

# Lichfield District Rural Planning Project



## WHITTINGTON

- A. WHAT YOU SAID
- B. WHAT C.A.B.E. SAID
- C. OTHER EVIDENCE RELEVANT TO PLANNING FOR THE FUTURE OF ALREWAS
- D. TOWARDS A VISION FOR THE FUTURE



Lichfield District Council  
September 2011

**NB – To be read in conjunction with the Introduction and Conclusion Reports. November 2011**

## A. What you said:

1. The following paragraphs summarise the main outcomes from the rural planning project in terms of the views gathered, principally from residents of the village, between July 2010 and February 2011. The original analyses on which this summary is based are included in **Appendix 2** for the village. Views and ideas arising from the February 2011 workshop event are illustrated on the accompanying Composite Plan of Workshop Ideas.

### • Character and environment

2. Those who expressed views about Whittington during the rural masterplanning project almost all liked living in the village. They valued it for the fact that it was rural, had a good quality of environment and they valued the access to the countryside living in Whittington gave them, including access to the canal for walking. People also thought that it was a peaceful place to live and relatively safe, with a low level of crime.

3. Other than the general 'environment', people discussed very little by way of detail on the particular features of Whittington that they valued, preferring to concentrate upon the matters they felt should be addressed to improve village life. However in the February 2011

workshops there was some discussion about the important characteristics of the existing village and of its surroundings.



**The Bell**

4. The main features that people identified in the workshops were the setting of the village in its landscape, its compactness and size, which contributed to the community feel in the village. The quality and historic characteristics of the village were important, along with the range of facilities that it was able to support. From discussions in the workshop there appeared to be a broad consensus on the nature of the village and the characteristics that were important.

5. There was a view expressed that Whittington fitted well into the landscape of the area, and 'nestled' into a shallow depression, such that people identified a number of places

where there were good views back towards the village from a number of footpaths in the surrounding countryside, as well as some views towards Lichfield Cathedral from the canal, that helped to relate the village to the city. The directions of the views identified in the workshops are shown on the Composite Plan of Workshop Ideas

6. The Composite Plan of Workshop Ideas also shows a number of specific features that people felt were important in contributing to the character of the village. These included a number of individual or groups of buildings, principally some of the historic buildings of the village lying within the Conservation Area. The 'old school' was identified as one of those buildings, and there was seen to be a current threat of its loss to redevelopment, which some noted should be opposed. Other important features identified included several areas where there are important trees or woodland, both within the village and outside. Some pointed out that there were some strong boundaries to the village, particularly the canal and the railway to the north and the east. The canal was particularly relevant to the consideration of the future of the village since the bridges on two of the approach roads limited the potential for any expansion along these routes.

7. Many people expressed a view that Whittington had a good sense of community. At the February workshops there was a discussion about the size of the village that is summarised in the CABA report set out in section **B** below. In essence, many people agreed with the view that the village was of sufficient size to support a range of community facilities and activities, but was still sufficiently small for people to 'know each other', fostering a local community spirit. This view not surprisingly coloured people's attitudes to change and growth of the village, with people fearing that any significant expansion would result in a loss of community spirit. Many people agreed they thought that the village was about the 'right size' now.

8. There was a recognition that the Barracks and its' community were also important. Although separated from the village social and economic relationships existed that contributed to the life of the area and so should be a consideration in planning for the future.

9. Even though people valued the quality of the village highly, they nevertheless identified several problems and issues that should be tackled to improve the village. One of the most significant of these seemed to be matters concerning traffic and parking.



**Church Street**

10. Whittington is one of the villages where there is a group of people who are concerned about the need to contribute locally towards efforts to use more renewable energy and promote carbon reduction. This was expressed in a number of ways, but some thought that they wanted Whittington to become an example of how local communities can use renewable energy. There were few specific proposals recorded through the rural masterplanning project, although this was taken to mean principally the use of wind and solar power. In this respect there are some similarities with a group at Shenstone that expressed similar views. One suggestion made was for the relaxation of planning restrictions within the Conservation Area to permit the introduction of solar panels.

- **Transport and traffic management**

11. The issues raised about traffic and traffic management, were particularly in relation to through traffic and 'industrial/agricultural' traffic within the village and on its approaches.

12. Within the February 2011 workshops a section of Church Street and the Dog Inn crossroads were identified on a plan as an area of particular concern where there was on-street parking but also speeding traffic. However, other problem locations were noted by visitors to the event, including the section of Main Street that bends, between the old post office and 'The Bell', and outside the school at start and finish times.



**Congestion on Church Street**

13. Some were concerned that additional traffic management in the village could mean road 'humps' and

were opposed to these. Several people suggested that speed was an issue and that either there should be more 30 mph signs within the village, or that there should be a 20 mph zone introduced. The latter was suggested along certain road sections or as a whole village 20 mph zone.

14. Others thought there was a need to be realistic about the ability to do anything about the level of on-street parking within Whittington because of the nature of the properties and that reducing speed would at least reduce the danger.



#### **On street parking**

15. It was thought by some that the level of heavy vehicle traffic passing through the village seemed to be increasing and much of it was unsuitable. This was lined by a number of people to traffic emanating from Sheepwash Farm on Fisherwick Road. One suggestion was made for an

alternative route to be created for Sheepwash Farm traffic across the railway to the north, but no other suggestions were made.

16. Although Whittington has a bus route, which was identified by people within the February workshops, there were a number of issues raised concerning the service. There seemed however to be no consensus view about the service. About half of the people who responded to an initial questionnaire said they used public transport, but a similar proportion considered the bus to be expensive and unreliable. These suggested there should be more stops and shelters and a more frequent service. At the February workshops event fewer people responded with opinions on public transport than on most other topics, suggesting that it is not seen as a high priority issue. Here, less than half the people who responded said that they used the bus service.

17. The proposals for the High Speed rail line (HS2), proposed to pass to the west of the village, through Whittington Heath Golf Course, were mentioned by a number of people and seen as a significant environmental threat. Children who attended the workshop also noted HS2 and joined in opposition to it.

#### **• Community activities and facilities**

18. In response to an initial questionnaire 24 of 25 people considered there to be a good range of facilities in Whittington, although some considered there was not so much for teenagers and those in the 20 – 50 age groups. These views were strongly supported in the February 2011 event, although there was little emphasis given to community facilities or activities within the workshop groups. There was less agreement on the question of whether there was a good range of local shops and pubs, although most considered there were.



#### **Village shops**

19. A number of views were expressed on potential improvements to local facilities and activities. Suggestions included a secure play area, seating areas, a skate park, a 24-hour cash point, increasing the mobile library<sub>4</sub>

service and a need for an NHS dentist. Some people noted that there was a new recreation field and a new cricket ground to come.

20. A consistent theme raised throughout the project was the issue of poor access to, and slow speed of, broadband. It is not clear whether this is an issue that is concerning to most people, but some considered that poor Internet and mobile phone services were a major problem. These limited the ability for successful home working with the knock on effect of putting more traffic onto local roads. Some felt that there should be more support for home working and home businesses.



#### Local Events

21. One of the top local priorities emerging from the consultation was that people wanted to see younger people more engaged in planning the future of their communities.

- **Development and housing**

22. For the most part the views on development and housing expressed through the rural masterplanning project reflected most people's view that they liked the village of Whittington for its rural and community qualities. There was a concern that additional development would erode some of the character of the village that makes it a good place to live.

23. Various views were expressed about any local need for some housing and these were quite divergent. About half of those who responded to the initial questionnaire thought there was already a good choice of housing in the village to meet local needs. Some people however thought that there was a need for both starter homes and for supported housing, with some noting that the cost of property within Whittington was relatively high. At the February workshop event there was a significant split of those expressing a view on the need for housing to meet local needs. A small majority of people thought there was a need for smaller starter homes and a minority of people felt there was a need for specialist housing for the elderly. Although there was also some mention of a need for smaller homes to allow people to 'downsize', this was not a commonly expressed view.

24. Some people had a view that the HS2 proposals would limit the demand for housing in the village.

25. Specific views on the potential for new housing in the village included both those who thought there was a need for smaller accommodation that helped to keep younger people in the village and some who thought that the best way of meeting future needs was through the creation of a new village.

26. One of the fears that villagers had about new housing concerned the overall scale of new development as a possible threat to the rural character of the village. Through the workshops there appeared to be a degree of consensus that the existing village boundaries should be retained to prevent a spread of larger scale development into the countryside, but that some infill or redevelopment within the existing boundaries would be acceptable or potentially beneficial. More than one workshop group thought there to be a small-scale local need for starter homes and for sheltered housing. Three potential 'infill' sites were identified by one group, as being: land to the rear of the youth club, the Swan public house and land between Chapel Lane and Blacksmith Lane. These sites are shown on the Composite Plan of Workshop Ideas

27. As well as the general view that the current village boundary should be retained the workshop groups also identified several of the approaches to the village (see Plan) where they thought that new development would be harmful in terms of its impact on the village and tend to dominate the Conservation Area. One response specifically mentioned that they thought that development at Huddlesford Lane would undermine the concept of the green belt and encourage “infill over a large area”.



