

# Lichfield District Rural Planning Project



# ARMITAGE WITH HANDSACRE

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



Lichfield District Council  
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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 as **Appendix 2**. Views and ideas arising from the February 2011 workshop event are illustrated on the accompanying Composite Plan of Workshop Ideas.

### • Character and environment

2. The views expressed as a whole by village residents who participated in 'rural masterplanning', showed that people valued living in Armitage with Handsacre. The principal reasons quoted for liking the place they live in were, the 'rural environment' of the village, its access to the countryside and the size of the settlement. In relation to the last point it was not clear whether this was because of the smaller scale of settlement when compared to living in a town, or that the village was large enough to support a range of facilities and activities.

3. There was little direct comment on the general character of the village, or in relation to particular valued characteristics, such as

'neighbourhoods' or buildings. This was particularly apparent within the workshops held in February 2011, where there was little concentration in any workshop group on environmental issues. However all the workshop groups agreed that there was an issue for the village of a single identity of the place, because of its elongated physical form and the historic development of a single built-up area developing from a number of original settlements.



**Pike Lane**

4. Issues of the 'fragmentation' of the village arose on a number of occasions, with the question being whether the village had no real heart. It was clear from the 'post-it' responses to the question within the February event however, that views on the matter were split. This divergence of views might be explained if some people considered the nature of the physical form to be important, whilst others considered the issue in terms of

community activity and social cohesion.

5. It was clear that there were a number of other issues that people felt important that are related to the character of the village and its environment.

6. One of the most commonly raised issues throughout the exercise was a view that the developments taking place on former colliery/power station land pose a danger of an eventual coalescence of Armitage with Handsacre with the eastern edge of Rugeley. There was unanimity that there was a danger of the loss of a separate identity for the village arising from this development and a strong feeling that this needs to be avoided.

7. The quality of some elements of village infrastructure and poor environmental maintenance were both identified as issues. The question of drainage was a common matter raised particularly in relation to surface water drains and highway flooding, particularly on parts of New Rd. and Old Rd. (under railway bridges). Hood Lane and Wordsworth Close, were also mentioned. Villagers thought that these problems were reasons to avoid further development in the village, or at least that they needed resolving before any further development should be considered.

8. Poor maintenance was also linked to flooding in some cases, such as muddy footpaths within open space close to Shropshire Brook, but other issues were raised including dog fouling, cars parking on open spaces (Harvey Road), and the visual impact of the new railway bridge in Handsacre. Children attending the workshop valued the open spaces within the village, but also mentioned their concern at the level of rubbish and the need for more 'dog bins'.

9. Retention of all open spaces and allotments was identified as a priority within the workshops, seen as an important consideration for issues of future development.



**Allotments on Rugeley Rd.**

10. Finally, many villagers are concerned at the impact of the HS2 proposals on the village, taking account of the recent impact of the four tracking of the west coast main line. This is seen as a further environmental threat and was strongly

opposed by those who raised the matter.

**• Transport and traffic management**

11. In terms of traffic management there was a strong view that more traffic management was needed along New Road in the centre of the village, to help slow down traffic and to provide better crossing facilities. This came out as a unanimous view from the workshops. This was related to other issues identified, of lorries travelling through the village and the need for more parking, but in particular it was considered to be an issue of the speed of traffic and the need for more crossing facilities along New Road. This was seen as both a safety issue and an environmental issue affecting the quality of the village environment.



**Lower Lodge and the Plum Pudding**

12. More pedestrian crossings were seen as a high priority and a number

of locations were suggested, such as by the school, by the park, adjacent to the Plum Pudding/Lower Lodge Caravan Park, and to help crossing to shops on New Road. These would have an impact in terms of 'calming' of traffic through the village. Additional central car parking was also considered to be desirable by some.

13. Better speed limit enforcement was identified as an issue, for example by the Crown Inn on Uttoxeter Rd. Handsacre. Some also raised better enforcement of the weight restrictions on HGV's through the village and greater use of speed enforcement cameras was sought.

14. The village was generally considered to be a safe place to walk and cycle, but the footpath under the railway bridge on New Road was identified as a potential hazard, since not only had it been prone to flooding, it was also considered that there was a dangerous 'wind tunnel' effect created by HGV's and a railing and raising of the path to avoid flooding was suggested by one participant.

15. The availability of a bus service was valued by some, particularly for access to shopping, leisure and for transport for teenagers, but others considered the buses to be expensive and too infrequent. Continued and improved access to public transport<sub>3</sub>

for the village was seen as a top priority through the workshops, but others had previously raised the issue of a need for better facilities for bus users, such as more bus shelters.

16. A need for improved rail services were mentioned by some villagers, as although the village was seen as impacted on by the rail line, the nearest stations for local services were at Rugeley or Lichfield. There was formerly a railway station at Armitage and some called for the reinstatement of a station, but there were no suggestions as to where this might be located.

- **Community activities and facilities**

17. Many people in the village considered there to be a good range of community activities, particularly in the earlier consultation events, but this was strongly disputed within the February workshops. It can be said therefore that there is no consensus view on this within the village.

18. Issues that were raised on the quality of community facilities for Armitage with Handsacre were mainly about the level of activities available locally for teenagers and concerns about what was seen by some as poor access to information about activities. Some of the concerns in relation to

teenagers were about a fear of losing the current youth facilities and some considered there was a need to raise the issue with the County Council.



**No rail station but rail has an impact on the village**

19. The workshops identified a 'wish list' of possible improved facilities. These included a desire for a centrally located local gym, access to a cinema, and youth shelters located away from housing. Some people thought that more effective evening use of the village hall could help with the provision of such additional facilities. Children who attended the February event wanted a wider range of things to do locally, including in the parks and also access to swimming. The quality

of broadband and mobile phone coverage for the village was also raised as an issue.

20. There were mixed views expressed about the quality of the park on Shropshire Brook Road, but also mixed views in relation to the available health care facilities for the village.

21. Some people thought that the local shops were under pressure in terms of the level of trade being sustained, seeing this as a threat leading to possible loss of facilities. They expressed the view that the local shops needed to be maintained.



**Local Shops, Handsacre**

22. A number wondered why the District Council consultation had not specifically raised education as a local issue. There were concerns about secondary education, in particular the issue of catchment areas and

concerns were expressed as to why the village fell within a Rugeley secondary catchment whilst being situated within Lichfield District. This appeared to be confusing to some.

- **Development and housing**

23. Most people felt that there was a good choice of housing within the village to meet local needs and many consequently questioned whether any more housing was needed. Some also thought it relevant to question what was seen as a purely profit motivation of house-builders, both in terms of the need for housing at all and the types of housing required if new development was to take place. Issues were raised about the unaffordability of much of the recent housing that had taken place in the village.



**New development, Handsacre**

24. There was no consensus achieved across the consultation events on the need for any new housing

development, with views significantly diverging. There was some acceptance by the February workshop groups of a need for some future level of development, particularly related to a perceived need for accommodation for some particular groups: affordable housing for young people, bungalows for the elderly (an ageing village population was a concern raised), housing for first time buyers and smaller properties for downsizing. Workshop priorities were therefore mainly for smaller cheaper housing to meet particular needs, sustainably constructed (there was a reference to ECO Housing), and with adequate parking.

25. A greater priority amongst residents seemed to be a need for the updating of existing housing areas to achieve higher environmental levels, both in terms of properties themselves and in terms of the residential environment. Where this was raised it was thought that Housing Associations needed to act to give higher priority to the area.

26. Setting aside the question of need, many people were not averse to some future development in the village. All workshop groups to some extent were willing to contemplate the additional housing, particularly using undeveloped land, but there was no consistent view of the scale of development that might be

appropriate, or of potential locations that might be suitable.

27. The need to keep the separation of Armitage with Handsacre from Rugeley was a workshop issue identified, related to future development, i.e. no westward spread of development. There was local concern at the scale of the Power Station site under construction and at the possibility of the site extending, related to possible loss of the separate identity of the village.

28. There were varying views on the acceptability of potential locations for development and the workshop groups discussed some of the options. Some felt the need to protect the 'green belt', but one of the workshop groups identified green belt land south of the village as the best location for new development, although it thought that there would be access issues.



