

# Lichfield District Rural Planning Project



# FAZELEY MILE OAK BONEHILL

- A. WHAT YOU SAID
- B. WHAT C.A.B.E. SAID
- C. OTHER EVIDENCE RELEVANT TO PLANNING FOR THE FUTURE OF FAZELEY
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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 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 size, linear form and historic development of the present village from a number of settlements were recognised as impacting upon today's character and environment. People visiting the events identified several different communities within the whole and many raised the difficulty of integrating the mix of communities as an issue.

3. Notwithstanding this, people living in the Fazeley, Mile Oak, Bonehill area value the environment they have, including the ease of access to the countryside, the relative peacefulness and a feeling of safety resulting from a low level of crime. Many said that there was an atmosphere of a village. Children who visited the February

workshop event said that they valued both the countryside and the canal.



**Reindeer Road**

4. Although many people acknowledged the history of Fazeley as part of its environment, its historic buildings and the canals, most people had issues with the quality of the environment as it is at present.

5. There are several buildings which are damaged or in a poor state of repair, including fire damage to Bonehill Mill and Fazeley garage. These buildings are scaffolded and two of the buildings, along Coleshill Street and Lichfield Street, have been scaffolded for a number of years. People viewed these as giving the area the appearance of being derelict. In addition some areas, in particular within Fazeley, are suffering from damage or poor maintenance to street furniture and from issues such as litter,

the poor maintenance of shops, of spaces and a proliferation of signage.



**Houses on Coleshill Street: scaffolding**

There is a strong and widely held local view that cumulatively these issues are significantly reducing the environmental quality of the area. Coleshill Street and other streets in the centre of Fazeley are particularly affected. Some people recognised maintenance cost as an issue but considered it should have been addressed when funding recent environmental schemes.

6. Some residents are concerned at what is viewed as a poor standard of care and maintenance within a Conservation Area. A number of people identified that a lack of trees and other planting contributed to reducing the environmental quality of the area. This was further impacted upon at times by traffic, including queues sometimes arising related to

visitors to Drayton Manor Park and traffic accessing Ventura Park, Tamworth.

7. At the February workshop there was great concern expressed at the general quality and care for the environment of Fazeley/Mile Oak, but in particular the central part of Fazeley. A need to significantly improve the environmental quality of this area was seen as a priority, including a general need for 'tidying up', for environmental improvements, and for more planting – there were several suggestions for this, ranging from a tree avenue stretching from Fazeley to Mile Oak – a 'mile of oaks' (a point picked up in the CABI report), to flower planters/hanging baskets within the streets around Fazeley centre.



**Coleshill Street**

8. Another environmental issue arising through the consultations and

workshops included the lack of a central focus for the community. Some raised this as an issue and asked whether new play and community facilities located centrally could help to address the problem. Some identified making better use of the square as a means of focussing community activity, but others identified lack of parking as an issue, which gives rise to a conflict unless it can be addressed elsewhere.

9. Although people recognised the relationship of Fazeley to Tamworth, many were concerned at the need to maintain the physical separation from Tamworth where it still exists. They therefore wanted to see no spread of development into these areas, but also wished to see better access to them by improving walking and cycling routes.

- **Transport and traffic management**

10. Many people were happy with public transport links from Fazeley to Tamworth, Sutton Coldfield and Birmingham although some commented that they were too expensive. Several people commented that the lack of a direct bus service to Lichfield did not help with the identity of Fazeley as part of Lichfield District, nor did it help with reaching some services – for example

the District Council offices. It was also noted that there were currently no bus services along Coleshill Street.

11. There was some consensus amongst those taking part that more traffic management should be a priority. The objectives of this should be to reduce speed and the level of heavy vehicle movement, and to facilitate better pedestrian movement, both within the centre of Fazeley and also along the former A5, particularly crossings to access public transport.

12. Visitors to the events made several traffic management suggestions. These included reducing the speed limit on the former A5 from 40 mph to 30 mph at Mile Oak and introducing a weight limit on this road, introducing more crossings and creating a cycle route along the north side of the former A5 from Fazeley to Mile Oak. A series of mini-roundabouts at the road junctions along Sutton Road were suggested along with more parking within Fazeley centre.

13. Some people noted that there were several footpaths or alleyways providing connecting links that were closed, which, if opened would allow better connections and play a role in improving the linkages between the different parts of the community, combined with more crossings of<sub>3</sub>

major roads. The improvement of the footpath/cycleway route from Bonehill to the canal, for access to Tamworth, was specifically identified.



#### **Fazeley 'crossroads'**

14. Issues related to the highway network were identified by some. These included Mile Oak crossroads, where some thought that the introduction of a right filter lane out of Tamworth towards Hints would help, whilst others suggested its conversion from traffic lights to a roundabout. Others identified issues on the A5 trunk road network, suggesting that the 'tight' exit eastbound towards Mile Oak was dangerous whilst one person suggested a new westbound slip road could be constructed to allow traffic to access Hints without the need to pass through Mile Oak crossroads.

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

15. In the initial consultations (2010) people identified the range of shops, services and facilities available amongst things they liked about living in Fazeley/Mile Oak. This was also related to the good access to the town centre and other facilities in Tamworth.



#### **Local shops, Mile Oak**

16. During the course of the consultations differing views emerged about the range and quality of facilities. The shortage of facilities for teenagers was highlighted as a particular concern, along with play facilities for children. A number of suggestions were made including provision for skateboarding and BMX and a desire for more and better quality play and open spaces. There were individual 'calls' for the use of 'waste land' to provide for children's facilities, for a library and for the

improvement of the Mile Oak play area.

17. Some Bonehill residents said that Bonehill lacked facilities, although there was no particular strong call emerging as to whether facilities there would be generally what people wanted. There was one suggestion that the field lying between Bonehill and Lichfield Street should be used as an 'events park'. This may have been related to the issue of whether there was a need or desire to strengthen Fazeley, Mile Oak and Bonehill as a strong community with a single identity. There was some discussion in the event and workshop about whether more centrally located play and community facilities would create more of a sense of community.

18. Others mentioned a lack of facilities for the elderly, that there should be a local library and that there was a shortage of pubs.

19. Generally people wanted to see more facilities and at the workshops widening the range of uses in or near to Fazeley centre seemed to be a theme highlighted. Suggestions arising included a 'tea room', café/coffee shop, that would accommodate both local and tourist trade. The vacant Methodist Church was a suggested location for the latter. One suggestion was that Fazeley should have a canal,<sup>4</sup>

and mill museum that would be an additional attraction for the area.

20. The cost of activities and facilities was raised as an issue by a number of people, suggesting that this may be a significant factor limiting access by some residents to certain facilities. One suggestion was made that the District Council should negotiate with Tamworth Borough for subsidised rates for Fazeley residents using facilities within Tamworth. The more commonly raised complaint was that the Council Tax paid to Lichfield District should provide more benefits to Fazeley residents in terms of local leisure activities.



**Drayton Manor Cricket and Social Club**

- **Development and housing**

21. No clear view has emerged from the rural 'masterplanning' process so far on whether local people consider there to be a good choice of housing

to meet needs locally. At the February workshops event the 'post-it' responses showed 20 comments indicating that there was a good local choice and only 1 resident disagreed with this view. During the workshop sessions there was no recorded mention of affordable housing. However within the exercise overall, including the February event, some people raised concerns about certain aspects of local housing provision. These included limited social housing choice and elderly accommodation. Some thought that some larger sized social housing was needed. In the earlier consultations the need for wider social housing choice was not agreed by most, but there was greater support for specialist housing for the elderly.

22. In terms of future housing development there was general support for restricting the spread of development into open countryside and avoiding encroachment on the Green Belt. All of the workshop groups took this view. A great concern was the prospect of being physically linked to Tamworth to a greater degree than the current situation. This was seen as a threat to the separate identity of the Fazeley, Mile Oak and Bonehill area.

23. Most people took the view that there should be no major changes to the settlement and there were two expressions of support for a new

settlement to accommodate District-wide housing need. While there was no desire expressed for any significant housing development, where the possibility of more housing development was acknowledged, brownfield sites were flagged up as the most acceptable options and it was felt that these should be used first.



**Green Belt between Bonehill and Tamworth**

24. A number of suggestions were made for redevelopment options. These included a mixed-use redevelopment and refurbishment of Tolson's Mill and re-use of Bonehill Mill and the Methodist Chapel. Some suggested that some infill housing was needed, perhaps to join up existing areas, rather than extending into the countryside.

25. Other than a fear of being completely joined up to the Tamworth

built-up area, the common 'fear' arising from new development was the impact of new development on infrastructure. The 'saturation' of existing facilities and the traffic issues at Fazeley 'crossroads' were pointed to in support of this view.

- **Other Issues**

26. Many people agreed that there was a range of businesses within Fazeley/Mile Oak that served the local community. These are concentrated within Fazeley, but with some also at Mile Oak. A suggestion was made that an employment site for small scale businesses and start-up units could be developed to the rear of the Mercedes garage at Mile Oak.



**Local businesses, Fazeley**

27. The effectiveness and availability of policing within the area was raised as an issue by a number of people.

- **Parish Plan**

28. It is understood that Fazeley Town Council has prepared a Town Plan, but at present there has not been the opportunity to consider this. A number of the issues that were raised through the rural planning project could be matters for inclusion within a Town Plan.

- **What you want for the future**

29. High amongst the priorities of local residents was a better quality environment. Issues that needed addressing within this context were identified as a need to clean and tidy up Fazeley and a need to repair and renovate the physical environment and buildings, as discussed above. This was associated with better long-term maintenance, which related to spaces, equipment (e.g. play areas), street furniture and the buildings themselves. The environmental issue also related to traffic and a desire for more traffic management, particularly to control speed, access and HGV's.