**Potential new housing through redevelopment**

28. One of the issues raised was about the quality of any new development. People considered that Whittington had a high quality of vernacular architecture that made a significant contribution to its character. If new development was to occur there was a need for it to be sensitively designed and ‘traditional’ in style so as to be in

keeping with the village. One response said Whittington was able to take more houses, but they should be “very good quality, sensitive to rural and historic environment”.

29. In summary therefore, there was no call for any expansion of the village and opposition to new development spreading into the open countryside. People thought that the green belt should be retained, but there was more acceptance of the potential for some limited infill. The needs of the village appeared to some local people to principally be for starter and sheltered accommodation, but this was by no means a unanimous view. There was a strong desire for a high quality of design and architecture to be achieved in any development.

• **Other Issues**

30. Whittington is a village that has some local employment, even though most people travel out to work. The Hospice, local shops and the Barracks were all noted as examples of businesses contributing to the local economy. It was noted that there needed to be support for a local economy to thrive and high speed broadband was one of the measures frequently identified, since a rural economy was not simply about there being ‘fixed’ employment sites but also about helping people to work at home.

There was a small amount of concern expressed however, that further expansion of the Hospice might have potential to harm the character of that part of the village.

• **What you want for the future**

31. The main theme expressed by villagers throughout the rural masterplanning project was the need to retain the essential rural character of Whittington and its environment. This was a unanimous view expressed in the February workshop event and also the highest priority. This was taken to mean amongst that there should be no village expansion, but also that the various aspects that detracted from the quality of village life, in particular the issues identified in relation to traffic, needed to be resolved.

32. In the context of a largely ‘stable’ village, other priorities for the future were measures to reduce speeding, improvements to facilities for children and younger people and improvements to public transport. There was a particular view among some people that the village should promote, or be an ‘exemplar’, in relation to carbon reduction and this view received a significant degree of support amongst those who visited the February workshop event.

## B. What CABE said

33. The independent event enabler sponsored by CABE reported his views on all six villages covered by the 'rural masterplanning' project to the District Council in April 2011. The content of his report relating specifically to Whittington is set out below.

### *"Whittington*

*Whittington is in many ways the most 'typically rural' of the settlements being away from main roads and with a mostly rural based local economic history albeit having Whittington Barracks (now Army Medical Corps) and St Giles Hospice close by. It is however very close to Lichfield such as to be regarded to some extent as a satellite settlement relating to the city.*

*Despite some extensive housing estate developments from the 60's and 70's onward Whittington retains a tight urban form with facilities concentrated in the village centre.*

*A strong sense of community was apparent at the exhibition/workshop where an important theme was the consolidation of the heart of the village with high quality infill rather than greenfield edge estate development.*

*From an RMF viewpoint one of the most interesting discussion points emerging at the Whittington workshop was regarding the 'ideal size for a village'. People clearly like living at Whittington, which is small enough to be a community where everyone knows everyone else-the essence of village life. However there were divided views as to whether the expansion of the village over the past 50 yrs has made it a better place- including a realization that many of the people and facilities now at the heart of village life are there as a consequence of half a century of expansion. Whether there is a 'tipping point' beyond which village life is fragmented is an interesting point but within the 6 settlements it is clear that there are larger settlements than Whittington (including Alrewas or Shenstone) that retain a strong village character.*

*The Whittington workshop showed close awareness of the issue of maintaining economic activity. The effects of closure of the Barracks (including related closure of one of the village pubs) had been experienced and plans for a fuller future re-use of the site were seen as positive to maintain school numbers and local shops."*



Whittington Village Hall



Community Notice Board

## C. Other Evidence Relevant to planning for the future of Whittington

- **Character and environment**

34. Whittington is an historic settlement and its historic core is designated as a Conservation Area that mainly extends along principal streets of Church Street and Main Street. However it also includes much of the Chapel Lane, Blacksmith Lane area. Although there is currently no Conservation Area Management Plan for Whittington, many of the buildings within the Conservation Area are subject to an Article 4 Direction that imposes additional planning controls on them and is used as a tool to help maintain the character and quality of the Conservation Area.

35. The village has expanded beyond this 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 occurred mainly in the twentieth century as shown on the Plan of the evolution of the village included as **Appendix 3**. Because the village is located on a crossroads of two through routes that are also the principal historic streets, most people who pass through the village see the special character and charm that has retained.



**On Main Street, Whittington**

36. In relation to future change in Whittington, the characteristics of the Conservation Area are relevant in a number of respects. As well as the need to preserve and enhance the general townscape quality, the spacing and density of buildings on Main Street and Church Street, together with the architectural styles and characteristics of the buildings, plot shape and sizes, are important considerations in the design of any new development. This was emphasised as a high priority amongst the local community during the course of the rural masterplanning project.

### **Landform**

37. The view was expressed during the February 2011 workshop that Whittington fitted well into the landscape of the area, and 'nestled' into a shallow depression. Examination of landform shows that

the village lies most of the way down a slope from higher land in the south, with the valley of the River Tame to the north east and north. Whittington Barracks and Whittington Heath Golf Course sit on the higher land, mostly former heathland, and there are 'tongues of higher land extending towards the south west and south east of the village. This landform provides the impression of the village resting in its landscape and allows some views down to the village. Some of these were pointed out by villagers at the February workshop and are shown on the Composite Plan of Workshop Ideas.

### **Historic Environment**

38. Whittington is set largely within an agricultural landscape that has been subject to centuries of change. Staffordshire County Council has prepared a Historic Environment Assessment for Lichfield District that considers the development of the landscape from prehistoric times to the present, examining the level of survival of earlier landscapes. It divides the District into 'character areas'. These are a tool to help identify and protect landscape survival and the links between the landscape and historic settlements, since landscapes reflect the past functions of such historic villages.



39. Whittington is first recorded in documents of the late 12<sup>th</sup> Century and may represent clearance of woodland for farming in the early post conquest period. During the medieval period the landscape was farmed as arable in large open fields, many associated with Lichfield but others in this area in association with Whittington, Chesterfield and Wall. Significant piecemeal enclosure of large fields around Lichfield took place in the 17<sup>th</sup> and early 18<sup>th</sup> centuries whilst around Whittington enclosure into large open fields may have begun earlier. The Assessment notes that although on the whole 20<sup>th</sup> century changes dominate the landscape, such as the expansion of Whittington, the form of piecemeal enclosure around Whittington survives reasonably well, although some field boundary loss has occurred. The Assessment concludes that future development would need to consider how the historic landscape character could be reflected in any development in those areas where it survives well and also how development may impact upon the setting of the Conservation Area.

### Habitats

40. An Ecological Study of Lichfield District (2009 by Staffordshire Ecological Services) has examined an areas to the west of Whittington for

potential habitat that may inhibit development potential, or need protection in the event of development taking place. This would be the case if these areas were important in supporting species that are either protected and/or identified in Staffordshire Biodiversity Action Plan.



### Parish Church

41. The area surveyed included land either side of Huddlesford Lane and land both north and south of the Coventry canal. The canal itself is a designated Site of Biological Importance, potentially habitat for otter, white-clawed crayfish and several species of bat. Most of the area is arable land, containing little of habitat interest except within hedgerows, although there are some

areas of poor semi-improved grassland along Back Lane and Huddlesford Lane.

42. The Study recommends the protection and enhancement of the canal corridor by creating appropriate habitats alongside it. This would be most likely to take place in the event of a significant development in the area and the Study notes that the canal and other habitats could form the core of any green infrastructure associated with development.

### Flooding

43. A Surface Water Management Plan was prepared for southern Staffordshire in 2010 and forms part of the evidence base for the Local Development Framework. The Plan identified Whittington as one of several villages that have a high historic incidence of flooding, from various causes. 6 historic flooding events were identified in Whittington, mostly in or close to the centre of the village, each being either sewer highways or surface water flooding. A moderate number of properties are identified as being at risk of future flooding (115 properties).

44. Whittington was identified as one of seven settlements within Lichfield District that were classified as having a high overall risk of surface water,

flooding and should be subject to further review, including investigating the causes of the historic flooding events particularly repeat events. In terms of future development, the report recommends that consideration should be given to the location of any future development sites with reference to the Environment Agency's surface water flood extents and that the impact of development on surface water run off should be examined including options for mitigating its effects.

