisal has been carried out on the Plan using a matrix to compare policies against objectives. The results are set out in the Evidence Base document. The Plan is reliant on the Sustainability Appraisal carried out by Lichfield District Council in the production of the LDLPS.

8. RISK ASSESSMENT

The Plan has been subjected to a Risk Assessment in order to identify threats that could have an adverse effect on achieving the Plan's vision and thereby affect its delivery. The threats together with actions to deal with the threats are as follows. Some of the threats are outside the control of the Neighbourhood Plan Area Council. However

- **Changes in planning policy at national and local level before the end of the Plan period.** Any changes to planning policy at national and local level will need to be monitored as to their effect upon the policies within the Neighbourhood Plan. Where review of the Plan suggests changes to policies are necessary in order to maintain its effectiveness as a development plan, consideration will be given to amending the Plan with a repeat of the neighbourhood plan development process.
- **Changes in national policy which override local planning policies.** Any changes to national planning policy will need to be monitored as to their effect upon the policies within the Neighbourhood Plan. Where review of the Plan suggests changes to policies are necessary in order to maintain its effectiveness as a development plan, consideration will be given to amending the Plan with a repeat of the neighbourhood plan development process.
- **Inconsistent interpretation of national and local policies by decision makers.** The policies within the Neighbourhood Plan are designed to assist decision makers when proposals that affect the Neighbourhood Plan Area are considered through the formal planning process. Any such proposals will be monitored and commented upon through the appropriate channels to ensure that the objectives of the Plan are not adversely affected.
- **Changes to the local plans prepared by Lichfield District Council and Tamworth Borough Council in relation to housing provision.** The most significant impact on the Neighbourhood Plan Area is the potential development for housing. While housing is supported to meet the needs of the Neighbourhood Plan Area, any additional development which may be proposed to meet either Lichfield's or Tamworth's overall housing requirement will need to be carefully considered with regards to their overall impact on the Neighbourhood Plan Area. Therefore there will be continued monitoring of all planning proposals for housing submitted to Lichfield District Council or Tamworth Borough Council and will be commented upon through the appropriate channels to ensure that the objectives of the Plan are not adversely affected.

9. MONITORING AND REVIEW

The Neighbourhood Plan covers the period 2015-2029 and development within and adjacent to the Neighbourhood Plan Area will have an impact on the community and the physical fabric of the Neighbourhood Plan Area. It will be important to monitor what happens within the Neighbourhood Plan Area to ensure that the vision and the objectives of the Plan are not undermined in any way. Therefore in addition to the actions outlined within the Risk Assessment, the plan will be reviewed on an annual basis by the Parish Council, supported by parishioners and other interested parties.

10. EVIDENCE BASE

The development of the Policies in the Plan takes account of the National Planning Policy Framework, Neighbourhood Plan Area Council Documents, and public consultations, and in particular the appropriate evidence base supporting the Lichfield Local Plan. The policies in the Plan have been derived from the evidence identified for each policy as follows:

Policy WHC1

Lichfield District Local Plan Strategy 2015

Tamworth Local Plan 2015: Sustainable Urban Extensions

Lichfield Green Belt Review 2012

Strategic Landscape and Biodiversity Assessment 2007

Lichfield Strategic Housing Market Assessment (SHMA) Update 2012

Policy WHC2

Staffordshire Historic Environment Record

Department of the Environment Hedgerow Regulations 1997

Lichfield District Hedgerow Study 2008

Staffordshire Biodiversity Action Plan (ongoing)

Central Rivers Initiative

Policy WHC3

Hopwas Conservation Area Appraisal and Management Plan 2012

Wigginton Conservation Area

Historic Environment Landscape Character Assessment 2009

Policy WHC4

Staffordshire Historic Environment Record

Policy WCH5

Staffordshire Farmstead Assessment Framework

Policy WHC6

Lichfield District Local Plan Strategy Section 5: Sustainable Communities

Staffordshire County-wide Renewable/Low Energy Study Sept. 2010

Policy WHC7

Lichfield District Local Plan Strategy Section 8: Homes for the Future

Policy H1

Lichfield District Local Plan Strategy Policies NR1-NR5

Policy H2

Lichfield District Local Plan Section 10: Healthy & Safe Communities

Greens & Open Spaces Strategy 2012

Policy H3

Wigginton & Hopwas Neighbourhood Plan Area Council Questionnaire

Policy H4

Canals and River Trust

Policy W1

Lichfield District Local Plan Strategy 2015: North of Tamworth

Ecological Assessment of Lichfield District 2009

Policy W2

The South Staffordshire Outline Water Cycle Study (WCS) (July 2010)

Lichfield District Council Infrastructure Delivery Plan (January 2014)

Policy W3

Historic Environment Landscape Character Assessment (February 2009)

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Policy W4

Department of Transport Policy for Streets 2007

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Policy W5

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Staffordshire Local Transport Plan

Policy C1

Sustainability of Rural Settlements Assessment

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Tamworth Local Plan 2015 Sustainable Urban Extensions

Policy C2

Sustainability of Rural Settlements Assessment Chapter 5

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Policy C3

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Policy C4

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Lichfield District Local Plan Section 10: Healthy & Safe Communities

Policy C5

Neighbourhood Plan Area Questionnaire and Analysis of Responses

Staffordshire Local Transport Plan