**Part of Ideal Standard works, Old Rd.**

29. A number of potential locations for housing development were identified and discussed by the groups in the February 2011 workshop session. As small to medium scale sites these included: areas on Old Road currently part of the Ideal Standard works; land at Hood Lane (part of Brick Kiln farm); land between Rectory Lane and Westfields Rd. Larger options were also considered and these were: land around Hayes Meadow School Handsacre; land between the Lower Lodge mobile homes park and Rectory Lane; and a large area south of the village (with undefined boundaries), that would represent an extension to the Shropshire Brook Road and Hill Top View areas, although no group was in favour of this last option. Although a number of these areas have previously been identified as having potential for housing within the Strategic Housing Land Availability Assessment (SHLAA) prepared by the District Council, the consideration of all of these areas was largely generated by the workshop groups themselves.

- **Other Issues**

30. Whilst some people considered there to be a varied range of local businesses that provide local employment, this was not a universal view. Many people commute to Lichfield, Birmingham and elsewhere

for employment and thought there were few opportunities locally.

31. One issue raised was that there is a need for more creative communication and consultation methods on issues that affected people locally, including development matters. This was related to how to develop 'localism' within the area. Some people thought that this was necessary in order to effectively engage younger people in their future and some means of 'incentivising' participation was raised as a matter to be considered by the local authority.



**Ideal Standard main entrance**

- **What you want for the future**

32. There appeared to be three main priorities for what people living in the village wanted for the future. These were, firstly to avoid merging

physically with Rugeley with a consequent loss of separate identity, secondly to secure better traffic management along the main road through the village with the objectives of a safer environment and greater accessibility through additional crossing options, and thirdly an improvement in village facilities.

33. Improvements to facilities encompassed a wider range of activities particularly, but not exclusively, for younger people and a higher quality in the maintenance of existing facilities. Better central playing facilities and better teenage facilities promoting less anti-social behaviour were identified, along with better parking.

34. Some people gave priority to a need for improved management of their immediate environment within parts of the village. This included some of the areas where there is a higher level of Housing Association property.

35. Many saw a need for some additional housing, but specifically targeted to meet what were seen as local needs, including affordable housing, low cost first time buyer properties and housing for the elderly including bungalows.

## **B. What CABE said**

25. 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 Armitage with Handsacre is set out below.

### ***“Armitage with Handsacre***

***It was clear from the name, from the urban analysis and from the perceptions of local people that this settlement is two places linked together. Development has over the past 60 years taken place in particularly large chunks (e.g. Coal Board Estate, Shropshire Brook Estate) with the development of the larger settlement of Rugeley nearby also a significant part of the landscape.***

***Of the 6 settlements this is furthest from a major conurbation and has the most significant history of local employment in declining traditional industries.***

***The location of the principal public services spread around the component parts of the settlement adds to a lack of a 'one place' identity. The A road through the settlement also acts as a significant***

***barrier to movement between the parts, and local people are very keen to see improved crossing facilities.***

***Armitage with Handsacre could develop a stronger community identity and partly to assist this I would urge early attention to improvements at the centre of the settlement. This could perhaps be described as a 'heart operation'. It will be particularly critical to redesign the treatment of the main through road so that it changes character through the village to a street which gives priority for pedestrians and better supports retail and community uses. The recent publication 'Manual for Streets 2' suggests some possible approaches. Unfortunately the County Council as Highway Authority was not represented at the workshop and an action point must be to explore such possibilities with them.***

***Infill developments close to this 'heart operation' could help add critical mass to improvements. Some possible sites emerged in discussions and should be followed up.***

***Strategically the settlement is very close to Rugeley and (as emphasized by local opinion)***

***should maintain a distinct separation to ensure no further loss of identity. There was some very limited scope for development to the North and some possibilities for longer term expansion toward the South and West although it would not be easy to achieve new development which has easy access on foot to the heart of the existing settlement due to the nature of previous estate road layouts.”***



**General store New Road**

## C. Other Evidence Relevant to planning for the future of Armitage with Handsacre

### • Character and Environment

37. The present Armitage with Handsacre settlement is the result of the coalescence of two formerly separate village communities. This is not an uncommon occurrence and there are several other examples within Lichfield District, such as at Fazeley/Mile Oak or Burntwood. The emergence as a single physical community largely took place towards the last half of the twentieth century, through the separate expansion of Armitage and Handsacre related to industrial and mining communities, including the opening of Lea Hall Colliery. This expansion included development along New Road that effectively joined the settlements along a main through route. The emergence as a single settlement was further consolidated by development in the 1990's, which was at a significant scale for any village, with over 400 dwellings being built in the Shropshire Brook Road and Lichfield Road, Handsacre areas. A Plan showing the general evolution of Armitage with Handsacre in the modern period is included as **Appendix 3**.

38. Today's village is therefore quite large in size for the area, having a population of over 5,000 people, and is very elongated in its physical form, extending from Church Lane in the west to the areas of Tuppenhurst and Lichfield Rd. in Handsacre. Lying beyond the western edge of the village is the separate mobile homes park at Lower Lodge. This is of a significant size and also forms part of the village community.

39. The present characteristics of Armitage with Handsacre are therefore those of a substantial relatively recently developed, industrial based community having an increasingly commuter element to it, particularly taking account of the most recent developments. Notwithstanding that, it is one of the few villages that still has a substantial employer located within it in the form of the Ideal Standard (formerly Armitage Shanks) factory.

40. Even though the bulk of the settlement is twentieth century there are pockets of more historic development that are relevant to the overall character of the village. The County Council's Historic Environment Assessment, which examines historic landscapes across Lichfield District, notes that although the area was heavily wooded and probably part of the Cannock Chase Royal Forest in medieval times, Handsacre is

recorded in the Domesday Book. Armitage was one of two later medieval settlements in the area thought to be associated with hermitages – there was a church known as the 'hermitage of handsacre' in the mid-thirteenth century. There is also the moated site of Handsacre Hall, an ancient monument, thought to be evidence of colonisation of 'marginal' areas between 1100 and 1300.



**Hood Lane**

41. What is more in evidence today in terms of older development is the pre-1900 area in Armitage that includes parts of Hood Lane, Pike Lane and some parts of New Road. These largely residential properties add significantly to the overall character of the settlement.

42. The Trent and Mersey Canal runs in an east – west direction and effectively forms a northern limit to



the village, although this is re-enforced by the presence of the River Trent flood plain, which effectively prevents any development north of the canal. The canal however is a Conservation Area and there is therefore a need to conserve and enhance the structure and its setting. It provides a valuable asset to the village in terms of both its environmental and recreational value.



### **Trent and Mersey Canal Conservation Area**

#### **Habitat**

43. The canal is recognised as having a valuable role in terms of wildlife habitat and part of its length within the village is a County Site of Biological Importance (SBI). An Ecological Study for Lichfield District, prepared in 2009 as evidence for the Local Development Framework, noted that it is valuable for its marginal vegetation

along the waterside and should be protected.

44. The Ecological Study also identifies a further area of SBI status of about 3 hectares in size, lying beyond the eastern edge of Handsacre. It is an area containing uncommon habitats in the Lichfield District area, including marshy grassland, unimproved grassland and swamp. The study strongly recommends its protection from development and in the event of development nearby, it should be 'buffered' by the creation of surrounding rough grassland, which would help management and enable access to the SBI to be restricted.

45. Further west in the village in the Hood Lane area, the Study identifies an SBI known as the 'Hood Lane Hedgerows', which lies beyond the built up area of the village. It recommends the retention of the SBI with possible incorporation into 'green infrastructure' if development were to take place. The fields either side of Hood Lane are identified mainly as species poor semi-improved grassland, which are possible foraging areas for bats and barn owls and nesting habitat for grey partridge. This area includes most of the land that could be considered within potential development options in this part of the village. The study recommends the

retention of this habitat, or the provision of compensatory habitat in the event of development occurring.

#### **Flooding**

46. During the course of the consultation events the issue of flooding was raised on a number of occasions, linked not only to a need to address existing problems in the village, but also to a fear that occurrences of flooding would be likely to be greater if additional development were to take place. A Surface Water Management Plan was prepared for Southern Staffordshire in 2010 and forms part of the evidence base for the Local Development Framework.