- **Transport and traffic management**

45. Whittington is located where an east-west and a north-south route cross and whilst these are not classified as 'A' roads they nevertheless take a significant amount of through traffic, which is a concern amongst residents, in particular, the impact on sections of Church Street and Main Street and the crossroads. These are section of road that lie within the heart of the Conservation Area, where there are limited options for improving the situation.

46. Staffordshire County Council is currently progressing a Lichfield District Integrated Transport Strategy for the period 2011 to 2026. Whilst this will have some emphasis on the infrastructure necessary to promote movement by more sustainable

transport measures, and to accommodate growth, it also recognises that the needs of local neighbourhoods is one of the transport challenges that needs to be met. This includes maintaining the current condition and safety of the highway network, improving accessibility and the quality of life in local communities and providing adequate public transport access to local services and facilities.



**The Dog Inn crossroads**

47. The Integrated Transport Strategy does not include any specific proposals for Whittington, either for traffic management or for improved public transport. However it identifies potential types of projects such as 20 mph zones, a speed limit review, community transport, bus service information and pedestrian safety priorities, as approaches that could be tapped into to achieve local ambitions.

48. There are scarce resources for transport management, reinforced by the present economic situation within central and local government. Initiatives such as those mentioned will need to be largely funded by County Council capital and revenue funds, (including Councillor's revenue funds) and influenced by community consultation. Some initiatives might be achieved at a relatively low cost, however it will be important for communities to be aware of County Council funding mechanisms and the opportunity to influence them where there are particular local issues, such as traffic speeds and safety issues within Whittington that they wish to see addressed.

49. Some people at the February 2011 workshops were concerned at the frequency and quality of the bus service for Whittington. In the context of Lichfield District rural services however, the service for Whittington, which is half hourly, is amongst the most frequent, since it is along the inter-urban route between Lichfield and Tamworth. Quality issues, such as those raised about the stops and shelters, would require further investigation. It is relevant to note that of the settlements included within the rural masterplanning project, the 2001 Census Whittington shared the highest proportion of dwellings with 2 cars with

Little Aston, at around 48%.



### Village bus service

#### Accessibility

50. A Transport Accessibility Study for Lichfield District prepared in 2008 considered accessibility of settlements to employment, education, healthcare and shopping (supermarkets). It examined accessibility at the village level and for individual areas within villages. The study showed that Whittington has some relatively good access to local facilities within the village and because of its location on a bus service between Lichfield and Tamworth, to facilities such as further education, healthcare, supermarkets and supermarkets, it otherwise has poor accessibility when compared to locations within Lichfield or Burntwood and the villages of Fazeley/Mile Oak and Armitage with Handsacre.

51. The Study ranked accessibility scores by Ward for Lichfield District and divided those into quartiles, which gave a measure of relative accessibility of wards within the District. With the exceptions of Armitage with Handsacre and Fazeley/Mile Oak, the rural areas of Lichfield District had accessibility overall composite scores that fell within the bottom quartile for the District. In terms of accessibility to individual facilities, Whittington Ward fell within the third quartile for supermarkets, healthcare and further education and but in the bottom quartile for public transport access to employment and education overall.

52. The results of the Study suggest that in terms of accessibility, taking account of the whole range of services and facilities considered, Whittington is on a par with settlements such as Alrewas or Shenstone in terms of its level of accessibility, although it has some advantages over these because of its location on a bus route between Lichfield and Tamworth. Whilst it could be considered to have relatively poor accessibility compared to some urban areas, in rural terms the accessibility study suggests that it would be reasonable for Whittington to have a role in accommodating part of the rural growth within Lichfield District if such growth was required as part of a District-wide strategy.

## • Community activities and facilities

### Recreation

53. In terms of outdoor or indoor sport, play and general community activities, Whittington has facilities within the village provided mainly by a sports and recreation ground, community hall and church hall. It contains facilities typical of a larger village, some of which are relatively new. It is necessary to consider whether the level of sports facilities and open space are adequate for the needs of the village, or whether there are deficiencies that should be addressed. In the case of Whittington however, the Parish Council in particular has already made recent strides towards improving facilities for the village.

54. A Playing Pitch Assessment (2007) and an Open Space Assessment (2008/9) have both been prepared as evidence for the Local Development Framework. These provide information to enable recreation provision to be considered for Whittington.

### Sports Pitches

55. The Playing Pitch Assessment considered Whittington as part of a 'Rural North' area of Lichfield District and also at the Ward level. Part of the background to the playing pitch

assessment is a trend for less use of adult football pitches, but increased participation by younger age groups. The Study considered future trends and took account of various programmes to increase participation in sport and used these to forecast the need for playing pitches at 2021.

56. The study found a surplus of adult football pitches in Lichfield Rural North, which in the case of Whittington was of some 1.8 pitches. However it found an overall current shortfall for Whittington in junior football cricket, adult and junior rugby union, amounting to some 8.4 pitches. The Study took account of community use of Whittington Barracks facilities.

57. For the future the Study found a forecast continued over-supply in adult football pitches by 2021, which, through re-designating, could be a means of increasing the supply of junior pitches. The undersupply of cricket pitches was brought about by the location of Tamworth Cricket Club within the 'Rural North' area, whilst the undersupply of junior rugby was brought about by the location of Lichfield Rugby Club within Whittington Ward, since the club had no junior pitches. The Assessment recommendations included the safeguarding of existing pitches, securing community use agreements of schools facilities and re-designating

some adult pitches for other sports, such as mini-soccer.

58. The generalisation within the 'Rural North' analysis tends to mask issues that relate specifically to Whittington because there are clubs located within the geographical area that serve communities in Lichfield and Tamworth. However the general forecast trends of rising deficiencies in junior pitches and surpluses of adult pitches are relevant. They are particularly applicable to Whittington where the Parish has recognised the need arising from local club participation and has sought to address the need through new provision.

### **Open Space**

59. The District Council's Open Space Sport and Recreation Assessment of 2009 examined the provision of open space and play facilities within Whittington. Existing provision included access to 2 play areas and 2 sports grounds, together with several areas of amenity green space. The canal acted as a green corridor, important for wildlife and there was also some natural and semi-natural greenspace.

60. The Parish Council, which was consulted as part of the Assessment, identified a deficiency in the quantity of

open space, sport and recreation facilities. Issues identified by the Parish council included a deficiency of equipped play space and poor accessibility. In terms of children's play space a quality assessment was carried out that found that the Whittington recreation areas had a reasonable score in terms of quality, a score of 29, within a range of 12 to 39 within Lichfield District play spaces. Although the Parish Council identified accessibility as an issue, the Assessment found overall accessibility to be adequate, but concluded that an additional equipped play area would improve the situation, or access to the existing areas should be improved.

61. The proposals being implemented by the Parish Council and the cricket club will considerably improve the facilities available to residents of Whittington and address the issues identified locally and contained within the Playing Pitch and Open Space Assessments.

- **Development and housing**

62. **Recent growth:** The map showing the evolution of Whittington to the present (see **Appendix 3**) shows the significant growth of the village away from the historic core contained within the Conservation Area. Much of this significant growth took place from the 1960's and continued into the<sub>1 2</sub>

1980's, after which there have been only small amounts of growth through infill and redevelopment within the existing village boundaries.

63. A Table showing the remaining development potential within the current village boundary identified by the District Council's 2010 Strategic Housing Land Availability Assessment is included as **Appendix 4**, together with a Plan of potential sites identified by the SHLAA. It shows 19 house completions since 2006 including the redevelopment of Whittington Grange School and limited further potential of 28 dwellings through redevelopment opportunities, including the Swan Inn, Whittington Youth Centre and Cloisters Walk. All of these sites lie within the settlement boundary and the Swan Inn and Youth Centre were identified by villagers during the February 2011 workshops and are shown on the Composite Plan of Workshop Ideas.

64. **Housing need:** Although there is evidence that identifies a District-wide housing need (see Introduction and Background report), there are no local housing need surveys specific to Whittington and therefore the technical evidence to support a level or types of housing appropriate to meet local requirements in the immediate area, is absent. There are however aspects of the evidence reports on housing already commissioned by the District

Council that are relevant to Whittington.



#### Potential for housing redevelopment

65. The Rural Housing Needs Survey of 2008 included Whittington within the 'rural east' part of the District, which encompasses Clifton Campville, Edingale, Elford, Harlaston, Haunton and Whittington. Whittington is the largest settlement within the 'rural east' area.

66. Within this area of just over 15,000 houses, it identified an owner occupation of 82.5%, with around 11% of dwellings being for social rent and just over 6% renting privately. For Whittington village only however, the 2001 Census showed 86.0% owner occupation with only 9.1% social renting. Over half the houses in the 'rural east' area are detached properties, with most housing being three and four bedroomed.