30. Also identified as a high priority for the future was the issue of maintaining a separate identity for the settlement and this was related particularly to not extending the limits of the settlement into the countryside and not

developing any green belt so as to physically link with Tamworth.



**Parking area, Coleshill Street**

31. One frequent theme in relation to the future was better facilities for younger people, including better play facilities. This is potentially linked to a view amongst some that there is a need for better integration of the parts of the community, both in a physical and a social sense. A suggestion of more central facilities to help social integration was made, although it is not certain to what extent this is a commonly held view. In a physical sense, improved traffic management, more cycleway provision and tree planting were seen by some as being able to contribute towards better

integrated communities. The practicality of some of the ideas put forward, such as creating a 'mile of oaks', would need testing.



#### **Shops and services at Fazeley centre**

32. Whilst development restraint was the significant message from the community that were involved in the participation events, there was a limited call for some types of specialist or social housing, including larger affordable rented accommodation and addressing the needs of the elderly.

## **B. What CAGE said**

33. The independent event enabler sponsored by CAGE 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 Fazeley, Mile Oak and Bonehill is set out below.

### **“FAZELEY, MILE OAK AND BONEHILL**

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*As the name implies this settlement comprises 3 (or more) elements which have merged, linked by the old A5. Fazeley adjoins Tamworth to the North and the Drayton Manor Park/ Industrial estate to the South, so physical and economic interactions across parish and district council are very evident.*

*As at Armitage with Handacre the key issue for this settlement is to reinforce the sense of a single community with a stronger physical focus, whilst continuing to recognize that there are distinct localities playing different roles within the whole.*

*Attention to restoring and revitalising the historic heart of Fazeley will be vital to this, making the most of related refurbishment*

*and redevelopment opportunities and drawing these together into a coherent and welcoming place. The need for this was emphasized by local people, as was the related interconnection to the canalside as a living and working frontage.*

*Through Fazeley and further along the old A5 there are opportunities to reshape the highway so it becomes a 'local street' now that the strategic role is taken by the new dual carriageway further north.*

*I liked the workshop suggestion of restoring the 'Mile of Oaks' that generated the original name of Mile Oak. This might provide a practical and symbolic 'spine' linking the whole settlement together as part of upgrading the old A5 for pedestrians and cyclists.*

*Modern employment uses will be important within the restoration of the heart of Fazeley and the workshop also identified scope at Mile Oak (vicinity of Mercedes Garage) for small scale local economic development adjacent to the new A5 junction but readily accessible to the 'Mile of Oaks' corridor for local access on foot or bike.*

*The importance of the green belt was stressed by local residents and given the history of urban sprawl in*

*the locality it seems right to give the highest priority to consolidating within the existing settlements.”*



Development under construction, the Boathouse, Fazeley



## C. Other Evidence Relevant to planning for the future of Fazeley, Mile Oak and Bonehill

### • Character and Environment

34. Many of the concerns expressed by people responding to questionnaires or participating in the rural planning events were about the quality of the environment, particularly in terms of the standard of maintenance of the streets, street furniture and buildings. This was especially regarded as a problem around the centre of Fazeley.

35. The visual evidence is clear that the part of Fazeley around the crossroads suffers from the issues identified by the residents. The location remains a busy crossroads despite the construction of the A5 bypass, however many of the factors that detract from the quality of the environment are about surface treatments, proliferation of signs and street furniture, extensive physical barriers to pedestrian movement with different designs and finishes, poor maintenance of surfaces and public spaces. The area as a whole appears uncoordinated, cluttered and haphazard in appearance, clearly contrary to any environmental objectives for the area and

significantly detracting from its quality as a Conservation Area.



**A terrace on Lichfield Street**

36. Financial resources will be needed to resolve many of the issues that residents are currently so concerned about. In terms of the repair and renovation of damaged or neglected buildings, the financial responsibility rests with individual property owners, although the District Council has indicated through its Conservation Area Management Plan (see below) that it will work with landowners to seek resources including grant aid. Other needed improvements, such as 'street scene' enhancements, would generally need to be funded through local authority improvement programmes, where resources are scarce at the present time. Finance is most likely to be found through the use of funding arising from developer contributions for social and community provision although this may be limited.

Other methods, such as through community group or voluntary actions could potentially address some of the issues of concern to residents, such as the 'tidying up' or 'hanging basket' suggestions made by visitors to the events.



**Junction of the Fazeley and Coventry canals**

37. There are two designated Conservation Areas in the Fazeley Mile Oak and Bonehill area, the Fazeley Conservation Area and the Bonehill Conservation Area. Both were designated in the early 1990's. The area was designated essentially because it represents a remarkably intact industrial community of the period 1790 to 1850 associated with the Peel family and related to developing water power systems for a milling industry. Bonehill is an historic hamlet that is an important remnant of the area's agricultural past. A Plan showing the general evolution of,

Fazeley Mile Oak and Bonehill in the modern period is included as **Appendix 3.**

38. It is concerning to conservation interests, as well as the environment for day-to-day life, that such environmental issues exist in the area. This is especially so as there is a higher proportion of buildings that are seen as at risk within the area than is the case in other Conservation Areas within Lichfield District.

39. With the designation of Conservation Areas comes a responsibility for the Local Authority to preserve and enhance the area and so the issues identified by the public are directly relevant to this responsibility. The District Council has recently consulted upon a new Conservation Area Appraisal covering both designated Areas and a draft Conservation Area Management Plan. A full description of the Area is found in that document, but it contains management proposals that will help to tackle some of the environmental issues that are of so much concern to the public.

40. One of the issues identified in the Conservation Area Appraisal is the considerable amount of visual clutter in the area, resulting from a proliferation of signing, from uncoordinated street furniture and

railings, all of which should be reviewed.

41. Many of the proposals in the Management Plan will mean working with a range of organizations and property owners to establish funding and develop schemes.

42. The principal management proposals are:

- Various small extensions to the Conservation Area that will extend conservation control
- Achieving the repair and long term re-use of a number of identified 'buildings at risk'
- Raising awareness and understanding of the Conservation Area and working with others on projects to repair historic buildings and replace lost architectural features (such as walls)
- Adding extra controls on changes to buildings and structures
- Managing trees within the Conservation Area
- Improving the design of shopfronts where they are to be changed

- Controlling advertisements
- Seeking to carry out 'public realm' enhancement schemes
- Working with the County Council to seek ways to minimize the volume of traffic and its impact on the Conservation Area.

43. The Management Plan will strengthen the ability of the District Council to positively manage and guide development within the Conservation Area and, as finances permit, to encourage works to enhance its character. It will require working with a range of agencies, particularly to identify and secure funding from grant aid and other sources.



**Bourne Brook from Drayton Manor Drive**

44. An Ecological Study of Lichfield District (2009 by Staffordshire<sub>10</sub>)

Ecological Services) has examined the area around Bonehill to consider whether areas containing important habitat would be affected if any development took place. An area south of Bonehill Bridge (canal bridge east of Bonehill) is a small Site of Biological Importance (SBI) adjacent to the canal. SBI's are designated by an expert panel from within the County. These are grassland and swamp areas and the report identifies an area of broadleaved woodland to the north that may be worthy of adding to the SBI. These areas are a relatively small proportion of the land lying between Bonehill and the canal and do not in themselves rule out the consideration of the area for development. The advice in the report is that in the case of development they should be protected and perhaps incorporated into 'green infrastructure'.

45. Parts of Fazeley were amongst those areas within Lichfield District most affected by flooding in the summer floods of 2007. During the course of the consultation the issue of flooding was raised on a number of occasions as a continuing local concern. A Surface Water Management Plan was prepared for Southern Staffordshire in 2010 and forms part of the evidence base for the Local Development Framework. It identified a cluster of historic flooding occurrences within the Fazeley area.

These have mainly related to floods during extreme rainfall events in the Fazeley/Brook End area, from the River Tame, Bourne Brook and the canal and have affected both highways and properties. 895 properties within the area were identified as at risk in the Management Plan. It noted that several development sites would need individual investigation and that historic flooding events needed further investigation as part of a phase 2 Surface Water Management Plan.

- **Transport**

46. Fazeley, Mile Oak and Bonehill lie astride the former route of the A5, historically the Watling Street Roman Road. Fundamental to the structure of the area are two other inter-urban roads emanating from Tamworth, the A453 route to Sutton Coldfield, and the A4091 route towards Birmingham, which intersects the former A5 to form the Fazeley 'crossroads'. Although the area has been bypassed in an east-west direction by the new route of the A5 and traffic volumes on its former route have reduced, the usefulness of the 'old' A5 route for local traffic and the connections to/from Birmingham and Sutton Coldfield mean that there are significant levels of traffic in the area, particularly at peak periods. In terms of its general location, the road network provides good access by road

for residents of Fazeley, Mile Oak and Bonehill, to Tamworth town centre, employment areas and to other centres.

47. As a result of the availability of grant funding for Fazeley centre, and following the de-trunking of the former A5, there has been some past investment in traffic management in the area. This included in particular the scheme that re-designed the roundabout at Fazeley crossroads and was related to environmental improvements. A cyclepath was created with a route out of Tamworth to Drayton Manor, and controlled crossings put in place. Along the former A5 some minor improvements were carried out.