#### **Flood risk area Old Road**

It identified a cluster of historic flooding occurrences within Armitage with Handsacre, some of them repeated events in the centre of ,

Armitage. These were highways and surface water drainage flooding rather than river flooding and the study noted that they should be investigated further.

47. Armitage with Handsacre 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. In relation to future development however, the study recommended that any potential development sites should be reviewed on an individual basis before any development proceeded.

- **Transport**

48. Armitage with Handsacre lies on both sides of the A513, which experiences significant levels of traffic, although it is not congested. The village has not been bypassed as is the case for some villages within Lichfield District and so the levels and speed of traffic through the centre of the village remain a particular issue. Having said that, in terms of its general location, the road network does provide good access by road towards Lichfield, across to the A38 to the east and to Rugeley.

49. Some limited traffic management measures have already taken place within or affecting Armitage with

Handsacre. An area weight limit for HGV's has been in place for many years. This is aimed at diverting unnecessary through HGV traffic away from the village, directing it to use the A51 and A515 to avoid the A513. The feedback from this consultation process seems to show that this is of limited success, based on anecdotal information. In addition some gateway 'features' have been introduced at entrances to the villages and there are two light controlled crossings in place.

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. It also produced composite 'scores' for public transport or walking accessibility for each ward in the District. Since the study results were based upon dividing the ward scores into quartiles, this gave a measure of relative accessibility of wards within the District.

51. Although the study showed a good level of accessibility to facilities available within the village, including the two primary schools and doctors, it also showed levels of access to employment and supermarkets as being relatively good in the context of the rural settlements of Lichfield

District. Public transport access to other external services or facilities, such as secondary schools, colleges and hospitals inevitably had longer journey times, but accessibility was better than for some other rural settlements in the District, largely due to the through public transport routes.



### **Surgery and health facilities**

52. The study considered the overall accessibility of wards within the District by the calculation of 'composite scores' and by ranking them to produce a comparison of ward accessibility. In terms of overall accessibility, parts of Armitage and Fazeley were the most accessible rural settlements overall, although their levels of accessibility were significantly below those enjoyed in Lichfield and by Burntwood. Armitage with Handsacre ward fell within the third quartile for overall accessibility but rose to the second quartile for access to supermarkets. In general therefore Armitage with Handsacre experiences<sub>10</sub>

relatively short journey times to access services and facilities within the rural context, second only to Fazeley within Lichfield District's rural settlements.

53. 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.

54. There are scarce resources for transport management, reinforced by the present economic situation within central and local government. However, the Integrated Transport Strategy identifies potential projects such as 20 mph zones, a speed limit review, bus service information, and pedestrian safety priorities, as approaches that could be tapped into to achieve local ambitions. Such initiatives will be largely funded by County Council capital and revenue funds, (including Councillor's revenue funds) and

influenced by community consultation. It will be important for communities to be aware of future programmes and funding mechanisms and the opportunity to influence them.

55. The Integrated Transport Strategy specifically identifies Armitage amongst the highway network priority locations for pedestrian safety measures for the short term, that is, over the next 3 years and this is likely to consider the issue of a crossing facility in the 'Plum Pudding'/Lower Lodge area.



#### **Shops on New Road**

- **Community Facilities and Activities**

56. Whilst there are a number of local shops within Armitage with Handsacre, there is no central shopping location equally accessible to all, purely as a result of the form of the settlement. There are local shops within Handsacre as a small purpose

built centre, but for the remainder shops and services mainly lie along New Road set amongst residential and other properties. This section of New Road has seen the loss of shops over recent years with conversion to residential or small-scale redevelopment. It is notable, when compared to the other larger rural settlements of Lichfield District, that there is a limited number and variety of shops. Alrewas, Fazeley, and Shenstone for example have all been able to sustain local shopping facilities more effectively than Armitage with Handsacre, although there might be a variety of reasons for this.



#### **Village hall Shropshire Brook Road**

57. In considering a vision for the future, factors to consider in relation to future growth may therefore be whether some growth could help to sustain existing facilities, and whether some development options would be

more effective in helping to sustain or create new facilities.

58. The question of a single identity was raised through the consultation process and there is an unresolved issue of how this should be dealt with. For example would re-enforcing central facilities, perhaps with related development, be an approach that would help to create a more cohesive single community, or should an approach of seeking a range of facilities divided between two 'communities' be followed? This may be an issue for further discussion within the local community.



#### Issues of Community Identity?

- **Recreation**

59. 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 Armitage with Handsacre. The Playing Pitch Assessment considered Armitage with Handsacre 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 are trends of 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.

60. The study found a surplus of adult football pitches in Lichfield Rural North, including a small surplus within Armitage with Handsacre. The study did not find any existing deficiencies in the amount of adult or junior playing pitch provision within Armitage with Handsacre, so it was untypical of the 'rural north' area where deficiencies were identified within Alrewas, King's Bromley and Whittington in particular. Although not carried out at village level of detail, future participation in pitch sports is anticipated to increase at junior level, taking account of programs directed at achieving this. The report recommended 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. The report identified both village primary schools as having community use, but without an official dual use agreement. In the Armitage with Handsacre context it would appear that the key aspect of future policy is not to lose any of the existing playing pitch capacity.

61. A Lichfield District Open Space Assessment prepared by the District Council (2009), considered provision within Armitage with Handsacre specifically and examined the different types of open space available in terms of the amount and its quality. Whilst it did not identify any major deficiencies in terms of the quantity of provision, it identified some issues in relation to the quality of existing play spaces for children and a need for an additional equipped play area. The Assessment made use of local survey information gathered for the Lichfield District Play Strategy where at Handsacre children said there was a good play area at Armitage but it was too far away across a busy road and they noted the local area as being 'very run down'. The need for facilities for teenagers was also noted. Recent improvements to the St. Barbara's play area may have addressed some of these issues.

- **Employment**

62. The Ideal Standard works has a long history within Armitage and represents<sup>12</sup>

one of Lichfield District's major employers and the most significant employer within the local area. Practices and processes have been modernised in recent years, which has resulted in a number of buildings and certain parts of the site becoming surplus to the industrial requirements. A small housing development on Old Rd. has been completed in recent years and additional land within the employment site has been identified as having potential for redevelopment for housing should it cease to be needed for the industrial use.

- **Housing Growth**

63. **Recent growth:** The map showing the evolution of Armitage with Handsacre to the present (**see Appendix 3**) shows the significant post war expansion of the village resulting in the merging of two formerly separate developments. One of the notable features of this map is the scale of development that took place within the 1990's, mainly as a result of local plan allocations. This growth resulted in a major change to the form of the village as seen today, but also brought about the new village hall and park on Shropshire Brook. For the past ten years there has been more limited development mainly through the redevelopment of other uses and this is ongoing today with a

number of small sites within the village under construction.



**Housing under construction, Handsacre**

64. A Table showing the remaining development potential within the current village boundary identified by the District Council's 2010 Strategic Housing Land Availability Assessment (SHLAA), is included as **Appendix 4** together with a Plan of potential sites identified by the SHLAA. It shows over 50 house completions since 2006 and further potential of 46 dwellings through redevelopment opportunities, including those under construction. The table shows the limited remaining capacity within the current development boundaries, which might be increased if surplus land within the Ideal Standard factory becomes available. If this were taken into account there could be total provision of a further 100 dwellings from today

without any further extension of the village.

65. **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 Armitage with Handsacre 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 the village.

66. The Rural Housing Needs Survey of 2008 included Armitage with Handsacre within the 'rural north' part of the District. Within this area it identified an owner occupation of 84%, with only just over 10% of dwellings being for social rent. 12.3% of residents in the area considered their current home to be unsuitable for their needs, the most common reasons for this being that their property was either too small or too large. Around 23% of housing appeared to be under-occupied whilst around 15% was over-occupied.

67. One third of the households who responded to the survey from the area had moved to their current home within the last 5 years, commonly<sup>13</sup>

from Lichfield, Burntwood, Cannock and Tamworth, with the most common age group for migrants being 25 – 44.