67. In response to the survey 6.5% of residents considered their current home to be unsuitable for their needs. This however represented a relatively small number of replies to the survey and so the results must be viewed with some caution. Size, particularly properties being too large, was the main reason given for unsuitability, followed by cost of heating and transport difficulties. Comparing household size with property size, under-occupation was significantly more evident than over occupation.

68. Just under a third of the households who responded to the survey had moved to their current home within the last 5 years, and 84.5% of these had moved into the area from elsewhere, particularly from Lichfield and Tamworth. Only 4.3% of those who moved in the last 5 years were households setting up either a first or new home.

69. More households expressed an intention to move within the next 2 years than actually moved in the past 2 years, 14.2% compared to 11.4% and less than 25% of those intending to move expected to stay within the 'rural east' part of the District.

70. Most people who intended to move were interested in owner occupation, with 87.5% of households that plan to move to owner occupied housing in<sub>1 3</sub>

the next 2 years looking for three and four bedroom property. None of those intended movers were looking for a one bed roomed property.

71. 8.5% of existing households contained at least one member planning to move out to establish a new independent household within the next two years and these were also mainly interested in owner occupied accommodation. These households were looking more for two and one bedroom accommodation with only 9.1% looking for three-bedroom accommodation. However only 15% of these were planning to move within the 'rural east' area, whilst 20% were planning a move to Tamworth and over a third were moving out of the area altogether and heading for elsewhere in the UK.

72. Whilst it is difficult to quantify, the survey does provide some support for the view expressed through the workshops that there was a need for properties to downsize into. The specific demand that might arise for social housing or from newly forming households is also uncertain and some of the responses might be influenced by local knowledge of what is likely to be available in the area, for example the cost or size of dwellings available locally.

### **Development opportunities:**

73. The District Council's Strategic Housing Land Availability Assessment 2010 (SHLAA) identifies some options for further housing development both within the village and outside the current development boundaries. These identified sites should be considered as providing a choice of 'options' brought forward by separate interests, rather than implying any proven necessity for a significant scale of development outside the village boundary.

74. A number of small sites were identified in the February workshop groups as suggestions if the village was to accommodate additional housing. These are identified on the Composite Plan of Workshop Ideas and all lie within the current village boundary. The groups at the workshop were not very willing to contemplate outward expansion of the village, but rather identified four main approaches to the village that should be protected from development. Nevertheless, for the purpose of considering options, they represent potential development locations.

75. Within the village boundary, the sites identified by the SHLAA at the Swan Inn, the Youth Centre and Cloister Walk would yield approximately 26 dwellings and there

is no reason to conclude that these would not be able to be developed in a manner appropriate to the village.

76. One further site identified by the February 2011 workshop and shown on the Composite Plan of Workshop Ideas was garden land between Chapel Lane and Blacksmith Lane. This land has a total area of around 0.5 hectares. It contains some significant trees and has existing properties on a number of its boundaries. Access issues would also need to be resolved, but subject to being able to achieve an appropriate layout, the location would in principle be suitable for development. Without resolving these issues or considering its availability it is difficult to determine its capacity, but it would be appropriate to allow a notional range of 5 to 10 dwellings.



**Land at Back Lane**

77. If further housing growth is considered for the village, options outside the current village boundary will all lie within the adopted Green Belt. Notwithstanding current policy, the merits of the options should be considered. The 2010 SHLAA identifies two significant green belt sites, which are identified as deliverable in the short term, having current developer interest.

78. One of these sites is located on the west side of Common Lane adjacent to the village and on the approach from the south. It is estimated to have a capacity of 39 dwellings, on 2.19 hectares. The second site is located on Huddlesford Lane and would be a westward extension of the village. It is estimated to have a capacity of around 60 dwellings on 2.69 hectares.

79. The site on the west side of Common Lane abuts the village boundary and the Conservation Area and would effectively form a southern extension to the village up to the boundary of the school site on the opposite side of the road. The SHLAA process did not identify any significant constraints to development of the site, however in terms of a comparison of potential sites there is an issue of visual impact to consider and effect upon the setting of the Conservation Area. This site is on one of those approaches to the village identified by

residents as important through the workshops. It is one of the main approaches to the village and the site is on rising land. It would be seen as projecting in front of the Church Street part of the Conservation Area, including the church. It is hard to envisage how the site as proposed would have a 'comfortable' relationship with the existing village and would be likely to have a significant impact upon the relationship between the village and its landscape and upon the setting of the Conservation Area.

80. The site at Huddlesford Lane is somewhat larger than the Common Lane site and is proposed by the site promoters for around 60 dwellings. It has a different physical relationship to the existing village in a number of ways. The landform in this part of the village is flatter and although there are gentle slopes away from the village, these are not visually significant. Huddlesford Lane is not one of the main approaches to the village, but nevertheless the village can be approached from this direction and the visual impact of an extension of the village into open countryside is a consideration. The site is also on the edge of the Conservation Area, which here extends into Huddlesford Lane to include Highfields and Hillfield Cottage. The width of Huddlesford Lane and the 'pinch point' created by

buildings at Highfields would also be issues to be resolved.

81. A third potential Green Belt option not identified in the 2010 SHLAA but being brought forward by the landowner through the 2011 revision of the SHLAA, is land fronting the north side of Back Lane. Here two sites are suggested for frontage development with a total capacity of around 10 dwellings. A further area of land fronting Back Lane is not currently being brought forward but is similarly located and which if incorporated into these areas would increase the total capacity to around 15 dwellings. There is currently sporadic development along this part of Back Lane, which is fully developed on its opposite side. The areas of open land are not on any approach to the village, although they do provide views out of the village from Back Lane to the countryside. The most appropriate form of development for these sites would be frontage development and this would give rise to deep plots at relatively low density.

## **D. Towards a Vision for the Future**

### **Summary and Observations on 'What You Said':**

82. Throughout the rural masterplanning project it was clear from the views expressed that people liked living in Whittington and valued it as a compact community with a good community spirit having good access to nearby towns. Most villagers who participated were happy with their village, took the view that environment and quality of life should be protected and were consequently concerned about the possibility of it expanding beyond its current size. They were concerned that growth would potentially result in an erosion of the community spirit and the character of the village. At the February workshops there was a discussion about the size of the village and many people agreed that the village was of a size to support a range of community facilities and activities, but was still sufficiently small for people to 'know each other'.

83. There was a recognition that the Barracks and its' community were also important.

84. Whittington is one of the villages where there is a group of people who are concerned about the need to contribute locally towards efforts to

use more renewable energy and promote carbon reduction. Some thought that they wanted Whittington to become an 'exemplar' in the use of renewable energy. Although there were few specific proposals this was taken to mean principally the use of wind, solar and water power.

85. In the context of a largely 'stable' village in terms of its size, priorities for the future were measures to reduce speeding, improvements to facilities for children and younger people and improvements to public transport. A section of Church Street and the Dog Inn crossroads were seen as an area of particular concern where there was on-street parking but also speeding traffic but other problem locations were noted including the section of Main Street that bends, between the old post office and 'The Bell', and outside the school at start and finish times.

86. Most people considered there to be a good range of facilities in Whittington, however views were expressed on potential improvements to local facilities and activities including a secure play area, seating areas, a skate park, a 24 hour cash point, increasing the mobile library service and a need for an NHS dentist. Some people noted that there was a new recreation field and a new cricket ground to come.

87. A consistent theme raised throughout the project was the issue of poor access to, and slow speed of, broadband.



**Church Street**

88. From the local perspective the future for the village and a vision of what it should be like, should be based around the desire to improve those matters that affect or improve further the quality of life and potentially those ambitions seeking a more sustainable way of life.

### **Conclusions on Housing Development Potential:**

89. Taking account of local views on development, the District Council nevertheless has an obligation to



consider future housing needs within a Local Development Framework and to assess at a local level whether there is the potential of villages to contribute to meeting housing needs, either arising from within the village, from the District, or a wider area.

90. There seems to be a degree of consensus in the village that it is about the right size now to retain a close knit community and support a range of local facilities, services and activities. Most people however also seemed to accept that the redevelopment of the identified sites within the village was acceptable and could contribute towards meeting some local needs, particularly if property size and cost were appropriate.

91. Such an approach would yield around 33 to 38 dwellings, provided site development issues could be resolved. All of this growth in dwellings would be in relatively small redevelopment or infill sites that would contribute to an 'organic' form of growth for the village because of the individually small sites. Such an approach would seem most appropriate to achieve the objectives identified by residents of retaining the character and overall size of Whittington.

92. Any further development would mean resorting to land that is currently

in the Green Belt, with three such options identified above. There is a question however of whether Whittington should make such an additional contribution to housing needs in the area and also of whether there would be any benefits arising from further growth.