**Traffic at Fazeley 'crossroads'**

48. The feedback from this consultation process shows that people consider that traffic still has a significant detrimental effect on the

local environment and there is a view that more could be done to traffic calm the area. This is a complex issue in this area because of the number of traffic destinations within or on the edge of Fazeley and the through routes. More work would need to be done to establish the effectiveness of additional measures, such as additional pedestrian crossings of the former A5. Some measures that would appear to have some local support, however, such as reducing the 40 mph speed limit along this route, would be relatively low cost.

49. 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.



### **Mile Oak Community Centre**

50. 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 as being good in the context of Lichfield District as a whole, ranked in the top quartile of Wards alongside a number of Lichfield Wards. Access to supermarkets did not score as highly as employment, but was also relatively good. Public transport access to other services or facilities, such as secondary schools, colleges and hospitals was better than for many other rural settlements in the District, in the main due to the closeness of Fazeley to Tamworth.

51. The study considered the overall accessibility of wards within Lichfield District by combining the scores on access to all of the services and facilities considered. This calculation of 'composite scores' produced a

comparison of ward accessibility. In terms of overall accessibility, parts of Fazeley were the most accessible of the rural settlements overall, although their levels of accessibility were below those enjoyed in most of Lichfield and Burntwood. The Study showed however through the 'composite scores' that Fazeley Ward had similar levels of overall accessibility to some of the suburban parts of Lichfield and Burntwood. In general therefore the Fazeley, Mile Oak and Bonehill area experiences relatively short journey times to access services and facilities.

52. 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.

53. There are scarce resources for transport management, reinforced by<sup>12</sup>

the present economic situation within central and local government. There are currently no specific measures identified for the Fazeley area. 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.

54. A direct public transport service to Lichfield was seen by some as an important missing element to public transport routes available within the Fazeley area and viewed as an isolating factor in terms of its 'integration' within Lichfield District. It is not clear whether the viability of such a service has ever been assessed. If the County Council continues with the subsidisation of supporting bus services the idea would need to be raised and assessed through the County Council processes.

#### • **Community Facilities and Activities**

55. 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 Fazeley, Mile Oak and Bonehill.

56. The Playing Pitch Assessment considered the settlement as part of a 'Rural South' area of Lichfield District, (encompassing Shenstone, Stonnall, Little Aston, Fazeley and Bourne Vale wards) 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.

57. Overall the study found a current surplus of adult football pitches in Lichfield Rural South area of some 8.4 pitches, but shortfalls in junior football, mini-soccer and cricket. For Fazeley ward however, it found a shortfall in junior soccer of 4.6 pitches and in mini-soccer of 4.0 pitches, so that overall there is a shortage of 8.6 pitches. This represents the largest

shortfall in pitch availability of any individual Ward within Lichfield District.



**Play equipment, Mile Oak community centre**

58. Considering the future at the sub-area level, including population changes and predicted participation in sport, the study predicted that for Lichfield 'Rural South' the shortfalls in junior football, mini-soccer and cricket pitches would all increase by 2021. Much of the under-supply in the 'rural south' area is within Fazeley and the study notes that the provision of new pitches is the only way to meet the deficiency because there are insufficient school pitches for community use agreements to make

up the deficiency.

59. The study recommended that for Lichfield District policies should ensure the safeguarding of existing pitches, securing community use agreements of schools facilities and re-designating some adult pitches for other sports, such as junior football and mini-soccer.

60. The Open Space Assessment considered provision within Fazeley, Mile Oak and Bonehill specifically and examined the different types of open space available in terms of the amount and its quality. The settlement is one of a number of the larger rural settlements of the District that have a relatively poor accessibility to equipped play space measured by the proportion of the community within 10 minutes walk time of an equipped play space. The study recommended an additional equipped play area or an improvement in both the quality and accessibility of the two equipped play areas that exist, at Fazeley and Mile Oak.

61. In terms of local green spaces that have a purely amenity function, the study identified that current provision was below the average level of provision across Lichfield District in terms of the area of land available, with only around 0.5 hectares of amenity open space per thousand

people, compared to around 1.27 hectares per thousand as the average for Lichfield District.

62. The distribution of open space is a particular issue for the area in terms of equipped play and access to useable open space, as opposed to that simply having an amenity value. This is partly as a result of the shape and form of the settlement and means that quality provision needs to be made at both the Mile Oak and Fazeley parts of the settlement. Whilst there have been recent improvements made at Mile Oak, the quality and accessibility of the open space to the rear Victory Terrace is a particular concern. This triangular area suffers from its unfortunate location being largely unseen at the rear of housing development and having an industrial estate and canal as its other two boundaries. Its poor access and hidden nature makes it relatively isolated in relation to much of the settlement. Today, whilst the open grass area is maintained, it has a decaying access road and car park area and an outdated and inaccessible play area. High metal fencing protects the area, presumably to deter vandalism and anti-social behaviour. This area is clearly an issue for the settlement, but not one which can be resolved by any easy or obvious solutions, although investment in play

equipment and enabling better access to it could be a starting point.

63. Acquisition and development of a central park (or 'events' park), on the only suitable land for this purpose, east of the Robert Peel Hospital, as suggested by one resident in the workshop, would potentially be a new facility that would address the overall open space shortfall. The location could have a strong visual 'presence' and be available to the whole community. However, it is unknown whether there is any opportunity to carry forward such an idea, in terms of a landowner's willingness, a community consensus on the idea, or any financial possibility. It would be for the local community to consider whether it wishes to progress the idea.

- **Employment**

64. In terms of access to employment, Fazeley is well placed compared to other larger rural settlements within Lichfield District, benefiting from its close proximity to Tamworth, as shown in the Transport Study. The settlement also has a number of employment sites within it or on its edges. Some of these are potential redevelopment opportunities, including Tolson's Mill, which has planning permission for residential conversion, and other individual employment uses

such as the timber yard and carpet warehouse, which have been the subject of past discussions about redevelopment.



**Timber yard and carpet warehouse**

65. There are a number of small industrial estates, including Riverside, Drayton Manor Business Park (in Drayton Bassett Parish) and Tolson's Mill Estate off Mill Lane. It should be noted that the Environment Agency has recommended that neither the Riverside nor Tolson's Mill Estate should be considered for redevelopment for housing due to flood risk.

66. Some potential options for additional housing within Fazeley would lead to some loss of local employment, including small units adjacent to Tolson's Mill. Whilst this potentially presents a relocation issue for those units, in terms of the overall accessibility to employment

opportunities for Fazeley residents, the impact would be small.

- **Housing Growth**

67. **Recent growth:** The map showing the evolution of Fazeley, Mile Oak and Bonehill to the present (see **Appendix 3**) shows the historic core of Fazeley defined by the Conservation Area and the major expansion of the area in the twentieth century, which effectively joined together the formerly separate settlements. Most of this major expansion was completed by the 1970's, but since then there have been smaller scale developments both at Mile Oak and Fazeley and several individual dwellings within Bonehill. From 2006 to 2010 there were 83 dwelling completions within the area, notably the Millfield House redevelopment, whilst all other dwellings were small sites. It is notable that of the 83 dwellings only 4 dwellings fell within the 'affordable' category.

68. 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. In addition to the 83 house completions since 2006 it identifies further potential of 237 dwellings through redevelopment

opportunities within the existing settlement boundaries, including those under construction. Laurel House redevelopment of 77 dwellings and The Boathouse, which is providing specialist accommodation, are under construction at the time of this report. The total potential for additional housing within the existing boundaries is shown as over 300 dwellings, which represents a significant contribution for a rural settlement.

69. **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 Fazeley, Mile Oak and Bonehill and therefore the technical evidence to support a level or types of housing appropriate to meet local requirements in the immediate area, is absent. However there are aspects of the evidence reports on housing already commissioned by the District Council that are relevant to the area.

70. Because Fazeley, Mile Oak and Bonehill lies next to Tamworth, it falls within the local housing market of the town. This means that in terms of the construction of open market new or existing housing within the settlement, there is a much larger settlement in very close proximity against which local residents have to compete. Establishing a level of demand for open market<sup>15</sup>

housing to meet the 'local needs' of the settlement would therefore have little meaning. This is a situation not so obvious in other more freestanding rural settlements within the District. Many Fazeley area residents could find their housing needs could be equally satisfied within Tamworth and vice versa.

71. The reality of the local housing market is recognized in the Strategic Housing Market Assessment prepared in 2008 and referred to in the Introduction and Background report. It included Fazeley/Mile Oak in the Tamworth housing market area. Overall the housing market analysis showed a relatively small private rented sector, relatively fewer properties with one or two bedrooms and a slight undersupply of smaller properties. The Assessment also showed that the local housing market was more affordable than many other parts of the sub-region.

72. The Rural Housing Needs Survey of 2008 included Fazeley, Mile Oak and Bonehill within the 'rural south east' part of the District, which encompasses the rural settlements around Tamworth. Within this area of over 15,000 houses, it identified an owner occupation of 73.6%, significantly lower than some areas of Lichfield District, with just over 21% of dwellings being for social rent. 10.8% of residents in the area considered

their current home to be unsuitable for their needs. Size, particularly properties being too small, was the main reason given for unsuitability. Renting households are disproportionately represented amongst those finding their current home unsuitable.



**New housing, Laurel House**

73. Negative comments from the Survey showed that crime and anti-social behaviour were more significant concerns than was evident in other rural parts of the District.

74. Whilst there was little support for further development within the area arising from the survey, there was support for more affordable housing created for local people and an

interest in seeing more housing for rent and for older people.

75. Just under a third of the households who responded to the survey from the area had moved to their current home within the last 5 years, and 84% of these had moved into the area from elsewhere, including Lichfield, Tamworth and elsewhere in the West Midlands. The main age group for those moving into the area was 25 – 44. Only 4.3% of those who moved in the last 5 years were households setting up either a first or a new home.