68. A proportion of households expressed an intention to move within the next 2 years, although at 16% this was more than the proportion that had actually moved in the previous 2 years (12%). Of those intending to move, only a third intended to stay within the 'rural north' part of the District. Most people that planned a move were interested in owner occupation, seeking mostly four or three bedroom detached housing or three bedroomed semi-detached. Over 6% of households contained at least one member planning to move out to establish a new household within the next two years with a third of these also intending to stay within the 'rural north' area. These were also mainly interested in owner occupation. However income data suggested that around three quarters of households would struggle to raise a mortgage on an entry - level property within the area.

69. Whilst it is difficult to quantify for Armitage with Handsacre itself, the survey does give some indication that there is both some local need for people to be able to move within the area and to form new households and also that the area is a popular location for households moving from

elsewhere. There is also an indication that there may be difficulty for some in being able to access the open market to realise their housing needs locally.



#### **Recent village housing development**

#### **Development opportunities:**

70. The District Council's Strategic Housing Land Availability Assessment 2010 (SHLAA), identifies many options for the further housing development of the village (see **Appendix 4**). The potential scale of those within the current village boundaries is indicated above, but there are potentially much larger sites brought forward by the 'development industry' and shown within the SHLAA, that if implemented would result in further major expansions of the village. These should be considered as providing a choice of 'options' brought forward by separate interests, rather than implying any necessity to consider such a large scale of development.

71. This was the approach taken by the February 2011 workshop sessions where those who attended were able to suggest and consider the relative merits of different locations with the potential for new housing.

72. The workshop groups identified the range of options they thought could be considered and these are shown on the Composite Plan of Workshop Ideas. They considered most of the potential directions of growth already promoted by the development industry, with the exception of further development eastwards along Lichfield Rd. or beyond the Tuppenhurst estate. It should be noted from the plan that not all the ideas considered by the workshops groups are compatible with each other, in particular the idea of potential housing sites at Brick Kiln farm and the idea of avoiding building in the Green Belt.

73. If further housing growth is considered beyond the existing village boundary there are potential sites to the west, the east and the south of the village. The feature that they all have in common is a current policy restriction that they lie within the adopted Green Belt. Notwithstanding current policy, the merits of the options should be considered. Clearly the restrictions of the flood plain and canal

to the north of the village effectively rule out any options in that direction.



#### **Green belt land south of New Road**

74. The SHLAA indicates that all of the sites included as 'deliverable' sites are capable of being developed and overcoming potential infrastructure issues, such as achieving an acceptable access and drainage. All of the sites considered by the workshops are included within the SHLAA with the exception of the field lying between Rectory Lane and Westfields Road. This could form a modest scale extension of the village, but the workshop identified the steep slope as an issue in relation to its development. Subject to the need to further investigate the feasibility of this site, if all of the sites are potential options, consideration needs to be given to other relevant factors that would support one direction or scale of growth over another.

75. In relation to considering the most appropriate options, the scale and physical form of the existing village has been previously noted. It is elongated along main roads with a considerable length from end to end, and having to core of local services and facilities loosely formed around New Road and Shropshire Brook Road. From this perspective it can be argued that extending the village further by either an eastward or westward direction of growth only makes the existing situation worse for access to facilities and would be likely to promote more local traffic movements to use them. Development westwards, such as beyond Church Lane, or to a lesser extent off Rectory Lane, closes to a degree the gap between Armitage and Rugeley. On the other hand, sites with a southerly direction of growth such as at Brick Kiln Farm would potentially be closer to the core of village activity.

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

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

76. Most people living in Armitage with Handsacre value the rural environment offered by living in the village and the accessibility to a range

of local facilities and services. People who have been involved in the rural planning exercise have identified deficiencies, as they see it, in various aspects of life in the village and wish to see improvements made in the areas they have concerns about. These concerns are mainly related to the quality of their living environment, such as traffic issues on New Road, and the range and quality of facilities.

77. From the local perspective therefore the future for the village and a vision of what it should be like as a place to live, needs to be based around improving the things that impinge on the current living 'experience' or could simply be made better. These appear principally to be improving traffic management on the main routes through the village, improving the range of facilities, maintaining public transport and improving the village environment. Increasing the range of activities that adults and children have easy access to would have a significant amount of support, perhaps given greater prominence by a fear of losing youth services. Some specific suggestions were made (such as using the village hall for a gym or cinema) that would need more consideration locally in terms of options for achieving them.

78. A number of 'day to day' concerns were raised by people throughout<sup>15</sup>

the rural planning consultation. These included the issue of localised flooding in the village, (partly related to the possibility of making flooding worse through more development), and concerns at environmental quality and maintenance. The issue of flooding has already been recognised in the Surface Water Management Plan, but such matters as these can require the lobbying of relevant organisations and/or consideration by the local community of whether it can make an impact directly on addressing any particular issue.

79. The matter of whether there was a single identity for the existing village and whether this is a real issue to be addressed appeared to be one where there was no clear consensus view. Maintaining the separation from Rugeley and the fear of new development leading to a physical merging clearly was a real issue of concern to most people. Future policy could have a significant role in addressing either matter.

80. The CABE report concludes that Armitage with Handsacre could develop a stronger community identity and towards this end recommends action at the 'centre' of the village including the 'redesigning' of the main road to give greater priority to pedestrians. If this view is accepted then consideration should also be

given to whether other actions could be taken to strengthen the area that contains the majority of the village facilities loosely centred in the New Road/Shropshire Brook Road area.



#### Chemist on New Road

81. The principal factor that often affects the ability to deliver, or the timing, of such improvements is economic resources, although in some cases it could also be the availability of land. Some measures, for example traffic management, can be relatively low cost and able to be delivered in reasonable timescales. However traffic management can be 'delivered' at a number of levels dependent on resources, for example when it is combined with major environmental improvements costs may escalate.

82. The current availability of finance should not lead to the abandonment of ambition, for example in the vision or guiding principles for the future of the

village. What is necessary is to recognise that some things may be hard to achieve within a short timescale. An awareness of local ideas, principles or proposals can enable other parties, organisations or Authorities to consider them for future programmes. Additional housing development could also have the prospect of contributing towards improvements.

83. In Armitage with Handsacre, it was clear from the local input, particularly the workshop event that residents had significant concerns at what had happened in the recent past in terms of the development of their community and the nature of recent housing developments. While people were willing to contemplate change and discuss the potential of various locations to accept new housing development, it cannot be said that many were actively supporting the idea of any significant growth of their village. It is most likely therefore that there would be local opposition to any proposals for major growth.

#### Conclusions on Housing Development Potential:

84. 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<sub>16</sub>



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.

85. The conclusions from the Rural Settlement Sustainability Study and the Transport Accessibility Study suggest that Armitage with Handsacre is capable of being a location to accommodate a proportion of housing growth. It is clear however that the form of the settlement, the presence of flood plain and the proximity of Rugeley are important factors in the consideration of the scale of growth and the potential locations of development.

86. Although there are small areas of historic interest and character, the history of past, and in particular recent, development means that the village has no particularly integrated form or type of street network that could be the basis for defining the type of future development that might be appropriate or in defining future scale or pattern of development. It is significant however that the scale of development that took place in the 1990's was far larger than any other village within Lichfield District and was effectively an urban scale of development larger than would be expected through most village expansions. In the current context of a

largely urban focussed sustainable development strategy it is considered that a similar scale of growth in a village with limited local facilities and employment opportunities, would be undesirable and unnecessary.



**Housing under construction at Handsacre**

87. A further consideration in relation to the scale of future development in Armitage with Handsacre is that the most recent Consultation Draft of the Core Strategy, published November 2010, includes a proposal for further growth of up to 450 dwellings east of Rugeley. This would fall within the same local housing market (and Ward) as the village and might provide a range of housing that would meet some local needs. If this proposal is pursued then it could be considered a factor limiting the need for a significant scale of development at Armitage with Handsacre.

88. It is relevant also to note that in planning policy terms Armitage with Handsacre lies at the outer edge of the West Midlands Green Belt and has Green Belt boundaries tight up against three of its sides. This is relevant to the Local Development Framework considerations, because national planning policy imposes a stringent test, of 'exceptional circumstances' on changes to Green Belt boundaries.

89. The physical form of the village has implications for considering options for any future development, particularly the length of the settlement in either an east or a west direction. Since the main facilities are concentrated on or close to New Road in Armitage, the distances to walk can be significant. Whilst there are potential options in both these directions, when considered against the availability of other potential options and the likelihood that such options would be promote local vehicular movements, it is considered that these should not be favoured.