**Old school building on Church Street**

93. National planning policy requires 'exceptional circumstances' to be demonstrated to justify amending existing green belt boundaries. The question therefore arises in relation to all of the greenfield sites is whether there is any need for such a scale of development that would amount to the 'exceptional circumstances'. In the absence of a District housing requirement set by a statutory strategic level of planning, or work that clearly establishes housing needs within the area, it is difficult to identify the specific exceptional circumstances that would justify the significant green

belt boundary changes implied by the release of large scale sites.

94. There is one issue particular to Whittington that may be worthy of consideration in terms of potential exceptional circumstances. There is a long established trend towards a fall in the average number of persons occupying a single household and this fall is forecast to continue. This means that no development at all would mean gradual fall in population, with a consequent impact on the ability to sustain local services, such as shops, or result in falling school rolls. The capacity identified within the village, around 33 – 38 dwellings, is the smallest capacity of any of the larger freestanding villages in Lichfield District. For comparison, capacity within Armitage with Handsacre is 106 dwellings, within Shenstone is 136 dwellings, and within Alrewas is 63 – 73 dwellings.

95. The effect of falling household size is shown at the District level within the population and household forecasts recently prepared by the County Council. Between 2008 and 2033 the District population is forecast to be almost static, showing a slight decline by 2033, to 97,150 compared to 98,040 in 2008, despite an increase in the number of households by 2,310, from 40,231 to 42,509.

96. It is impossible to be certain about the effects of falling household size over a 20 year period, but it is likely that completion of under 40 dwellings over the period would be likely to lead to a largely static or slightly declining population.

<b>Development</b>	<b>Potential Capacity</b>	<b>Current Status</b>
Sites with planning permission @ 1/4/10	<b>2</b>	Infill Main St.
Identified infill sites in village boundary in 2010 SHLAA	<b>26</b>	Infill and redevelopment sites in SHLAA
Potential new infill sites	<b>5 - 10</b>	Infill at Chapel La. /Blacksmith Lane
Greenfield sites outside village boundary	<b>0</b>	
<b>Total Suggested Housing Growth</b>	<b>33 - 38</b>	
Greenfield, green belt options subject to established need.	<b>15</b>	Green Belt at Back Lane
	<b>60</b>	Land at Huddlesford Lane

97. Should expansion of the village into the Green Belt be considered appropriate in the circumstances, then it is considered that expansion of the larger sites currently identified would not be as sympathetic to the character of the village and the nature of organic growth as would the development of smaller sites, which along Back Lane would have substantially less impact. In priority order it is therefore recommended that Back Lane would be preferred, followed by the land at Huddlesford Lane, should such a need for a larger scale site be identified.

98. The suggested scale of growth for Whittington over the period of the Local Development Framework from 2010, based upon this assessment of options is summarised in the Table below.

**Guiding Principles:**

99. Taking into account the range of community views expressed, the CABE recommendations and other relevant considerations contained principally in evidence prepared for the Local Development Framework, it is considered that the following Guiding Principles for Whittington should be the subject of further discussion with the local community and stakeholders.

**Environmental:**

- *Maintain and improve the architectural and environmental quality of the Conservation Area and the village environment, in particular through measures including careful control over existing development, and by ensuring a high quality of design in new development that respects the existing architectural and environmental qualities of the village.*
- *Maintain the established development form limiting new development to infill and redevelopment with no expansion into the green belt.*
- *Ensure an improvement in the quality and safety of the environment within the heart of Whittington by securing additional traffic management along Church Street and Main Street that will slow traffic movement and improve*
- *Consider opportunities to establish and use renewable energy resources to serve the village, firstly by researching the feasibility and impact of implementing local or micro solutions for wind power and solar energy.*

### **Social:**

- Enhance the range of facilities available to children and younger people through the amount, quality and distribution of play facilities and ensuring continued high quality of spaces and equipment.
- Retain the current level and variety of shopping at the heart of the village and improve the quality of the physical environment related to them
- Seek to improve the quality of facilities for bus services, investigating in partnership the opportunities for improved access and shelters.

### **Housing:**

- Allow redevelopment for housing within the settlement boundary, through the sensitive development of infill and redundant sites, respecting the need to retain buildings where they make a positive contribution to the Conservation Area.
- Enhance the range of housing opportunities locally for specific groups including affordable housing younger people and smaller accommodation to allow for downsizing, subject to establishing, through evidence, the most appropriate local provision in terms of type and tenure.

- Ensure any housing development is of a high quality of design, form and layout, reflecting the character of the Conservation Area, the range of vernacular house types and styles present in Whittington and ensuring a positive contribution to the Conservation Area.

### **Economic:**

- Maintain a local employment base within the village by providing the environment for local businesses to thrive.
- Ensure that relationships are maintained between the village and Whittington Barracks seeking continuation of mutual benefits related to business, employment and social activity

### **A Draft Vision for Whittington:**

100. For the purposes of guiding the direction of future policy for the village, in particular through the Local Development Framework, consideration should be given to a Vision statement for the village. The following initial statement is suggested as a basis for further local discussion:

**Whittington should remain a compact, stable, safe and progressive community with a high quality environment. It should**

**continue to offer a wide range of local services, social and recreational activities and 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 should be recognised through continued protection and enhancement.**

**Whittington should accommodate only a small scale of new development within the village directed principally towards meeting local housing needs.**

### **Other Recommendations for Whittington**

101. Following the resolution of the issue of the scale of housing need for the District appropriate to be accommodated within the Local Development Framework, there is a need to confirm whether the development of small-scale Green Belt sites on the periphery of Whittington at Back Lane, or Huddlesford Lane, should be carried forward.

102. There are a group of residents of Whittington who are motivated to pursue opportunities for the establishment of Whittington as a

village that exploits renewable energy at a local level to move towards a more sustainable future. Consideration needs to be given as to if and how local authorities at all levels could assist in this process.

103. In order to consider the potential for traffic management and public transport improvements within the village, consultation needs to take place with the County Council as transportation authority and with bus operators.



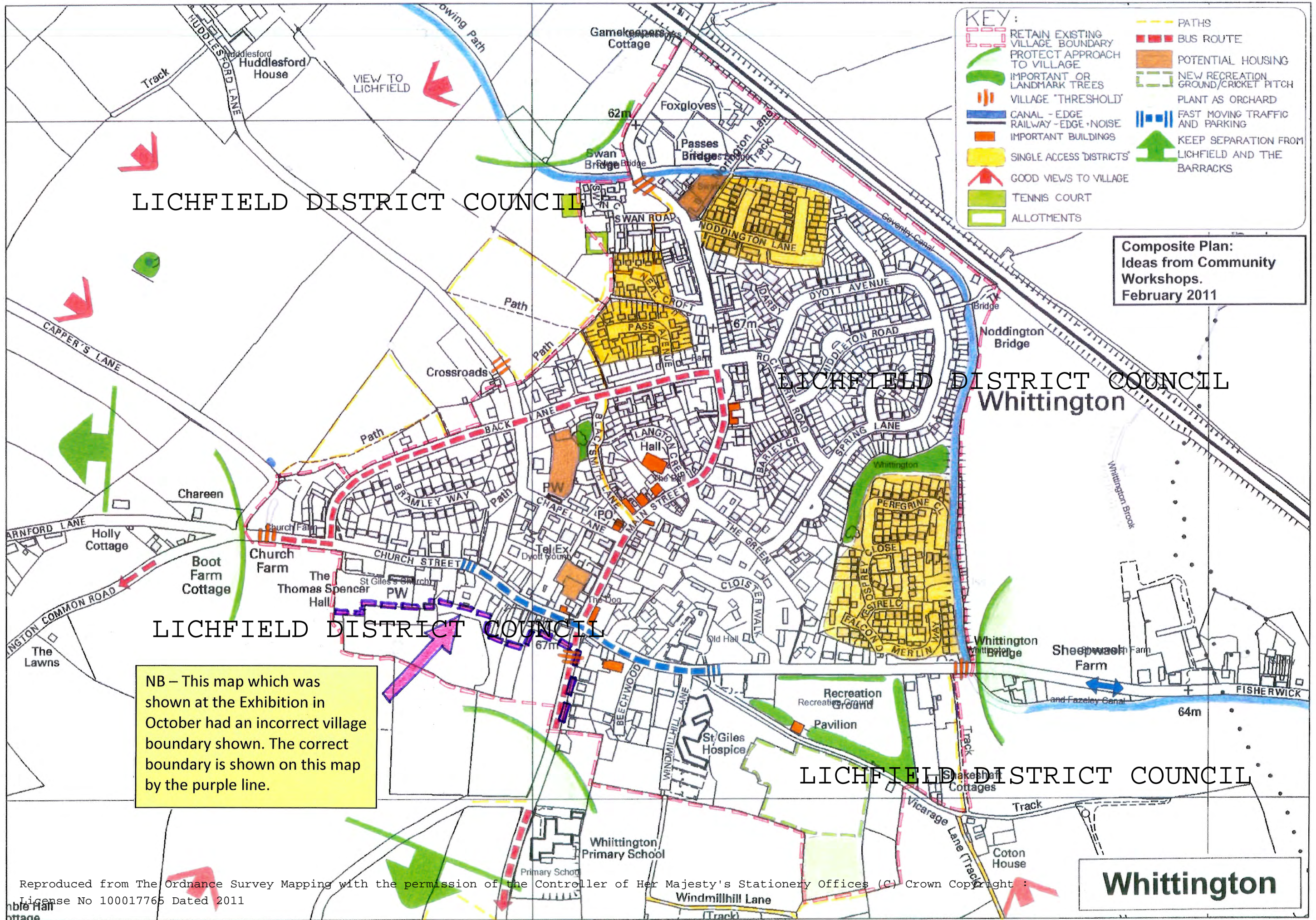
**Whittington event February 2011**

**Next Steps:**

104. This village report is intended to be of use by the community itself as well as by Lichfield District Council as local planning authority. All community involvement exercises normally achieve access to only a limited number of members of any