76. A similar proportion of households expressed an intention to move within the next 2 years as had actually moved in the past 2 years, 12.9% compared to 12.4%. Less than 25% of those intending to move expected to stay within the 'rural south east' part of the District.

77. The 'rural south east' area differed from other rural parts of Lichfield District in that only around 40% of people that planned a move expected to own their own home, with around the same proportion expecting to rent some form of social housing. Within the owner occupied sector the most popular housing options were either two or three bedroomed properties. There were no households looking for



one bedroomed properties.

78. Only 5.3% 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 south east' area. Unlike the other rural areas the majority of newly forming households expected to rent their next home from a social landlord, however the survey cautions that the sample analysed was small and so the results should be viewed with caution in this respect.

79. Whilst it is difficult to quantify specifically for the Fazeley, Mile Oak and Bonehill area, 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. The area is, however, uncharacteristic compared to many of the other rural parts of Lichfield District, particularly in terms of the proportion of rented accommodation, the proportion of people who consider themselves to be in unsatisfactory accommodation and the proportion that expects to rent rather than being able to afford to buy on the open market.

### **Development opportunities:**

80. The analysis of the currently identified housing potential within the area as shown in the Table at **Appendix 4** indicates that there remains a significant new housing potential arising from redevelopment opportunities within the existing settlement boundaries. It is in the nature of some opportunities, where they are existing businesses that they may take some time to come forward and may await a buoyant housing market to ensure their economic viability, as may be the case for example with the conversion of Tolson's Mill.



### **Tolson's Mill**

81. There may be further redevelopment potential within Fazeley that as yet cannot be recognised, for example from the redevelopment of other existing businesses, perhaps on Lichfield

Street. Beyond such potential opportunities, there is little by way of housing options remaining without the extension of development into greenfield land on the peripheries of the settlement.

82. If extensions to the settlement are to be considered, some directions of growth are inappropriate because of physical constraints, in particular to the east of Fazeley and parts of the south, because of significant flooding issues.

83. The remaining housing options are therefore principally in the Mile Oak and Bonehill areas. The Strategic Housing Land Availability Assessment, prepared by the District Council, identified several large sites. Cumulatively they would have a capacity of over 700 dwellings. There are fundamental issues about considering these options, all of which lie within the Green Belt. They are all large in size. Those lying around the Peel Hospital would, if developed, lead to a coalescence of Bonehill with the Peel Hospital and Mile Oak area lying south of the former A5. This consolidation of development also raises the question of narrowing the remaining gap between the area and Tamworth. This is unquestionably a major fear of local residents.

84. A further area lying to the west of Mile Oak and Sutton Road, would represent a westwards extension of the settlement. This location would be the most distant from the principal area of facilities and services for the settlement, (at Fazeley) and for this reason would seem to promote further dispersion of the community rather than contribute to any integration.

85. The principal question arising in relation to all of these larger greenfield sites is whether there is any need for such a scale of development that would amount to the 'exceptional circumstances' needed to justify a change to the current Green Belt boundaries.

- **Other Issues**

86. The difficulties arising out of the size and shape of the settlement in terms of their being a single identity for the community was raised through the consultation process. There is an unresolved question of whether this is a serious issue and if so how it could be improved. For example, would re-enforcing community identity with some central facilities, perhaps with related development, be an approach that would be helpful or acceptable and lead to a more cohesive single community? One suggestion from the workshop event was to use one of the fields between Mile Oak and Bonehill

as an 'Events Park' with the idea of community identity in mind. The issue and suggestion may be a matter for further discussion within the local community.

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

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

87. People living in Fazeley who attended the rural 'masterplanning' events tended to identify several aspects of life there that they valued and which contributed to living in the village. They particularly valued the range of shops and services available in Fazeley centre. The need to retain the separate identity of Fazeley, Mile Oak and Bonehill was regarded as a key issue (ie. not being part of Tamworth), but the closeness and good access to the facilities of Tamworth was also seen as being an added convenience to people living in the settlement. Overall there is a perceived threat of more coalescence with Tamworth and a strong view that this should be avoided. Residents want to see no spread of development into the remaining open areas outside the current settlement boundaries.

88. People were aware of deficiencies in various aspects of life in the village, perhaps more so than in other villages in relation to the present quality of the built environment, but also in terms of social and community facilities. Of particular concern were issues about the damage and danger of dereliction of several buildings within the settlement and for the need for repair, restoration and environmental improvement, together with better maintenance generally and a 'tidy up' of the village centre at Fazeley. These are all viewed as matters that should be addressed now.



**Empty building Lichfield Street**

89. The shape and size of Fazeley gives rise to local issues felt by some residents. Firstly, it means that the principal centre of activity and facilities lies towards the eastern end of the built area and a significant walking distance from Mile Oak or Bonehill. Secondly the historic development of<sup>18</sup>

the area has been through the merging of separate settlements and means that there are a number of smaller 'communities' within the whole. Some people saw this as an issue, with a need to promote closer ties between the separate parts, including the re-opening of some footpaths within residential areas. CABE took the view in its report that the key issue for Fazeley was to reinforce the sense of a single community with a stronger physical focus whilst recognising that there are distinct localities playing different roles.

90. Many people responding to the consultations and events considered that whilst there was a range of facilities and activities in the area, there could be more. This included more facilities, both commercial and community and in relation to the latter a lack of facilities for teenagers and poor play facilities and open spaces were the main issues. Some saw potential for improving facilities for visitors, such as canal-based tourists, including a tea-room or coffee shop. Others thought establishing a bus service to Lichfield would be a significant improvement.

91. Traffic management was an issue identified for several areas within the settlement. These ranged from suggesting a new junction and junction

improvements on the A5, through improvements to the Mile Oak junction, to the need to slow down traffic on both the Sutton Road and the former A5, the principal link road within the settlement. The feasibility of some of the suggestions, such as mini-roundabouts, lowering some speed limits, cycleways, more crossings and 'reshaping the highway to become a local street' (CABE) need further investigation with the County Council as Highway Authority.



**Redundant Fazeley Methodist Church**

92. In terms of housing, main concerns were seen as a limited social housing choice, including a shortage of housing for families and specialist housing for older people. Looking at

the future possibilities for additional housing most people were not able to contemplate incursions into green belt land around the edges of the settlement, for the reasons discussed above. There was some acceptance however of redevelopment potential within the settlement particularly arising from current employment uses such as Tolson's Mill, but some concern at the impact on local infrastructure. Most did not want to see any major changes to their settlement.

93. From the local perspective the future for Fazeley, Mile Oak and Bonehill and a vision of what it should be like as a place to live in the future needs to be based around those desires for improving the things that impinge on the current experience of living in the settlement, or could simply be made better. These relate in the short term to solutions to the building, street quality and maintenance issues. In the medium to longer term they are about improving the quality of facilities, traffic management and public transport, and seeing that any upgrade in local environmental conditions is maintained in the longer term.

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

94. The District Council has an obligation to consider the need for<sub>19</sub>

future housing for the District within a Local Development Framework, whilst taking account of local views on development. It is therefore necessary to consider at a local level whether there is any potential for individual settlements to contribute to meeting housing needs, either those arising from within the village, from the District, or a wider area.

95. The conclusions from the Rural Settlement Sustainability Study and the Transport Accessibility Study suggest that the settlement of Fazeley, Mile Oak and Bonehill is capable of being a location to accommodate a proportion of housing growth. This is because of the range of facilities and services within it and its accessibility to facilities nearby. This is of course aided by its proximity to Tamworth, but having such a larger housing market in such close proximity also means increased competition for Fazeley residents for open market housing.

96. There are likely to be local needs for affordable and social housing from within the settlement. This is suggested by both the Strategic Housing Market Assessment and the Rural Housing Needs Survey, but also by the size of the settlement. Neither of the surveys assesses the need specifically for Fazeley, Mile Oak and Bonehill, but it is interesting to note from the Rural Housing Survey that a

higher proportion, both of households who planned a move and of newly forming households, expected to rent rather than buy, compared to other parts of the District. This survey information, together with the significant size of the settlement, suggests that further assessment is needed of the demand for social housing within the Fazeley area. Assessed demand would need to be considered against the existing supply within Fazeley/Mile Oak to consider the scale and nature of future needs. The existing social housing stock is relatively high as a proportion of total housing stock, (around 22%), compared to the other larger rural settlements within Lichfield District, which will help to meet demand from the area.



**Canalside redevelopment, Evans Croft**

97. The form of the settlement, in particular the narrow gaps that remain between it and Tamworth, are

important factors in considering potential housing locations, as is the presence of flood plain to the east and south, which effectively eliminates some potential directions of growth.

98. As noted earlier there are several potential greenfield sites identified towards the Mile Oak and Bonehill areas, amounting in total to a potential of around 700 dwellings. The development of those sites lying in the Bonehill area would directly contribute to consolidating urban development in the gap between the existing settlement and Bonehill and would be in direct conflict with the fears of local residents that the settlement could lose its separate identity. Further, as previously noted, the question arising in relation to all of these larger greenfield sites is whether there is any need for such a scale of development, that would amount to the 'exceptional circumstances' needed to justify a change to the current Green Belt boundaries.

99. 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 such large scale sites.

100. It should also be noted that of the existing larger villages within Lichfield District covered within the 'rural masterplanning' project, the Fazeley area has the highest level of identified or delivered housing potential. Its potential provision from 2006 amounts to some 330 dwellings, or 247 dwellings from 2010, and this would represent a significant contribution in the context of the District.