90. In terms of other options considered or discussed within the workshops, it is considered that there is no need to contemplate the use of existing open spaces or allotments for development. These are some of the most useful facilities for the local community and should be re-enforced

rather than lost.

91. It is considered that the most appropriate locations for additional housing development would be to re-use land that lies north of New Road, within the current village boundary. This includes the land forming part of the Ideal Standard works that appears to be ‘under-occupied’ at present. This area could yield approximately 40 dwellings, although further work should be carried out to assess the capacity of this area. Development in this ‘sector’ of the village would be relatively close to the core of existing village facilities but effective connections to them would need to be established. It could also contribute to improving the environment of this part of the village whilst contributing to meeting local needs.

92. Whilst the redevelopment locations should have priority, if further development is required in the context of a District strategy or to meet specific local needs, the area to the south of Milmoor Avenue, off Hood Lane, that includes Brick Kiln farm, also has the potential to be close to the centre of village activity and could be a next step in a development sequence, provided a need is established that would amount to the ‘exceptional circumstances’ required to justify amending the Green Belt. This could provide up to about a

further 100 dwellings although this could be limited by access considerations. Further investigation may be needed of access issues for this area to confirm its viability, but it does seem possible to be able to link back this area through footpath/cyclepath connections, to important village facilities.



**New Road**

93. The suggested scale of growth for Armitage with Handsacre over the period of the Local Development Framework, from 2010, based upon this assessment of options is summarised in the following Table.

<b>Development Type</b>	<b>Potential Capacity</b>	<b>Current Status</b>
With planning permission 1/4/10	<b>46</b>	Redevelopment of pub, service station and infill
Identified sites in village boundary	<b>20</b>	Infill sites
Redevelopment of brownfield sites	<b>40</b>	Part Ideal Standard works, Old Rd.
Greenfield outside village boundary	<b>0</b>	
<b>Suggested Housing Growth</b>	<b>106</b>	
Potential Greenfield options subject to need.	<b>100</b>	Based on part Brick Kiln farm, Hood Lane

## **Guiding Principles:**

77. 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 Armitage with Handsacre should be the subject of further discussion with the local community and stakeholders.

### **Environmental:**

- *Ensure an improvement in the quality and safety of the environment within the core of the settlement: by securing additional traffic management along the Rugeley Rd./New Rd./Lichfield Rd. route that will slow traffic movement, reduce HGV movements and increase the opportunities for easy movement across the road enabling better access to facilities.*
- *Improve the quality of the physical environment within residential areas, including the Tuppenhurst, Hill Top View and Rectory Lane areas.*
- *Achieve a higher quality, cleaner environment within existing open spaces.*
- *Seek to maintain and improve the level of bus service access to the main local service centres and to rail stations.*

### **Housing:**

- *Enhance the range of housing opportunities locally for specific groups, accommodating demand for first time buyers, smaller accommodation, bungalows and other accommodation for the elderly including downsizing, and affordable housing, subject to establishing, through evidence, the most appropriate local provision.*
- *Allow redevelopment for housing within the settlement, particularly encouraging the use of brownfield sites that can make a contribution to an improvement in the quality of the environment.*
- *Identify opportunities for modest expansion for housing that are close to services, facilities and activities present within the village.*
- *Avoid extensions of the village that would result in an elongation of its physical form in an east-west direction, distant from village services and facilities, ensuring in particular no extension that would lessen the physical separation from Rugeley.*

### **Social:**

- *Ensure all parts of the community have good access to a range of facilities and services appropriate to the size of the village.*

- *Seek to increase the attraction of the facilities and services in the heart of the village, particularly along New Rd. and Shropshire Brook Rd., but ensuring no loss of facilities within Handsacre.*
- *Maximise the use of the village hall in terms of the range of activities and use it provides.*
- *Improve the quality and quantity of play facilities available for children and leisure facilities available for youth activity*

### **Economic:**

- *Where possible maintain the range of existing employment within the village, working with major employers to maximise the local benefits of employment.*
- *Seek to consolidate the strength of existing shops and services in the New Rd. area through improved accessibility, including seeking better crossing and parking facilities and if new opportunities arise directing them towards this general location.*
- *Maintain the environment of the canal, considering enhanced moorings and better access between the canal and the village.*

## **A Draft Vision for Armitage with Handsacre:**

95. 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:

***Armitage with Handsacre should be a freestanding settlement with an integrated community where there is easy access for all to a wide range of local community activities. The village should maintain a range of local services and facilities, enhanced through improved accessibility in a traffic calmed environment.***

***There should be an enhanced quality of physical environment in all parts of the village, leading to offering a high quality local living environment.***

***Armitage with Handsacre should accommodate modest scale redevelopment within the village that provides for identified local housing needs and utilises mainly brownfield sites where an enhancement to the village environment can be achieved.***

## **Other Recommendations for Armitage with Handsacre:**

96. A number of the topics identified through the rural planning events and consultations are matters relating to the environmental quality, maintenance, facilities and activities of the village. Whilst a number of the issues might be addressed in part through planning or other public sector action, it is considered that as a whole the issues could represent a good broad range of topics that could be addressed within a Parish Plan or similar exercise driven from within the village itself. This issue might be considered further as this report is fed back to the local community.

97. In the light of the potential for some additional housing within the village, for some modest expansion of it and the already published proposal for a strategic housing location east of Rugeley, it may be appropriate for consideration to be given to the need for a specific Parish housing needs survey that could address issues of local need, for which there is currently only broad brush or more local anecdotal evidence.

## **Next Steps:**

98. This village report is intended to be of use by the local 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 Armitage there have been successful events where participation has been achieved and this report is based upon the views expressed, it is recognised that further and wider consultation is desirable



## **Further community involvement**

99. Next steps in the process should therefore include further local community involvement. Firstly this should be designed to achieve a feedback of the results of the process so far to a wider proportion of the community. Secondly it should seek to achieve further consultation,<sup>20</sup>

particularly on the Guiding Principles and Draft Vision that have been suggested above, but also on the suggested direction and scale of future housing provision for Armitage with Handsacre.

100. In order to have greater confidence in the suggested levels of growth, further specific testing is desirable of some issues in relation to potential development. This should relate to confirming availability matters, including timescale and to resolving access and other highways requirements.

# Armitage with Handsacre

Composite Plan:  
Ideas from Community Workshops.  
February 2011

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

LICHFIELD DISTRICT COUNCIL

**KEY:**

	AVOID BUILDING IN GREEN BELT		NEW CROSSING
	RETAIN OPEN TOWARDS RUGELEY		ACCESS ISSUES
	KEEP ALLOTMENTS		SLOPE
	POTENTIAL HOUSING		TRAFFIC CALMING AND CROSSINGS
	FLOOD PLAIN		

# **ARMITAGE WITH HANDSACRE**

## **APPENDIX:**

- 1. 2001 Census Social Profile for Armitage with Handsacre**
- 2. Local Views given during 'Rural Masterplanning' Project**
- 3. Plan Showing of 'Evolution' of Armitage with Handsacre**
- 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 Armitage and Handsacre

Population	Count	Percent	Index
Resident Population	4903		
Males	2453	50.0%	103
Females	2450	50.0%	97
People living in Households	4852	99.0%	101
People Living in Communal Establishment	51	1.0%	57

Age Profile	Count	Percent	Index
0-4	367	7.5%	126
5-14	659	13.4%	104
15	50	1.0%	80
16-19	177	3.6%	74
20-29	570	11.6%	92
30-44	1342	27.4%	121
45-59	921	18.8%	99
60-74	568	11.6%	88
75-84	191	3.9%	70
85+	63	1.3%	66

Households	Count	Percent	Index
Total Household Spaces	2035		
Occupied Household Spaces	1974	97.0%	101
Vacant Household Spaces	55	2.7%	85
Second Residences	6	0.3%	46
Average household size	2.46		104
All Single Person Households	476	24.1%	80
All lone pensioner households	189	9.6%	126
All pensioner households	352	17.8%	75
Single Parent Households with dependent children	114	5.8%	90
Single Parent Households with non-dependent children	43	2.2%	72
All households with dependent children	659	33.4%	113
Households with no employed adult and dependent children	65	3.3%	68
All households with 1 or more persons with Limiting Long-term Illness	639	32.4%	96