community. Whilst for Whittington there have been a number of events where participation has been achieved and this report is based upon the views expressed, it is recognised that these contributions were fairly limited in terms of the number of people directly contributing and therefore further consultation is desirable.

105. Next steps in the process should therefore seek more local community input. This should be designed to achieve a feedback of the results of the process so far to a wider community. Secondly it should seek to achieve further consultation, particularly on the Guiding Principles and Draft Vision that have been suggested above, but also on the views expressed in relation to housing.



- KEY:**
- RETAIN EXISTING VILLAGE BOUNDARY
  - PROTECT APPROACH TO VILLAGE
  - | IMPORTANT OR LANDMARK TREES
  - VILLAGE 'THRESHOLD'
  - CANAL - EDGE
  - RAILWAY - EDGE + NOISE
  - IMPORTANT BUILDINGS
  - SINGLE ACCESS 'DISTRICTS'
  - ↑ GOOD VIEWS TO VILLAGE
  - TENNIS COURT
  - ALLOTMENTS
  - PATHS
  - BUS ROUTE
  - POTENTIAL HOUSING
  - NEW RECREATION GROUND/CRICKET PITCH
  - PLANT AS ORCHARD
  - FAST MOVING TRAFFIC AND PARKING
  - ↑ KEEP SEPARATION FROM LICHFIELD AND THE BARRACKS

**Composite Plan:  
Ideas from Community  
Workshops.  
February 2011**

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL  
Whittington

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

NB – This map which was shown at the Exhibition in October had an incorrect village boundary shown. The correct boundary is shown on this map by the purple line.

**Whittington**

# **WHITTINGTON**

## **APPENDIX:**

- 1. 2001 Census Social Profile for Whittington**
- 2. Local Views given during 'Rural Masterplanning' Project**
- 3. Plan Showing of 'Evolution' of Whittington**
- 4. Identified Housing Potential 2010 and Plan from 2010 Strategic Housing Land Availability Assessment**

## **Lichfield District Rural Planning Project**

Lichfield District Council

September 2011

## 2001 Census - Social Profile for Villages in Staffordshire Whittington

Population	Count	Percent	Index
Resident Population	2040		
Males	1006	49.3%	101
Females	1034	50.7%	99
People living in Households	2040	100.0%	102
People Living in Communal Establishment	0	0.0%	0

Age Profile	Count	Percent	Index
0-4	102	5.0%	84
5-14	230	11.3%	87
15	24	1.2%	93
16-19	78	3.8%	78
20-29	144	7.1%	56
30-44	431	21.1%	93
45-59	530	26.0%	138
60-74	366	17.9%	136
75-84	100	4.9%	88
85+	34	1.7%	86

Households	Count	Percent	Index
Total Household Spaces	863		
Occupied Household Spaces	841	97.5%	101
Vacant Household Spaces	19	2.2%	69
Second Residences	3	0.3%	55
Average household size	2.43		103
All Single Person Households	169	20.1%	67
All lone pensioner households	111	13.2%	84
All pensioner households	215	25.6%	108
Single Parent Housholds with dependent children	20	2.4%	37
Single Parent Households with non-dependent children	24	2.9%	94
All households with dependent children	233	27.7%	94
Households with no employed adult and dependent children	12	1.4%	30
All households with 1 or more persons with Limiting Long-term illness	246	29.3%	87

Health and Caring	Count	Percent	Index
People not in good health	135	6.6%	73
People with a Limiting Long-term Illness	288	14.1%	79
People of working age with Limiting Long-term Illness	117	5.7%	70
People who provide unpaid care	245	12.0%	121
People who provide more than 50 hours of unpaid care	37	1.8%	89

Amenity	Count	Percent	Index
Overcrowded households	13	1.5%	22
No central heating	24	2.9%	33
No WC and bath/shower	0	0.0%	0

Ethnic Group	Count	Percent	Index
White	2023	99.2%	109
Mixed	9	0.4%	34
Indian	0	0.0%	0
Pakistani	0	0.0%	0
Bagladeshi	0	0.0%	0
Other Asian	3	0.1%	30
Black	0	0.0%	0
Chinese	0	0.0%	0
Other Ethnic Groups	0	0.0%	0

Religion	Count	Percent	Index
Christian	1678	82.3%	115
Buddhist	3	0.1%	52
Hindu	0	0.0%	0
Jewish	3	0.1%	28
Muslim	6	0.3%	9
Sikh	3	0.1%	22
Other Religion	12	0.6%	201
No Religion	258	12.6%	87
Religion not Stated	84	4.1%	54

Dwelling Type	Count	Percent	Index
Detached	376	43.7%	187
Semi-detached	351	40.8%	124
Terraced	71	8.3%	31
Purpose built flat	56	6.5%	45
Flat in converted / shared house	3	0.3%	7
Flat in commercial building	3	0.3%	29
Caravan/Mobile home/Temporary	0	0.0%	0

Tenure	Count	Percent	Index
Owner Occupied	723	86.0%	126
Shared Ownership	3	0.4%	55
Local Authority rented	9	1.1%	8
Housing Association / Registered Social Landlord	67	8.0%	132
Privately rented	23	2.7%	31
Other rented	17	2.0%	63

Car Ownership	Count	Percent	Index
Households with no car	97	11.5%	43
Households with 1 car	274	32.6%	75
Households with 2 cars	377	44.8%	190
Households with 3 or more cars	92	10.9%	185
Total number of cars in the area	1337		
Average no of cars per household	1.59		144

As a result of rounding some figures may not always equal the total for this area.

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Source: 2001 Census Key Statistics

An Index has been created to compare the above area with England. The scores for England always equals 100, therefore a score of less than 100 indicates fewer people or households in that category for the area compared with England. A score over 100 indicates more people or households in that category for the area compared with England.

Produced by Research Unit, Development Services Department, Staffordshire County Council

Further details available by telephoning 01785 277359 or email mark.sproston@staffordshire.gov.uk

## Appendix 2: Local Views given during 'Rural Masterplanning' Project

### Whittington: Other thoughts from Workshops 2011:

(Individual transcriptions from post-it notes made by workshop visitors)

Location: Whittington		
Category/Type of comment	Comment made	*Additional comment made by others
<b>General comments about Whittington</b>		
	Sheepwash Farm – a farm? More an industrial zone these days with articulated lorries to-ing and fro-ing along lanes which cannot sustain continual use. Plus tractors – also huge vehicles travelling much too quickly and often dangerously wide if towing harrow etc. which are very dangerous at night as they are without lights!	
	Dialogue with the Barracks and its community	
	Keep the Old School, dated 1864	
	Need to keep the School in Main street.	
	No more extensions to the Hospice.	
<b>Environment</b>		
	Relax planning restrictions so we can have solar panels in the Conservation Area	
<b>Development views - general</b>		
	Huddlesford Lane development quite undermines the village boundary. This + HS2 undermines the concept of green belt and encourages infill over a large area	
	All development needs restricting in order that Whittington remains a village	
	Don't build on Green Belt	
<b>Traffic and traffic management</b>		
	We don't needs loads of humps and bollards in the way on our roads, which I interpret 'traffic calming' to mean.	