101. The housing potential identified within the settlement has resulted principally from the redevelopment, or identified redevelopment potential of employment uses. There are several other remaining individual employment uses or areas within the settlement that may potentially give rise to housing opportunities in the future although they are not identified at present. The redevelopment of some of these smaller brownfield sites would be preferable to larger greenfield development and would contribute better to a more 'organic' form of change for the settlement.

102. Taking account of the level of the existing identified housing development potential within the settlement, it is considered that at present no greenfield releases outside the current settlement boundary should be considered, and that should further housing development beyond the already identified potential be

required within the area, the first step should be a more detailed consideration of potential redevelopment opportunities.

Development Type	Potential Capacity	Current Status
With planning permission 1/4/10	205	Redevelopment and infill includes Laurel House and Tolson's Mill
Identified sites in village boundary	7	Infill in Bonehill
Redevelopment of brownfield sites	35	Redevelopment including Fazeley timber yard and Fazeley petrol station
Greenfield outside village boundary	0	
<b>Suggested Housing Growth</b>	<b>247</b>	
Potential brownfield options	?	Need to investigate redevelopment options on Lichfield St. and Tamworth Road

103. The suggested scale of growth for Fazeley, Mile Oak and Bonehill over the period of the Local Development Framework from 2010, based upon this assessment of options is summarised in the Table above.

### Guiding Principles:

104. 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 Fazeley, Mile Oak and Bonehill should be the subject of further discussion with the local community and stakeholders.

#### **Environmental:**

- *Ensure high quality in the maintenance of the environment throughout the area.*
- *Create and maintain an improved environment within the centre of Fazeley, through physical improvements and maintenance.*
- *Calm/slow/reduce the impact of through traffic on the former A5 (B5404) from Fazeley to Mile Oak.*

- Enhance the canal environment to provide improved access for all the local community and visitors.

### **Housing:**

- Enhance the range of housing opportunities locally for specific groups, accommodating demand from identified local needs in terms of house types, size and tenure.
- Allow redevelopment for housing within the settlement, particularly encouraging the re-use of existing industrial buildings and redevelopment of brownfield sites that can make a contribution to an improvement in the quality of the environment.
- Avoid extensions of the village that would result in an elongation of its physical form and be distant from village services and facilities
- Avoid housing development in locations that would close or reduce the physical gap between Fazeley, Mile Oak and Bonehill, with Tamworth Borough.

### **Social:**

- Improve existing open spaces, particularly to provide better quality play facilities, and seek opportunities to increase the quantity of open space

available for junior sports and equipped play.

- Continue to improve Mile Oak park community area.
- Create more cycle provision and footpath links between parts of the community, including the re-opening of closed footpath connections and improvement of the route between Bonehill and Tamworth.
- Retain the current level and variety of shopping and community activity within a better physical environment

### **Economic:**

- Improve and extend parking in Fazeley where opportunities arise.
- Provide better facilities for tourism.
- Maintain the environment of the canal and consider opportunities for enhanced access between the canal and the village.

### **A Draft Vision for Fazeley, Mile Oak and Bonehill:**

105. 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:

***Fazeley, Mile Oak and Bonehill should be a settlement that retains its physical separation from Tamworth and has an integrated social community, where there is easy access for all to a wide range of local community facilities and activities.***

***There should be an enhanced quality and greener physical environment in all parts of the settlement, leading to a high quality local living environment. This will include improved accessibility for residents to shopping and other facilities and to public transport through a more pedestrian and cycle friendly environment, where traffic impact and where required, speeds, are reduced.***

***Children and young people will have better access to and a better quality, of play, sports and other activities.***

***Fazeley, Mile Oak and Bonehill should accommodate a modest scale of redevelopment within the existing village boundaries that,***<sup>22</sup>

***provides for identified local housing needs and utilises mainly brownfield sites, where an enhancement to the village environment and Conservation Area can be achieved.***

### **Other Recommendations for Fazeley, Mile Oak and Bonehill:**

106. More positive and concerted action is required to address the current environmental issues at Fazeley. This includes addressing the renovation and re-use of the several buildings that have fallen into disuse and disrepair. Whilst it is recognised that the Conservation Area Management Plan has acknowledged the issue and will seek to work with property owners, the state of the built environment is one of the matters of most concern to residents. A number of the properties concerned are unoccupied dwellings that could be brought into use through repair and renovation whilst other properties have potential to be used for housing.

107. In terms of the settlements included within this rural masterplanning project Fazeley is the settlement most affected by damage to the physical environment in terms of damaged buildings, a poor 'street scene' quality and general

maintenance. The Council should consider what further actions it is able to take, potentially in partnership with others, to take forward environmental and street scene improvements in Fazeley and Mile Oak.



**Looking towards Fazeley canal junction**

108. Discussions should take place with Staffordshire County Council with a view to considering whether the suggested junction improvements at Mile Oak and the 'requests' from the community for further traffic management along the former A5 and the A453 Sutton Road have potential benefits and are feasible options for the future.

109. A number of issues for the settlement are centred on or can be potentially resolved within the centre of Fazeley. Some of the more radical solutions to issues such as parking or the provision of higher quality, more

accessible open space might be addressed in the medium to longer term through redevelopment. For example should the blocks of apartments at Burlington, Peel, Anson and Tame Courts reach the end of their useful life there would be opportunities to reorganise land uses in the north eastern quadrant of Fazeley crossroads taking account of the poorly accessible open space use. Equally in the redevelopment of Tolson's Mill site, possibly with Fazeley garage, or the timber yard and adjacent warehousing, the potential for parking for the centre could be considered. Further investigation of such opportunities should be undertaken at some point in the future, involving consideration by the social housing landlords, the Town and District Councils and private landowners, of the potential of this area.

### **Next Steps:**

110. 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 Fazeley, Mile Oak and Bonehill there have been a number of events where participation has been achieved and this report is<sup>23</sup>

based upon the views expressed, it is recognised that further and wider consultation is desirable.

111. 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 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 future redevelopment options for housing and other uses.

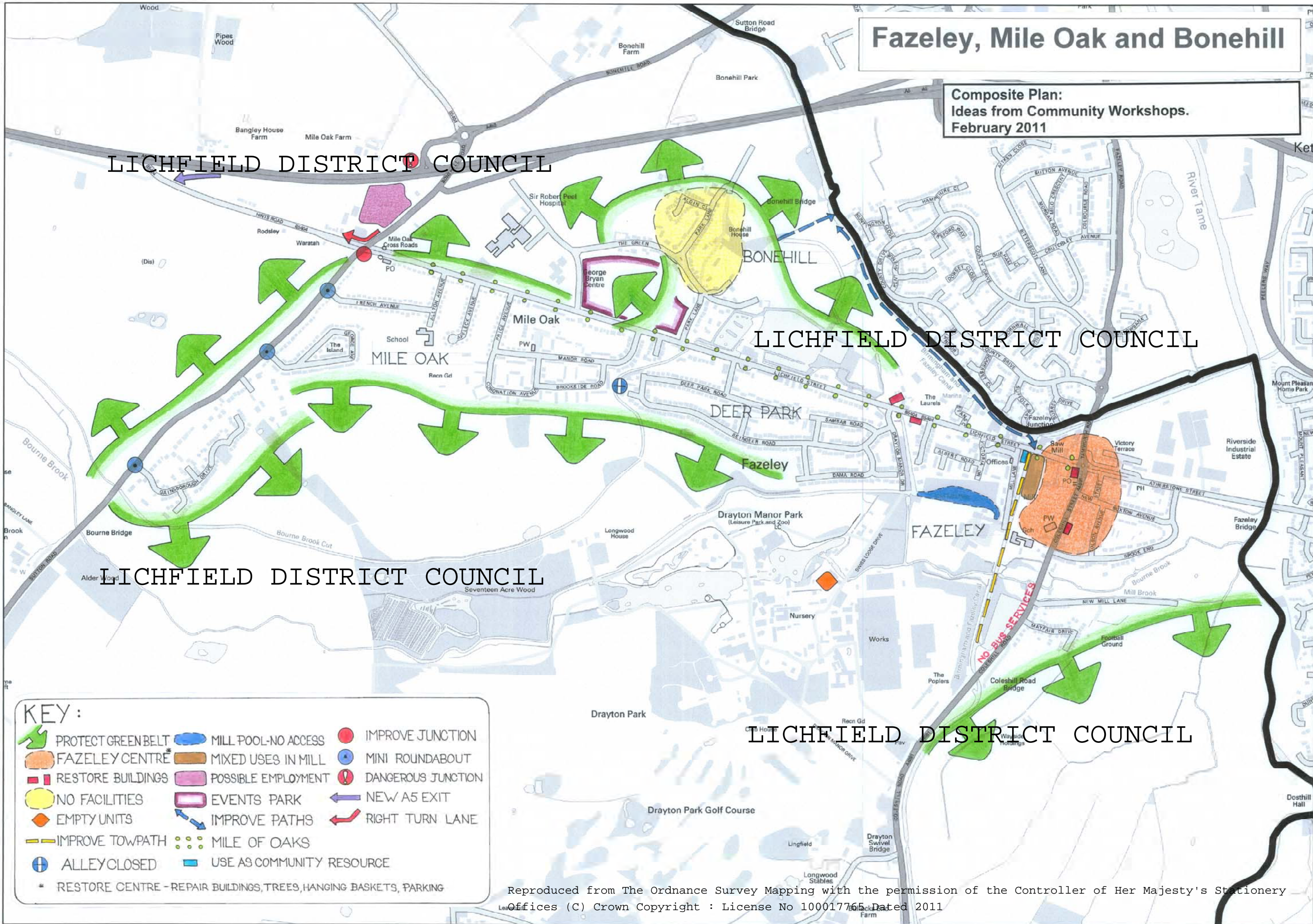


**Further community involvement**



# Fazeley, Mile Oak and Bonehill

Composite Plan:  
Ideas from Community Workshops.  
February 2011



# **FAZELEY, MILE OAK AND BONEHILL**

## **APPENDIX:**

- 1. 2001 Census Social Profile for Fazeley, Mile Oak and Bonehill**
- 2. Local Views given during 'Rural Masterplanning' Project**
- 3. Plan Showing of 'Evolution' of Fazeley, Mile Oak and Bonehill**
- 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 Wards in Lichfield Fazeley