Health and Caring	Count	Percent	Index
People not in good health	450	9.2%	102
People with a Limiting Long-term Illness	858	17.5%	98
People of working age with Limiting Long-term Illness	411	8.4%	103
People who provide unpaid care	512	10.4%	105
People who provide more than 50 hours of unpaid care	113	2.3%	113

Amenity	Count	Percent	Index
Overcrowded households	57	2.9%	41
No central heating	78	4.0%	46
No WC and bath/shower	3	0.2%	31

Ethnic Group	Count	Percent	Index
White	4849	98.9%	109
Mixed	20	0.4%	31
Indian	17	0.3%	17
Pakistani	0	0.0%	0
Bagladeshi	0	0.0%	0
Other Asian	3	0.1%	13
Black	10	0.2%	9
Chinese	6	0.1%	27
Other Ethnic Groups	3	0.1%	14

Religion	Count	Percent	Index
Christian	3923	80.0%	112
Buddhist	0	0.0%	0
Hindu	5	0.1%	9
Jewish	10	0.2%	39
Muslim	3	0.1%	2
Sikh	11	0.2%	34
Other Religion	0	0.0%	0
No Religion	624	12.7%	87
Religion not Stated	325	6.6%	86

Dwelling Type	Count	Percent	Index
Detached	719	35.3%	151
Semi-detached	722	35.5%	108
Terraced	434	21.3%	79
Purpose built flat	121	5.9%	41
Flat in converted / shared house	19	0.9%	20
Flat in commercial building	21	1.0%	86
Caravan/Mobile home/Temporary	0	0.0%	0

Tenure	Count	Percent	Index
Owner Occupied	1571	79.6%	117
Shared Ownership	12	0.6%	93
Local Authority rented	31	1.6%	12
Housing Association / Registered Social Landlord	210	10.6%	176
Privately rented	113	5.7%	65
Other rented	40	2.0%	63

Car Ownership	Count	Percent	Index
Households with no car	274	13.9%	52
Households with 1 car	895	45.3%	104
Households with 2 cars	655	33.2%	141
Households with 3 or more cars	157	8.0%	135
Total number of cars in the area	2710		
Average no of cars per household	1.37		124

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

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

### Armitage with Handsacre: Other thoughts from Workshops 2011

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

Location: Armitage with Handsacre		
Category/Type of comment	Comment made	*Additional comment made by others
<b>General comments about Armitage with Handsacre</b>		
	Hall Rd. is disgraceful overgrown, muddy and dark	
	Greens in Harvey Road turned into car parks	
	Turn grass area in Harvey Rd into parking spaces	
	I would like to see the greens in Harvey Rd turned into parking spaces for residents	
	When is the Parish website going to reach the same standard as Longdon?	
<b>Environment</b>		
	Old Rd. floods badly beneath the railway bridge after heavy rain. Sometimes the footpath is impassable without waders (or a wet suit).	
	Walked through mud to get home by brook	
	Shropshire Brook should be patrolled and kept clean to encourage wildlife and prevent flooding	
	Sort out flooding on Old Rd and New Rd below both bridges	
	New sewer	
	Fine irresponsible dog owners. Put dogs on leads. (note: minor amendment to wording made)	
	Please can we have a park in Handsacre	
<b>Development views - general</b>		
	England's green and pleasant land is under threat. I strongly oppose housing or industrial development on green belt land. Brownfield sites and redevelopment at former industrial sites should be a priority.	

	Save our green belt	
	Green belt land should be sacrosanct. Not just greenery for people – also important for wildlife and environment	
	The village <u>must</u> have a green boundary between us and other communities	
	What survey has been done with teenagers – 13 – 19 year olds?	
	We should encourage new houses and employment in the village as this is the way to maintain the community spirit	
	<b>Traffic and traffic management</b>	
	Speed limit past the Crown Inn on Uttoxeter Road should be better enforced – move 30mph limit further out of the village.	
	Better speed restrictions (like the ones in King's Bromley).	
	Traffic calming at Rugeley end of the village but not entrance from Lichfield where there area residential areas and people crossing to/from bus stops	
	More action taken against heavy lorries going through the village as a shortcut. The 7.5 ton limit signs do not work	
	Traffic lights at the junction of New Rd and Shropshire Brook Rd. ie. Slow traffic	
	Crossing bottom Millmoor Ave/Main Rd.	
	Better transport links to Walsall/Birmingham	
	Speed camera van urgently needed at weekends.	
	Very dangerous where Bollards are in Armitage near car park. Needs a crossing.	
	Stronger enforcement of speed cameras, signs, patrols etc.	
	We need speed restrictions to be enforced on Uttoxeter Road	
	The bridge at Lichfield Rd after Network Rail is very stark, needs something doing to improve look. Used to be a nice junction with small garden	
	Speed camera needs siting from Londis to Handsacre. Centre of village is more dangerous than roads leading in.	
	<b>Public transport</b>	
	Is the new rail track necessary to come through our village?	
	Bring back railway station	1 comment added: 'Yes please!'
	No HS2	
	Better public transport as teenagers have to go into	

	Lichfield/Tamworth/Burton for entertainment	
	Buses are poor and expensive	
	No to HS2. Noise would be awful.	
	No to the HS2	
	No to HS2 rail line	
	HS2 who wants it!?	
	No HS2 rail line	
	Please, please, please no HS2!!	
	It's a No No to HS2	
	No to HS2	
<b>Getting about the village - walking/cycling</b>		
	Highways. Railway bridge wind tunnel needs a rail and 'highering' (raising) footpath. Lorries and buses will drag someone under soon.	
	Why don't we have a mezzanine footway under bridge , so when flooded we still have access	
<b>Village facilities/infrastructure</b>	Please we need a gym in a Hall which is central to all	
	Bus shelter needed in Uttoxeter Rd.	
	More use of Village Hall in the evening	
	Films night	
	More games in village hall for youth	
	More varied activities in the village hall	
	More facilities for teenagers in the village	
	Armitage w. Handsacre needs a gym, we think it would be possible in village hall for all ages	
	More youth facilities ie. Youth shelter on outskirts of village away from houses	
	In the last 30 years Armitage with Handsacre has lost 3 butchers, 2 hairdressers, 3 general shops, flower shop, bike shop, 5 pubs and clubs. They need a social replacement.	
<b>Education</b>		
	Where are our senior schools?	
	Lichfield postcode, Lichfield rates, Lichfield Council – Rugeley school?	

	Why didn't you include education as a topic for discussion. Where do they go?	
	We pay our Council tax to Lichfield DC. Why do our children now go to school in Rugeley and Cannock?	
	Need to push County Council to extend youth centre which is at capacity on its club night	
<b>Housing</b>		
	About time ECO houses were built to help fuel bills	
	Do we really need <u>more</u> houses in our village?	
	Don't pander or 'sell out' to property developers who are only interested in maximising profit by erecting large 'luxury' homes. What is needed are more affordable properties for those new to the property ladder and the older generation wishing to downsize.	
	If increasing housing where are the extra places in secondary schools?	
	Too many houses on Power Station	
	Too many houses on 'Hawksyard' area if 450 built in addition to the 650 already started. Joins Rugeley and Armitage. Lose village feel.	
		<b>Note: * Column refers to comments written on or attached to an original post-it comment</b>

## Priorities and Issues Results from 2011 Events: Armitage with Handsacre

<b>Your top priorities</b>	<b>Agree</b>	<b>Disagree</b>
<b>You want smaller, cheaper and eco-friendly/sustainable housing with sufficient parking within the village.</b>	15	15
<b>You want improvements to access and transport (e.g. pedestrian crossings, bus shelters, rail, bus, cycle and footpath links) and road safety improvements to prevent speeding.</b>	28	0
<b>You said you wanted flooding and drainage issues addressing.</b>	26	0
<b>You don't want Armitage with Handsacre to merge with Rugeley – you want to protect the identity of the village</b>	45	0
<b>Community activities and facilities</b>		
<b>You said there is a good range of local activities and facilities which employ local people.</b>	4	23
<b>However, you felt these activities didn't cater as well for younger people and there has been a loss of youth facilities</b>	22	0
<b>You said local shops were under pressure and need to be maintained.</b>	26	0
<b>Transport</b>		
<b>Some of you say you use public transport to get to Lichfield, Birmingham and Rugeley, to get to shops and work.</b>	19	3
<b>Those who don't use public transport say that it is too expensive, unreliable and takes too long.</b>	16	3
<b>You said that fast traffic was an issue, especially for pedestrians and new crossings and traffic calming would help this.</b>	29	2
<b>Housing</b>		
<b>A majority of you said you felt that there is a good choice of housing to meet peoples' needs.</b>	15	10
<b>Some of you felt there was a need for smaller, cheaper, eco-friendly properties</b>	14	7
<b>Environment &amp; Communication</b>		