	Perhaps a slower speed restriction? I drive at 20 – 30 through the village anyway.	
	20 mph limit in the village (to include trains!)	
	Traffic problems are not confined to the 'Dog Inn' junction – should include outside the school, Church St., Main St. etc. – 20 mph through village.	
	The density of heavy vehicles through the village has grown to quite a worrying level	
	I feel the most important thing the village needs is for the roads to be safe. We need more 30 mph signs. Main Street with its bends is I feel a dangerous road.	
	We need a 20 mph limit.	
	Dangerous areas of the village re traffic – crossroads at the Dog and the bend from the old Post Office to The Bell. Dangerous for kids so difficult to give them independence.	
	Traffic concerns, particularly the 'Dog' crossroads. Roads are not adequate for the volume of traffic.	
	All the village should be a 20 mph zone.	
<b>Public transport</b>		
	While public transport – i.e. bus – is good and reliable it is expensive.	
<b>Getting about the village - walking/cycling</b>		
<b>Village facilities</b>		
	Who can doubt that modern communications to the village – internet and mobile phones- are a major problem. Fix that and you could prevent lots of people having to block up roads by driving to their office	
	Need an NHS dentist.	
<b>Housing</b>		
	The new village option sounds like the best way of providing new homes without destroying the character of our existing villages	2 comments added, both 'agree'
	No appreciable need for starter or retirement housing as	

	demand is not sufficient. Also with 2 up 2 down cottages selling at £170K it would not stay affordable for long.	
	Thought must be given to the village 'ageing population'. New blood is needed although retaining the migration of young people away from the village could be helped by the provision of 'affordable' housing	
	Whittington is calling out for smaller houses and flats for local families and couples, so they don't have to leave the village. And please, please NO TO THE NEW VILLAGE OPTION.	
	Whittington could take more houses, but they should be <u>very</u> good quality, sensitive to rural and historic environment	
	There is a need for smaller accommodation - other than starter homes, to enable people to downsize and yet remain in the village. This in turn makes family property available to others.	
	Extra Housing!!! Will they sell because of HS2?	
	The village is large enough and any new building should be diverted away. The new village suggestion at Fradley seems the sensible option.	
<b>Likes and Dislikes, Natalie aged 10</b>		
	I like: Parks, Pubs, Guides, Farms, Canal, Shops, Youth Club	
	I don't like: Cars driving too fast, Plans for HS2	
<b>Likes and Dislikes, Josh Brittan, aged 9 and Adam Brittan, aged 8</b>		
	We like: the Parks, the School, I love the youth club. Please keep the youth club I go all the time. I love cubs, its amazing when we go on camp	
	We don't like HS2 plans, it's just a noisy train going through the village and destroying it. Stop HS2	
		<b>Note: * Column refers to comments written on or attached to an original post-it comment</b>

## Priorities and Issues Results from 2011 Events: Whittington

Your top priorities	Agree	Disagree
You want to consider issues as a parish – e.g. the barracks could offer opportunities and solutions to some issues, and need to be considered alongside the village.	33	1
You want Whittington to be an example as to how local communities can use renewable energies.	24	3
You want young people to be engaged in planning and the future of their communities.	23	0
<b>Community activities and facilities</b>		
You said there was a good range of activities and facilities including places for sport and recreation.	31	0
You felt there are less facilities and activities for teenagers.	25	0
You said there is a good range of local shops and pubs.	18	11
You said young people need to be engaged in community decisions	20	0
<b>Transport</b>		
You said you use public transport to Lichfield for shopping and schools.	9	13
Those of you who don't use public transport said it was too expensive, infrequent and unreliable.	3	5
You said you wanted traffic management to reduce parking and congestion issues that occur on some roads.	26	2
You said that the village is a safe place to walk and cycle.	26	3
<b>Housing</b>		
You said there is a need for smaller starter homes for first time buyers so they can stay within the village.	18	14
You said there was also a need for specialist housing (e.g. sheltered accommodation) to meet local needs.	12	18

<b>Environment &amp; Communication</b>		
<b>You said you want the village to be an example of how communities can use renewable energies.</b>	<b>17</b>	<b>1</b>
<b>You said you like the rural atmosphere and access to the countryside.</b>	<b>31</b>	<b>0</b>
<b>A few of you said that you had problems with slow broadband speeds and patchy mobile phone reception.</b>	<b>21</b>	<b>11</b>
<b>You said you find out what's going on through local newsletters and newspapers along with connections to other villages through social groups.</b>	<b>30</b>	<b>1</b>
<b>What you want in the future</b>		
<b>You said you would like to see more starter homes to meet local needs.</b>	<b>17</b>	<b>16</b>
<b>You want to see improvements in facilities for young people (e.g. skate park, play areas).</b>	<b>14</b>	<b>2</b>
<b>You said you want better library access through increases in the mobile library service.</b>	<b>5</b>	<b>3</b>
<b>You want to protect the environment and rural character of the village.</b>	<b>40</b>	<b>0</b>
<b>You want to promote carbon reduction and want the village to be seen as an example of how communities can respond to 'green' issues.</b>	<b>19</b>	<b>1</b>
<b>You want measures to reduce speeding</b>	<b>27</b>	<b>2</b>
<b>You want to see improvements to public transport.</b>	<b>11</b>	<b>0</b>

## Note on Workshops Plans.

### Introduction:

The Whittington event was held on 25th February 2011. Following the presentation by CABE,\* those attending formed three separate workshop groups that that considered village issues and annotated separate plans with their thoughts and ideas. The following Table identifies the matters discussed by the groups and included on plans or notes attached to them. They have been put into categories that reflect the main issues considered to affect the village and views on future development. In some cases the distinctions made are blurred, since discussions tended to cross the topics. The table tries to identify where a matter picked up by one group is related to one identified by another group (shown as ←----→). It is intended that this will eventually be able to be read alongside a plan of the village illustrating the group's discussions.

\*CABE: Commission for Architecture and the Built Environment

Group 1	Group 2	Group 3
<b>General description</b>		
		The village 'nestles' in the countryside
		Good views into the village from several points outside
		The railway is an edge/boundary
		There are some views to the cathedral spires from the countryside around the village
		There is fast moving traffic and parking on Church Street
		There are rural surroundings
		The village has a 'community feel' – related to size
		Its range of facilities is important – shops, pubs, school, village hall, church hall, allotments, tennis courts
<b>Environment</b>		
		There are important trees in various locations – recreation ground, Back Lane, Whittington Wood are identified
		Railway noise
		A possible community orchard suggested as an idea – the Glebe Land suggested as suitable location

<b>Communications and traffic management</b>		
Need to be realistic about the parking needs (need to take account of limited potential?)	←-----→	Needs more off road parking
		Both through traffic and local traffic a issue on the village roads
		A 20 mph zone could cover the whole village
		A need to promote more walking
Provide a farm vehicle route for Sheepwash Farm – across railway to the north (no route identified)	←-----→	Heavy traffic from Sheepwash Farm noted
<b>Development and Housing Issues</b>		
No sprawl (does this mean no village extension?) ←-----→	Retain existing village boundary. Don't want significant expansion – result in loss of identity. ←-----→	No extension to the village boundary and preserve the Green Belt. ←-----→
No gated communities		
Need for sensitive traditional architecture		
Need for starter homes and sheltered housing	←-----→	Need for affordable housing: <ul style="list-style-type: none"> <li>• Warden controlled to allow downsizing</li> <li>• Starter homes for village children</li> </ul>
Youth club/land associated with, suggested as suitable for sheltered housing	←-----→	Smaller properties on youth club site
	A larger village would result in a reduction in the character that makes the village desirable (has to do with scale?)	
	New housing on the approaches to the village would overshadow and dominate the conservation area	
	3 infill sites suggested: <ul style="list-style-type: none"> <li>• Youth club/land to rear</li> <li>• Land between Chapel La. and Blacksmiths La.</li> <li>• The Swan public house</li> </ul>	
		Keep separation between the village and the barracks

<b>Village facilities</b>		
		Need broadband
		New recreation field and cricket ground to come