Population	Count	Percent	Index
Resident Population	4581		
Males	2251	49.1%	101
Females	2330	50.9%	99
People living in Households	4552	99.4%	101
People Living in Communal Establishment	29	0.6%	35

Age Profile	Count	Percent	Index
0-4	255	5.6%	93
5-14	580	12.7%	98
15	51	1.1%	88
16-19	203	4.4%	90
20-29	462	10.1%	80
30-44	941	20.5%	91
45-59	993	21.7%	115
60-74	724	15.8%	120
75-84	290	6.3%	113
85+	82	1.8%	92

Households	Count	Percent	Index
Total Household Spaces	1964		
Occupied Household Spaces	1913	97.4%	101
Vacant Household Spaces	48	2.4%	77
Second Residences	3	0.2%	24
Average household size	2.38		101
All Single Person Households	477	24.9%	83
All lone pensioner households	272	14.2%	93
All pensioner households	488	25.5%	108
Single Parent Households with dependent children	114	6.0%	93
Single Parent Households with non-dependent children	83	4.3%	142
All households with dependent children	550	28.8%	98
Households with no employed adult and dependent children	92	4.8%	100
All households with 1 or more persons with Limiting Long-term Illness	715	37.4%	111

Health and Caring	Count	Percent	Index
People not in good health	464	10.1%	112
People with a Limiting Long-term Illness	926	20.2%	113
People of working age with Limiting Long-term Illness	390	8.5%	104
People who provide unpaid care	525	11.5%	115
People who provide more than 50 hours of unpaid care	108	2.4%	116

Amenity	Count	Percent	Index
Overcrowded households	80	4.2%	59
No central heating	180	9.4%	110
No WC and bath/shower	3	0.2%	32

Ethnic Group	Count	Percent	Index
White	4482	97.8%	108
Mixed	26	0.6%	43
Indian	21	0.5%	22
Pakistani	6	0.1%	9
Bagladeshi	3	0.1%	12
Other Asian	3	0.1%	14
Black	17	0.4%	16
Chinese	26	0.6%	126
Other Ethnic Groups	0	0.0%	0

Religion	Count	Percent	Index
Christian	3654	79.8%	111
Buddhist	0	0.0%	0
Hindu	7	0.2%	14
Jewish	3	0.1%	12
Muslim	11	0.2%	8
Sikh	12	0.3%	39
Other Religion	7	0.2%	52
No Religion	561	12.2%	84
Religion not Stated	325	7.1%	92

Dwelling Type	Count	Percent	Index
Detached	386	19.7%	84
Semi-detached	1043	53.1%	162
Terraced	270	13.7%	51
Purpose built flat	224	11.4%	79
Flat in converted / shared house	16	0.8%	17
Flat in commercial building	22	1.1%	94
Caravan/Mobile home/Temporary	3	0.2%	35

Tenure	Count	Percent	Index
Owner Occupied	1303	68.1%	100
Shared Ownership	0	0.0%	0
Local Authority rented	47	2.5%	19
Housing Association / Registered Social Landlord	381	19.9%	329
Privately rented	109	5.7%	65
Other rented	71	3.7%	115

Car Ownership	Count	Percent	Index
Households with no car	450	23.5%	88
Households with 1 car	797	41.7%	95
Households with 2 cars	519	27.1%	115
Households with 3 or more cars	147	7.7%	130
Total number of cars in the area	2319		
Average no of cars per household	1.21		110

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

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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

### Fazeley/Mile Oak: Other thoughts from Workshops 2011

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

Location: Fazeley/Mile Oak		
Category/Type of comment	Comment made	*Additional comment made by others
<b>General comments about Fazeley/Mile Oak</b>		
	Keep asking our MP for more powers for local Councils to do something about abandoned 'developments'	
	Make Fazeley Town Council have a bigger impact in the Mile Oak/outlying area	
	Range of shops needs addressing in Fazeley – limits on take-aways.	
	Independence for Mercia	
	We need to recognise and value the industrial heritage in the area	
	Why are we the poor relation of Lichfield District Council?	
<b>Environment</b>		
	Scaffold around Bonehill Mill an eyesore.	
	Please what is happening to Old Mill and derelict house opposite? They need developing, not a knock down and rebuild	
	Shops at Fazeley and island are scruffy. Looks like Chinatown!	
	Derelict building opposite Deer Park needs sorting	
	It's about time the house opposite Fazeley Mill with scaffolding was completed and the scaffolding removed. It is an eyesore. Also same situation of a house opposite St. Paul's church	
	Not enough money allocated to Fazeley. It is scruffy and getting worse. Why don't Council enforce the rebuilding and repair of empty buildings <u>before</u> they are burned down or vandalised	
	Derelict buildings in Fazeley and opposite Deer Park.	
	106 funding is all very well but, as ever, no funding is available for maintenance. No good building new stuff if it cannot be maintained.	
	Can't something be done about old buildings boarded up for years, to be either demolished or renovated? These were derelict well before recession.	
	Watling Street needs either grass verges removed and tarmaced, or	

	'No Parking' signs – now tending to look a tired area.	
	Scaffolding around buildings on A5 appears to be permanent and derelict buildings in Fazeley village show no signs of anything being done to improve the look of the village.	
	What about some small trees on Watling Street?	
	The island at Fazeley is awful – burnt out building and shops look awful.	
	Bonehill Mill – what a mess!	
	Areas need a little more TLC – we pay enough Council Tax.	
	Dog fouling is a big problem in George Ave. and along Sutton Road	
	Fazeley is tatty!	Fazeley is not just tatty – it is the dirtiest - in terms of litter, town that I have ever lived in.
	Litter on A5 bypass is disgusting.	
	New housing estate on Mile Oak pub site – green tatty, trees and fence panels broken – local kids using as football pitch – properties being damaged.	
<b>Development views - general</b>		
	Fazeley needs a small Mill and Canal Museum. Its character will change, so need to capture the 'old ways' for grandchildren	
	The old derelict church in Fazeley – why couldn't planning permission be given for apartments when David Wilson Homes (Laurels) has apartments?	
	Protect our green belt land	
	Green Belt should not be built on	
	Absolutely no development on our green belt. We need some space between us and the awful development over the canal bridge at Ventura. Where does the wildlife go?	
	Derelict house and old Mill in Fazeley need to be developed. They are an eyesore and have been for a number of years	1 comment added: When
	Don't presume Fradley is easy option – they will soon be at 'full' regarding school, doctors, etc.	
	What plans are there for Methodist Chapel in Fazeley?	
	No building on green belt	
	Is Tolson's Mill going to be used as hotel, shops or some kind of new attraction/development in the area?	
<b>Traffic and traffic management</b>		
	Very dangerous parking on bend (The Green Bonehill) restricting	

	traffic flow on blind bend	
	Road junction for Mile Oak from A5 north is very sharp with no deceleration space. Can the slip road be realigned to make it safer?	
	Traffic for Hints from the A5 south side now has to go via Mile Oak crossroads making a busy junction busier. Can a slip road be built where the 'old' A5 joins the new bypass?	
	Exit from A5 – A453 bypass too short with sharp bend	
	Ventura Park. Why not close to road traffic the section between ASDA and Matalan – would cut out through traffic.	
	Southbound exit from A5 into A453 is far too short and too sharp – very dangerous	
	By pass exit from north to Mile ~Oak – Please straighten up. Fatality waiting to happen.	
	Need traffic lights to be altered plus lane for turning transport from Sutton Road/Watling Street	
	Mile Oak crossroads badly need a filter light to allow traffic to turn towards Fazeley and northbound A5	
	Traffic has increased on the B5104 since the A5 bypass has opened so the noise levels have increased noticeably. If the speed limit is lowered to 30 mph, it would discourage through traffic.	
	Can the parking be sorted out in Price Avenue? Cars parked too near the junction. Dangerous!!	
	Please could we have a quieter road surface on the B5104 Fazeley to Mile Oak Road, as the tyre noise is <u>deafening</u> .	
	Conversion of Mile Oak crossroads to a roundabout.	
<b>Public transport</b>		
	Needed. A bus service that takes us to Lichfield direct. A bus service that takes us 'oldies' <u>into</u> Ventura Park i.e. Sainsbury's.	
	What effect will the HS2 have on roads?	
<b>Getting about the village - walking/cycling</b>		
	The path between Bonehill and the canal needs to be brought up to a cycle track standard (Slack Walk)	
	Cycle path could be made on right side of A5 (coming from Fazeley up to Mile Oak) ( <i>note: does this refer to former A5 now B5104?</i> )	
<b>Village facilities</b>		
	What other facilities are going to be available?	
	Re new bin for litter in Oak Drive/Heathcote Drive. This is being used	

	for bagged dog mess – concern felt for person who empties it!	
	Looking at map showing available facilities – more than thought. Wider publicity!	
	Where are the facilities for youngsters – skateboarding, BMX etc?	
	Why do we not have more free leisure pursuits out of Lichfield? We all pay Council tax but benefits do not come to the area.	
	Leisure facilities could be improved if there was an agreement with Tamworth council to use their facilities at subsidised rates.	
<b>Housing</b>		
	Previously developed land should be considered for housing NOT green belt	
	Sympathetic development of Tolsons Mill to reflect the areas' heritage	
	Why destroy further the village character when all the 400 houses could be put on Fradley airfield. I am a resident of Bonehill. If planning permission is given for development of land at back of village towards bypass, it will take the green land which separates us from Tamworth. It will turn the village into part of an estate – no break – another village destroyed.	
	Promises made on past developments broken. We were promised a road surface of a noise deadening property. Original worn out now noise increasing. Further houses in local villages will make this worse with more traffic. A <u>hospital</u> was promised – it's just an outpatient's surgery in effect. Cannot rely on what we are told.	
	The area is saturated now. Schools could not cope and development around the crossroads would cause massive traffic problem. Use the airfield at Fradley.	
	Why do houses have to be built all over the place when there is an area at Fradley that could take a whole village?	
	I'm concerned about road access/parking for the Laurels and Tolson's Mill. 170 new homes – how many vehicles?	
		<b>Note: * Column refers to comments written on or attached to an original post-it comment</b>