<b>You said the village is fragmented and has no real 'heart' or identity and the village does not link well with surrounding villages.</b>	14	12
<b>You said the village has a quiet and friendly atmosphere with good access to the countryside.</b>	27	2
<b>You said the local infrastructure (e.g. roads, paths and drainage) needs to be improved.</b>	25	2
<b>You find out what's going out via newsletters, notice boards and local newspapers.</b>	24	1
<b>Many of you said broadband speeds were slow and mobile phone reception could be an issue.</b>	20	8
<b>What you want in the future</b>		
<b>You said you were not averse to future development within the village.</b>	17	5
<b>You don't want development which would see Armitage with Handsacre merge into Rugeley and lose its identity.</b>	45	0
<b>You want to see improvements made to health facilities, day care and residential care in the village.</b>	23	1
<b>You said you wanted to see more activities and facilities and employment for young people.</b>	30	0
<b>You want to reduce the speed of traffic through the village.</b>	37	0
<b>You said you wanted more creative methods of consultation and engagement in planning matters</b>	21	4

## Note on Workshops Plans.

### Armitage with Handsacre: Note on Workshops Plans.

#### Introduction:

The Armitage with Handsacre event was held on 12th February 2011. Following the presentation by CABE,\* those attending formed three separate workshop groups 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>Valuable or important characteristics</b>		
		There is an issue of a lack of a single identity for the whole place of Armitage with Handsacre
		The Parish Newsletter is good for communication
	Village has an ageing population	
	Planning ignores what residents want	
	There is flood plain to the north (R. Trent)	
<b>Environment</b>		
Important to retain and respect all open areas in the village – green spaces and allotments		
<b>Development and Housing Issues</b>		
It is important to ensure that Armitage with Handsacre stays separate from Rugeley		
	Past issues have been the development of unaffordable housing, including private developers building on small sites falling below affordable housing thresholds	

The number of new homes need to relate to the projected population growth		
There is a need for sheltered accommodation ←-----→	Need accommodation and facilities for the elderly. There is a need for ground floor accommodation.	
Need reassurance the sewerage system can cope with ANY new housing development – there are regular sewage system problems	Need for a bigger sewerage works. ←-----→	
Some concern over which fields are available for development		
Proportion of allocations to be for affordable housing, live-work units etc. needs to be agreed ←-----→	Future development needs to be affordable and provide for needs for children of existing residents	
	No building on green belt south of the village ←-----→	Want smaller scale developments – countryside south of the village is best location but there are access issues
	Where new development takes place facilities need to be integrated within it, e.g. school, shop, doctor, dentist	
	New housing should be 'green' – built to 'ECO' standards	
	Field west of Church Lane has flooding problems	
	A number of small areas on edge of village identified, but with some development issues: <ul style="list-style-type: none"> <li>• Land off Rectory La. up to Westfields Rd. but with a slope issue</li> <li>• Hood Lane/Brick Kiln Farm – 2 areas, but have access issues</li> <li>• Old Rd., Armitage Shanks land good for elderly accommodation</li> </ul>	
	Possible larger sites shown on plan: <ul style="list-style-type: none"> <li>• Land around Hayes Meadow School – but has access problems</li> <li>• Land between Lower Lodge and Rectory Lane shown as most acceptable part of green belt for development – but noted it would change the 'centre of gravity' of the</li> </ul>	



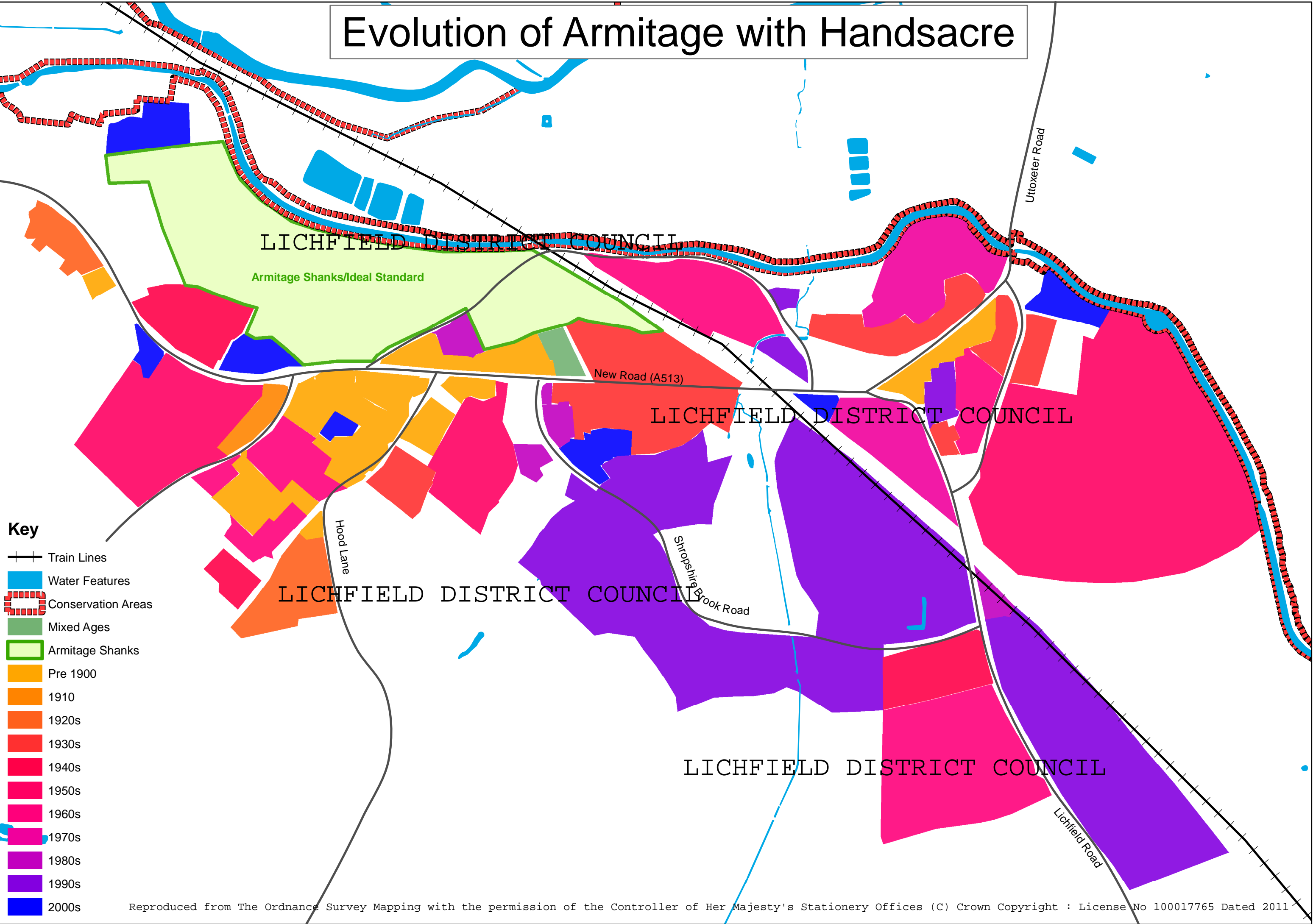
	village.	
<b>Traffic management</b>		
There is a need for traffic slowing measures in the centre of Armitage with Handsacre, along New Rd. such as changes in road surface, paint etc.	Need for traffic calming in the village. ←-----→	The village needs traffic calming – through the centre of the village – with more crossings over New Road.
Need for two new crossings in the centre on New Rd.	←-----→	
Need a pedestrian crossing by the Lower Lodge mobile homes park	←-----→	A crossing wanted at the mobile homes park
		A need for more off street parking
		Need better signage for lorries

### Children's group

A group of children separately produced their thoughts on the village during the workshop event. This took the form of a 'diagram' of likes, dislikes, improvements and a 'wish list' of attractions they would like to see in the village.