# Evolution of Whittington

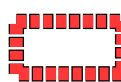












LICHFIELD DISTRICT COUNCIL

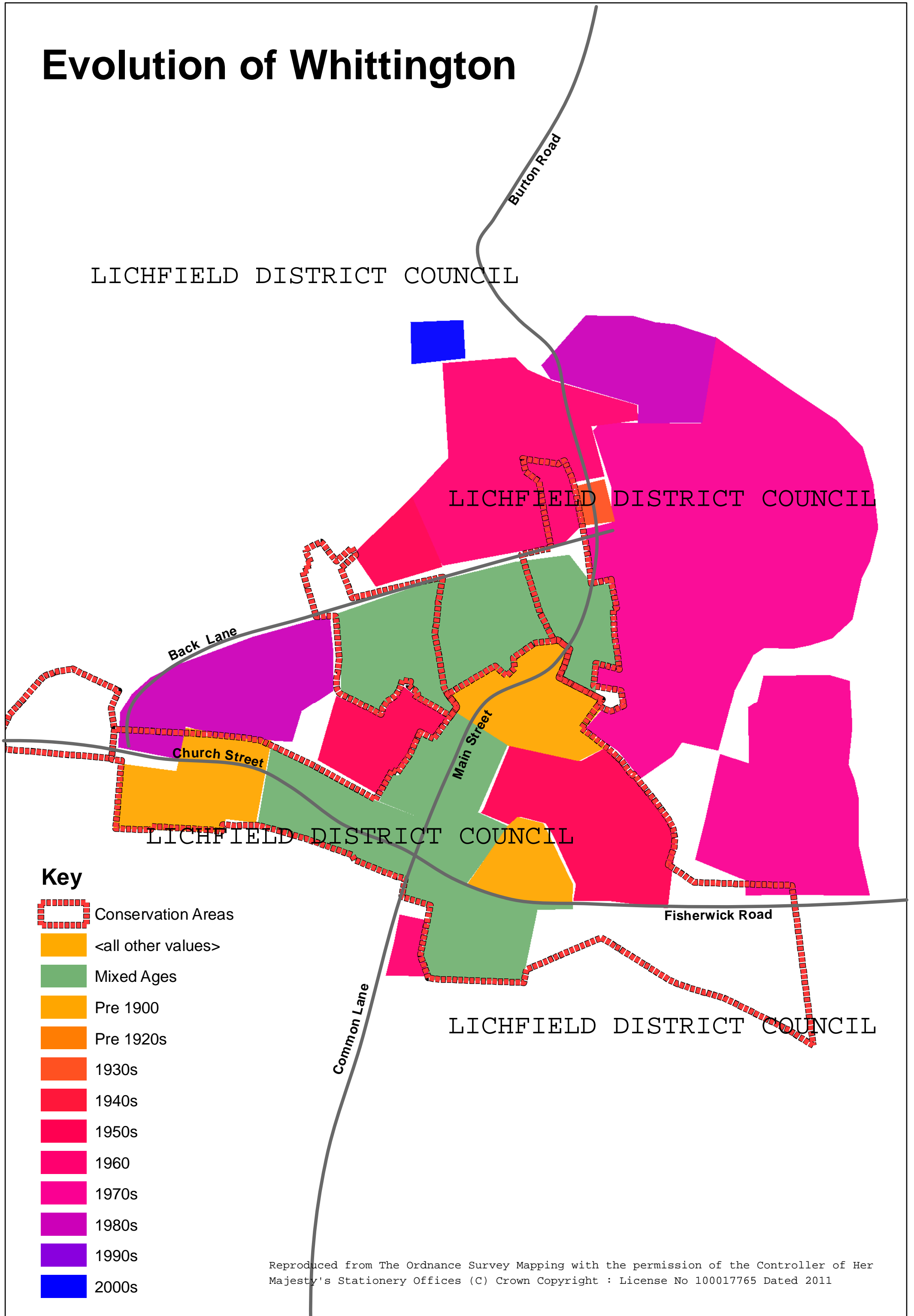
LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

## Key

-  Conservation Areas
-  <all other values>
-  Mixed Ages
-  Pre 1900
-  Pre 1920s
-  1930s
-  1940s
-  1950s
-  1960
-  1970s
-  1980s
-  1990s
-  2000s

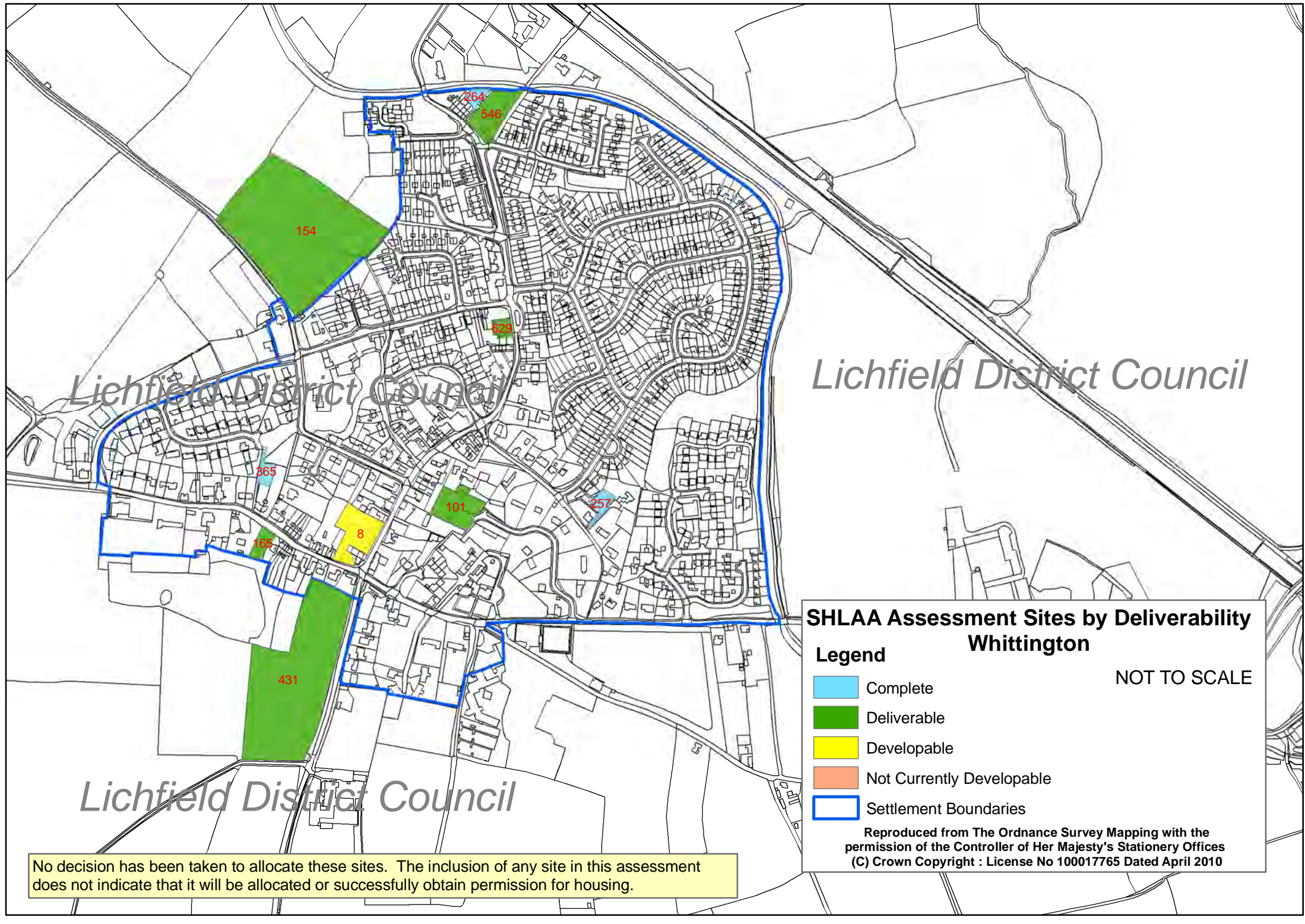




## Appendix 4

### Development Potential within Whittington 2006 - 2026

Site reference	Location	Status	No. dwellings	No. Affordable
	<b>Completions 2006- Mar 2010</b>			
05/00833/OUTM	Whittington Grange School		12	0
03/01468/FUL <b>264</b>	Land r/o Swan Cottages		1	
06/00749/FUL <b>257</b>	Spinney End, The Green		1	
0/01115/FUL	14, Peregrine Close		4	
07/00496 <b>365</b>	34, Church St.		1	
		<b>Sub Total</b>	<b>19</b>	<b>0</b>
	<b>With Planning Permission @1/4/10</b>			
09/00227/FUL <b>629</b>	Land north of 51, Main Street		2	
		<b>Sub Total</b>	<b>2</b>	<b>0</b>
	<b>Deliverable and within Village Boundary</b>			
<b>8</b>	Whittington Youth Centre		10	2 - 4
<b>101</b>	Cloisters Walk		8	1 - 3
	The Swan Inn		8	1 - 3
		<b>Sub Total</b>	<b>26</b>	<b>5 - 10</b>
	<b>Developable and within Village Boundary</b>			
			0	
		<b>Sub Total</b>	<b>0</b>	<b>0</b>
	<b>Development Potential 2006 – 2026 within Village Boundary</b>			
	Completed 06/10		<b>19</b>	<b>0</b>
	With planning permission 04/10		<b>2</b>	<b>0</b>
	Deliverable		<b>26</b>	<b>5 - 10</b>
	Developable		<b>0</b>	<b>0</b>
		<b>Total</b>	<b>47</b>	<b>5 - 10</b>



**SHLAA Assessment Sites by Deliverability  
Whittington**

**Legend**

- Complete
- Deliverable
- Developable
- Not Currently Developable
- Settlement Boundaries

NOT TO SCALE

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No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.