## Priorities and Issues Results from 2011 Events: Fazeley, Mile Oak and Bonehill

Your top priorities	Agree	Disagree
You want to see improvements to local roads to reduce the heavy and fast traffic (particularly relating to Drayton Manor Park and Ventura Park).	28	0
You want to see more leisure / community facilities which could bring the community together eg pub, library (add comments / details on a post it).	20	3
You want to see improvements to play areas for local children.	23	0
<b>Note: 'Decent Library' added here by post-it, with 4 supporters</b>	<b>5</b>	<b>0</b>
<b>Community activities and facilities</b>		
You felt that there is a lack of facilities for the elderly	15	4
However, you felt that there are not enough activities and facilities for teenagers.	20	0
You said there is a wide range of local businesses which employ local people.	2	20
You said play facilities need improving.	17	1
<b>Transport</b>		
You said that you use public transport to get to Tamworth and Birmingham for work, shopping and leisure.	20	1
Those of you who don't use public transport said that it is too expensive.	6	0
You said you feel safe walking or cycling around the area.	16	6
You said you would like to see measures to reduce the problems caused by heavy and fast traffic.	29	0
<b>Housing</b>		
You felt there is a good range of housing to meet the needs of most people.	20	0
You want to see a wider range of social housing choice	3	18
You said there was the need for an increase in specialist housing for older people.	14	2
<b>Environment &amp; Communication</b>		
You said that there were problems in some areas with patchy mobile phone reception.	12	5
You find out what's going on via notice boards and local newspapers (Tamworth	18	0



<b>Herald).</b>		
<b>You said you like the atmosphere of the village and the access to the countryside.</b>	<b>23</b>	<b>0</b>
<b>You said you also like the access to towns such as Tamworth and Lichfield near by.</b>	<b>18</b>	<b>0</b>
<b>You said there is a good sense of community.</b>	<b>12</b>	<b>2</b>
<b>What you want in the future</b>		
<b>You want to see road improvements to reduce the heavy and fast traffic.</b>	<b>22</b>	<b>0</b>
<b>You want to see improved maintenance of some buildings, roads and pavements.</b>	<b>25</b>	<b>0</b>
<b>You said local infrastructure needs to be improved as it currently suffers from the pressures from new developments.</b>	<b>16</b>	<b>3</b>
<b>You feel there is the need to improve play areas and facilities for younger people.</b>	<b>19</b>	<b>1</b>
<b>You want litter and graffiti cleaned up in the area.</b>	<b>22</b>	<b>0</b>
<b>You said there is a need for some larger social/affordable housing.</b>	<b>5</b>	<b>9</b>
<b>You have concerns over the loss of Green Belt to future housing development.</b>	<b>37</b>	<b>1</b>

## Note on Workshops Plans.

### Fazeley/Mile Oak: Note on Workshops Plans.

#### Introduction:

The Fazeley/Mile Oak event was held on 24th 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>General description</b>		
There are areas of different character and identity within the settlement, with communities within each area: e.g. Mile Oak, Bonehill, Deer Park, Fazeley centre		
		There is a need to maintain the separate identity of the Fazeley/MileOak/Bonehill community, from that of Tamworth
There are many facilities within Fazeley, but these creates litter and traffic problems		
Seems like a village with no 'focus', on the fringe of but not part of Tamworth or Lichfield – poor public transport to Lichfield reinforces this		
<b>Communications and traffic management</b>		
People shop in Lichfield because of Tamworth and Ventura Park traffic issues		
There is no direct bus access to Lichfield which makes visits difficult – e.g. to Council Offices		
There are no buses along Coleshill St./Coleshill Rd.,		

although there are bus stops		
There is restricted access to the countryside		
Poor walking routes to Tamworth, but potential to improve 'Slack Walk' from Bonehill	←-----→	
Several 'alleyways' are closed which harms links between communities because of physical barriers (e.g. Manor Rd. /Brookside Rd.)	←-----→	Improve pedestrian safety – there are few crossings of roads.
Parts of the canal towpath are in poor condition – e.g. near Tolson's Mill		
	Some highways improvements are desirable: A5 – improve Mile Oak exit, create a new exit northbound west of Mile Oak to link with old A5 A453/Mile Oak junction – filter lane needed for right turn out of Tamworth ←-----	-----→ Need to improve Mile Oak junction
	Put weight limit on old A5	
	Need more parking in Fazeley	
	Provide off Square parking and restrict parking on the Square	
		Slow down traffic on the Sutton Road with a series of mini-roundabouts at its junctions with residential roads
		Need for more cycling facilities and improvements
<b>Environment</b>		
There is a general clutter of signs/bins etc in Fazeley	←-----→	Tidy up Fazeley – (District and Town Council)

Historic buildings are falling into decline – need to restore dereliction ←-----	Restore the centre of Fazeley and its heritage -----→      ←-----→	Do something with the derelict buildings. Listed buildings are at risk. Burnt buildings need sorting out – enforcement?
There are few trees within the Fazeley/Tolsons Mill area and tree planting is desirable      ←-----	Plant an avenue of oaks from Fazeley to Mile Oak  -----→	
No access is available to Mill Pool		
Shops could be encouraged to have hanging baskets etc. and there could be planters and more landscaping		
	Promote better use of the Square - linked to moving the parking	
<b>Development and Housing Issues</b>		
Protect all Green Belt ←-→	No housing   ←-----→	Protect Green Belt
Encourage redevelopment of Tolson's Mill – a mixed use suggested including flats, small enterprises, canal related uses at ground level – include a café.		
		Very limited development needed using brownfield first, but concentrate on improving existing, i.e. no major changes
		Should not merge with Tamworth – separate identity
	Possible employment site at Mile Oak behind Mercedes garage/A453	
		Employment/commercial units are rubbish (next to Laurels)
		Methodist Church could be a community resource/centre promoting Fazeley – e.g. with coffee shop
<b>Village facilities</b>		
Bonehill lacks facilities e.g. a play area or community place. All facilities are across a busy road. ←-----	Events Park suggested on fields between Bonehill and the old A5	Need better play facilities at Fazeley, but where? Improve Mile Oak play

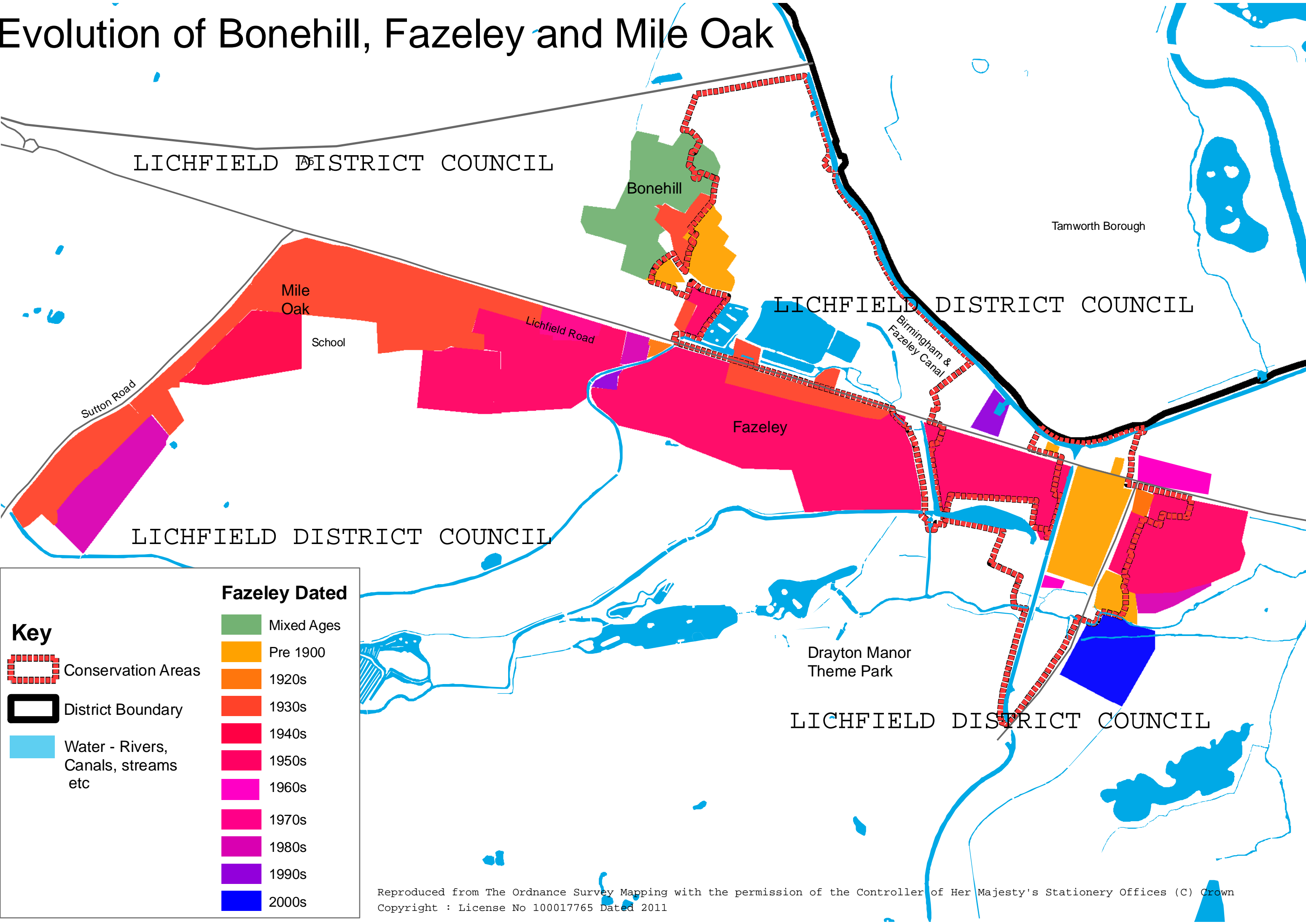
	-----> <----->	area
Fazeley centre needs better access e.g. to post office		
Fazeley suffers from litter and traffic		
Would like a tea room		