<b>Lucy, James and Amy (aged 6 to 11)</b>	
<b>Things we like:</b>	
	Our home; where we live; grass; trees to make tree houses; the space; sports; animals like horses by our house in the fields; trips
<b>Things we don't like</b>	
	We don't like to travel far to get to where we want to go
<b>Things we would like to improve</b>	
	Somewhere to go in Armitage as Handsacre is too far; the parks; swimming clubs have to travel to Friary (Grange) school; more litter pickers; more animals; more dog bins; more rubbish bins.
<b>Things we would want</b>	
	Dancing; karate; a horse riding club; a circus in the summer; a cinema; more shops; more places to go like ice skating rinks

# Evolution of Armitage with Handsacre



- Key**
- +— Train Lines
  - Water Features
  - Conservation Areas
  - Mixed Ages
  - Armitage Shanks
  - Pre 1900
  - 1910
  - 1920s
  - 1930s
  - 1940s
  - 1950s
  - 1960s
  - 1970s
  - 1980s
  - 1990s
  - 2000s

## Appendix 4

### Development Potential within Armitage with Handsacre 2006 - 2026

Site reference	Location	Status	No. dwellings	No. Affordable
	<b>Completions 2006- Mar 2010</b>			
02/00338	Armitage Garage, Rugeley Rd.	Complete	24	0
06/01046/FUL <b>234</b>	Land at 3, New Road	Complete	1	
02/01278 <b>245</b>	11, New Road	Complete	1	
06/00804/COU	5, New Road	Complete	1	
03/00590/FUL	Land west of 12 Old Rd. Handsacre	Complete	1	
07/00187/FUL <b>245</b>	19, Pike Lane, Armitage	Complete	2	
04/01367/OUT <b>287</b>	Land rear of 1 – 5 Rectory Lane	Complete	2	
02/01306/FUL	23, Rookery Close	Complete	4	
05/00034	61, Rugeley Rd.	Complete	8	
06/00694/COU <b>288</b>	St. Luke's Church Hall, Handsacre	Complete	1	
06/00328/FUL <b>286</b>	The Olde Peculiar PH, Handsacre	Complete	7	
		<b>Sub Total</b>	<b>52</b>	<b>0</b>
	<b>With Planning Permission @1/4/10</b>			
08/01215/FUL <b>588</b>	61, Rugeley Rd		6	
10/00857FUL	71B New Road		2	
08/00894FUL <b>411</b>	Land rear of 62 New Road		9	
07/00028/OUTM <b>178</b>	The Poplars, Tuppenhurst Lane		15	0
08/01051/FULM <b>121</b>	Handsacre Service Station		14	0
		<b>Sub Total</b>	<b>46</b>	<b>0</b>
	<b>Deliverable and within Village Boundary</b>			
<b>214</b>	Land adj. 8 The Glebe	(pp expired)	1	
<b>241</b>	94 – 96 Old Road	(pp expired)	1	
<b>274</b>	Land rear of 19 – 27 Uttoxeter Rd.	(pp expired)	4	
<b>421</b>	Land rear of 87 New Road		14	2 - 5
		<b>Sub Total</b>	<b>20</b>	
	<b>Developable and within Village Boundary</b>			
		<b>Sub Total</b>	<b>0</b>	

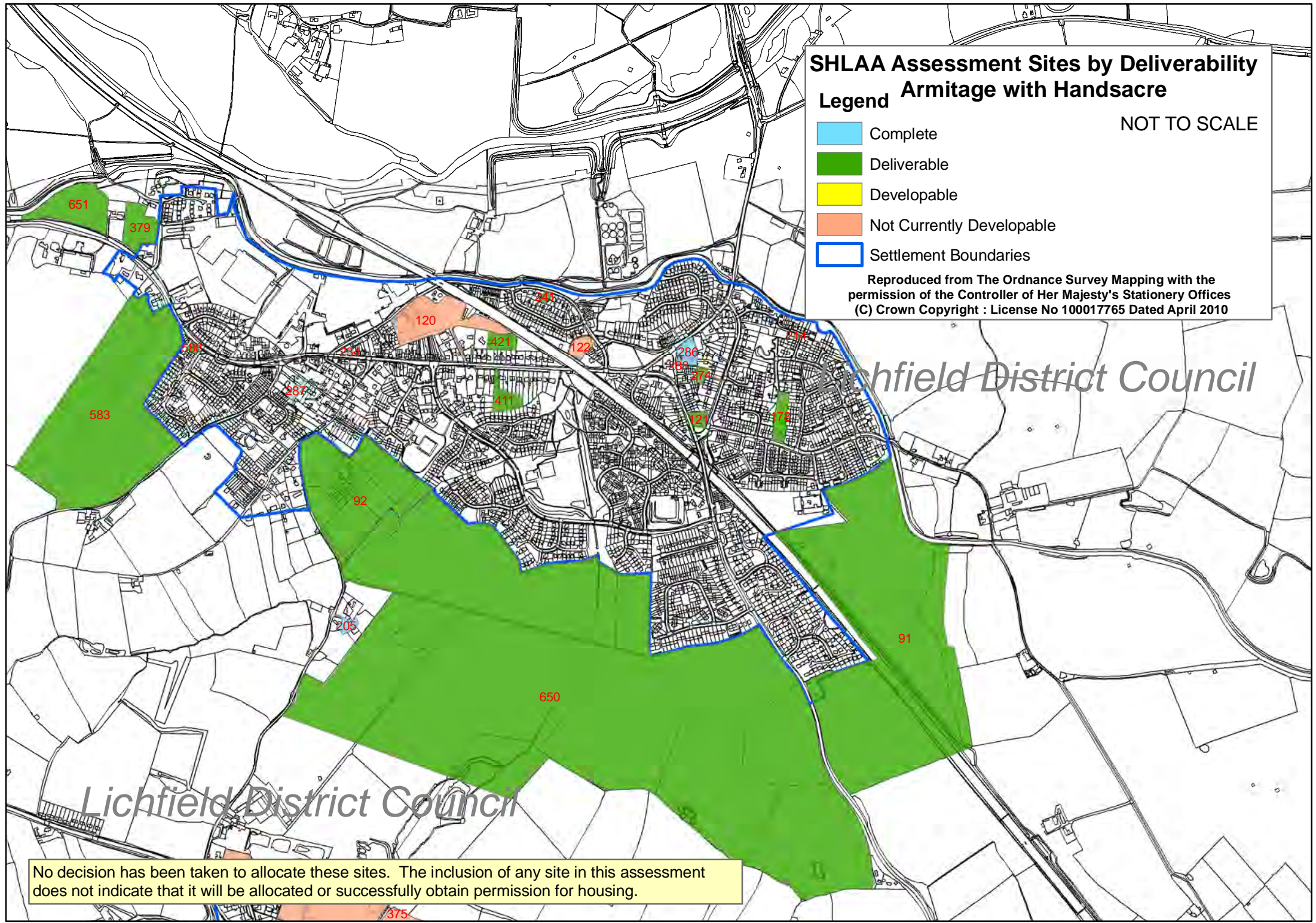
	<b>Not Currently Developable and within village boundary</b>			
<b>120</b>	Armitage Shanks, Old Rd		40	8 - 16
<b>122</b>	Old Road		7	
		<b>Sub Total</b>	<b>47</b>	
	<b>Development Potential 2006 – 2026 within Village Boundary</b>			
	Completed 06/10		<b>52</b>	
	With planning permission 04/10		<b>46</b>	
	Deliverable		<b>20</b>	<b>2 - 5</b>
	Developable		<b>0</b>	
	Not Currently Developable		<b>47</b>	<b>8 - 16</b>
		<b>Total</b>	<b>165</b>	<b>10 - 21</b>

# SHLAA Assessment Sites by Deliverability Armitage with Handsacre

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

NOT TO SCALE

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*Armitage with Handsacre*

*Lichfield District Council*

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.