### Children's group

The event sought to encourage any younger visitors to think about their village and to put down their thoughts in any way they wished. At Fazeley a note was made by one child. This took the form of a 'diagram' of likes, dislikes, as set out in the following table.

<b>Amy (aged 8)</b>	
<b>Things I like:</b>	
	Countryside; quietness; the place; the community; the canal
<b>Things I don't like</b>	
	People building on green belt land; graffiti
	If we bring more people into the community and put them on green belt land farmers won't be able to raise their animals. We need fields for crops not houses.
<b>Things we would like to improve</b>	
	We could use some waste land for a decent playing ground, or library
<b>Things we would want</b>	
	Some of the buildings with scaffolding on the A5 can be knocked down and made into 1 or 2 houses that are spacious with nice drives.
	The average person needs 2 trees for their whole life to breathe

# Evolution of Bonehill, Fazeley and Mile Oak



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## Appendix 4

### Development Potential within Fazeley/Mile Oak/Bonehill 2006 – 2026

Site reference	Location	Status	No. dwellings	No. Affordable
<b>Completions 2006- Mar 2010</b>				
01/00776	The Dower House, Park La.	Complete	1	
07/00416	Land r/o 17,17A,21 The Green	Complete	4	
01/00872 <b>326</b>	15, The Green	Complete	1	
04/00625	99, Sutton Rd.	Complete	4	
07/00373/Ful <b>263</b>	125, Sutton Rd.	Complete	3	
03/00389/Ful <b>328</b>	75, Park Lane	Complete	1	
05/00330 <b>153</b>	Millfield House	Complete	57	0
03/00895/Out	187-86 Deer Park Rd	Complete	4	4
06/00186/Out <b>329</b>	Land r/o 31 &32 Deer Park Rd	Complete	2	
04/00772/Ful	Land adj. Bonehill Cottage	Complete	1	
04/01215/Ful <b>330</b>	40, Brook End	Complete	1	
05/00104/Cou <b>331</b>	Stables or Coach House, Bonehill House	Complete	1	
07/00481/Out <b>161</b>	Garage court r/o 41-43 Brook End	Complete	2	
01/00738 <b>327</b>	Land at Orchard House, Bonehill		1	
		<b>Sub Total</b>	<b>83</b>	<b>4</b>
<b>With Planning Permission @1/4/10</b>				
06/00978OUT <b>162</b>	Buxton Ave. / Brook End		2	
08/01026/FUL <b>410</b>	61, Coleshill Street		5	
09/00649/FUL	17, Coleshill Rd.		1	
07/00073/FULM <b>117</b>	The Boathouse, Lichfield St.		14	0
07/00938/FULM <b>115</b>	Tolson's Mill, Lichfield St.		100	25
05/01140/OUTM <b>118</b>	Laurel House		77	0
08/00915/OUT	20, The Green, Bonehill		4	

06/01058/OUT <b>171</b>	Land adjacent 1 Reindeer Rd.		1	
05/01192/OUT <b>262?</b>	9, Stud Farm Drive		1	
		<b>Sub Total</b>	<b>205</b>	25
	<b>Deliverable and within Village Boundary</b>			
<b>96</b>	Fazeley Saw Mill, Timber Yard		25	5 - 10
	14, The Green, Bonehill		7	1 - 2
		<b>Sub Total</b>	<b>32</b>	
	<b>Developable and within Village Boundary</b>			
<b>116</b>	Petrol station, Fazeley		10	2 - 4
		<b>Sub Total</b>	<b>10</b>	
	<b>Development Potential 2006 – 2026 within Village Boundary</b>			
	Completed 06/10		<b>83</b>	<b>4</b>
	With planning permission 04/10		<b>205</b>	<b>25</b>
	Deliverable		<b>32</b>	<b>6 - 12</b>
	Developable		<b>10</b>	<b>2 - 4</b>
		<b>Total</b>	<b>330</b>	<b>37 - 44</b>



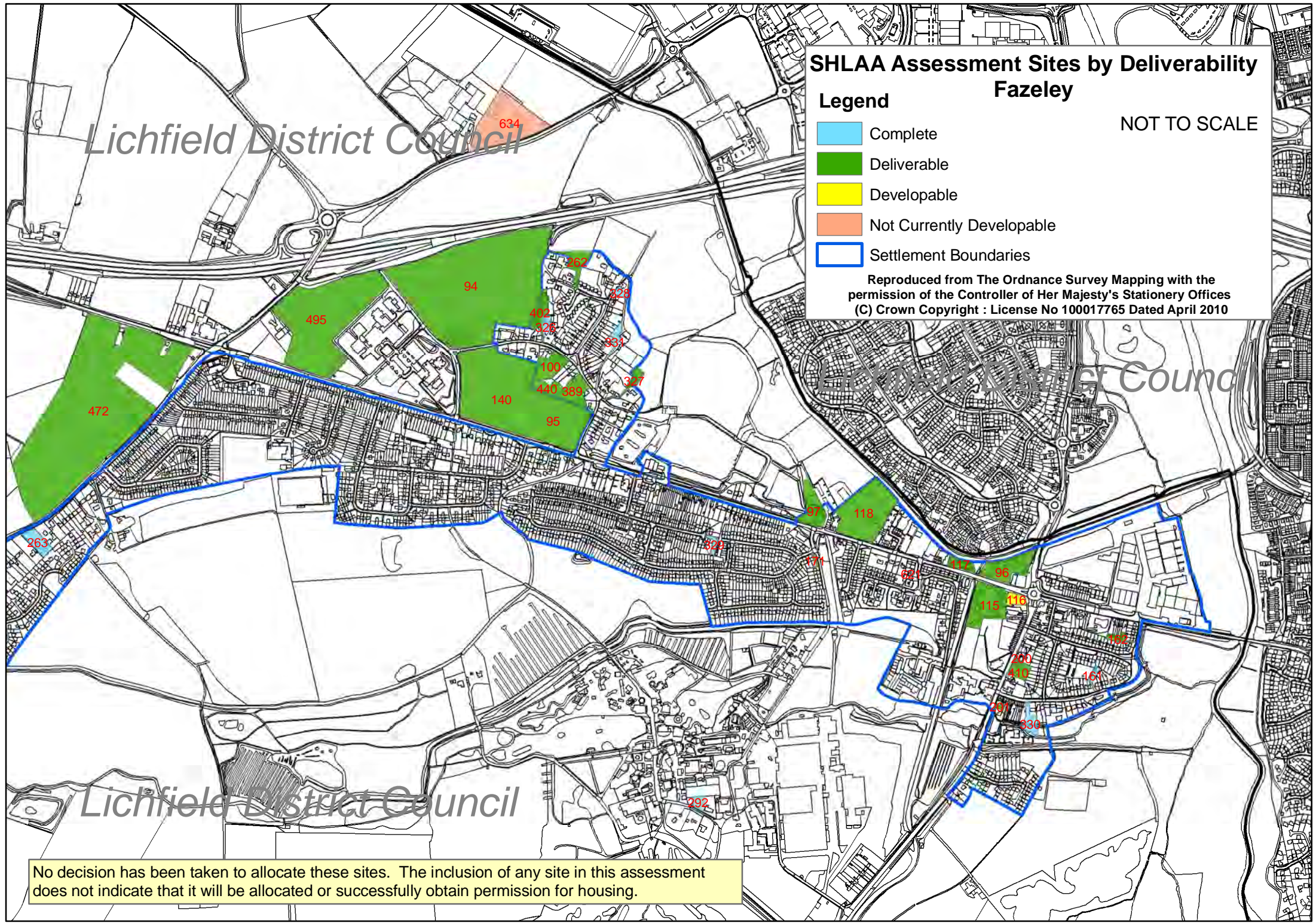
# SHLAA Assessment Sites by Deliverability Fazeley

## 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.