

Rural Planning Project November 2011

Summary of all final Visions and Guiding Principles

Alrewas

A Vision for Alrewas

Alrewas should maintain its role as a separate, freestanding and stable community offering a high quality local living environment and functioning as a local service centre offering a range of services and facilities.

The range of shops, services and facilities should be maintained and enhanced, including an improved quality and higher priority given to pedestrian and cycle accessibility within the village to all facilities. Community hall, open space and play facilities should be renewed to be of a physical form, distribution and quality appropriate to current needs.

The outstanding qualities of the Conservation Area should be recognised in all potential change and improvements sought where resources allow.

Alrewas should accommodate small-scale redevelopment within the village to provide for new housing and a modest level of village growth, whilst maintaining a self-contained community with clear physical boundaries.

Guiding Principles for Alrewas

Environmental:

- *Maintain and enhance the calm ambience, architectural and environmental quality of the Conservation Area and the village environment.*
- *Continue to improve the environmental quality of Main Street and Fox Lane by traffic management measures to control the numbers and speed of traffic and improving pedestrian and cycling facilities. (potentially including measures such as an appropriate 20 mph zone, pedestrian crossing points, build-outs and parking bays).*
- *Maintain the established development form avoiding new development beyond the barriers created by the A38 and the A513.*
- *Secure an improved quality of access to the countryside where deficiencies exist and in co-operation with others seek opportunities to achieve a pedestrian bridge over the A38 towards the National Memorial Arboretum.*

- *Seek opportunities to reduce the noise and visual impact of the A38 on the village.*
- *Look for longer-term opportunities to re-establish a rail station for Alrewas to benefit the village, the NMA, National Forest and central Rivers Area.*

Housing:

- *Ensure any housing development is of a scale and quality appropriate to an evolution or 'organic growth' in village form, consistent with its historic piecemeal development.*
- *Secure the achievement of a high quality of design, form and layout is achieved in any housing development consistent with village character and form and, in locations affecting the Conservation Area, ensuring a positive contribution to its quality.*
- *Acknowledging through modern design, the wide range of vernacular house types, form and architectural styles present in Alrewas without resorting to pastiche.*
- *Ensure through evidence that an appropriate range of house types and tenures is achieved overall in any growth of the village.*

Social:

- *Enhance the range of facilities available to residents, in particular those for children, including the distribution of play facilities and the quality of spaces and equipment.*
- *Secure funding for a major improvement to the existing village hall or alternatively a new village hall location.*
- *Secure a new doctor's surgery.*

Economic:

- *Maintain the quality of the canal environment and look for opportunities to enhance visitor experience and awareness through increased mooring availability and improved connections to and information about village facilities.*

Armitage with Handsacre

A Vision for Armitage with Handsacre

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.

Guiding Principles for Armitage with Handsacre

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, that would be 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.*

Fazeley, Mile Oak and Bonehill

A Vision for Fazeley, Mile Oak and Bonehill

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

Guiding Principles for Fazeley, Mile Oak and Bonehill

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 provide a greater quantity of open space well located to meet the needs of local children, with an emphasis on availability for football, other 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.*

Little Aston

A Vision for Little Aston

Little Aston will maintain its role as a distinct and stable community offering a high quality local living environment and a range of local services and facilities. The essential qualities of the Conservation Area will be recognised in all potential change. Improvements to the Conservation Area will be made where resources allow, in particular to plant trees and to achieve a more cohesive and integrated approach to street furniture.

The range of shops, services and facilities will be maintained and enhanced and higher priority given to the needs of pedestrians and cyclists.

Community recreation, social and play facilities will be renewed to be of a physical form, distribution and quality appropriate to current needs.

New housing development in Little Aston should be limited to the replacement of existing properties within the limits of the settlement and infill development at densities appropriate to the character of the area.

Guiding Principles for Little Aston

Environmental:

- *Maintain and enhance the present environmental quality of Little Aston including the sylvan and leafy character of the Conservation Area.*
- *Continue to manage development densities within the Little Aston policy area.*
- *Maintain the architectural quality of the area in any new built development, recognising the wide variety of individual architectural styles and variations in the grain of development that exists across Little Aston*
- *Maintain and renew the wooded character of the area by management of the existing tree cover and securing replanting where possible to reduce the dominance of mature or over-mature trees in favour of more young and semi mature trees.*
- *Improve the environmental quality along main routes through Little Aston by traffic management measures to control in particular the speed of traffic and improving pedestrian and cycling facilities. (potentially including measures such as reduced speed limits and pedestrian crossing points).*

- *Secure an improved quality of access to the countryside where deficiencies exist and in co-operation with others seek opportunities to create additional recreational footpath routes.*
- *Protect important open spaces and views into and out of Little Aston*

Housing:

- *Ensure the achievement of a high quality of design, in any housing development consistent with village character and grain and, in locations affecting the Conservation Area, ensuring a positive contribution to its quality.*

Social:

- *Enhance the range of facilities available to residents, in particular those for children, including access to play facilities*
- *Seek to concentrate improved social and recreational facilities, particularly for open recreation, on land north of Little Aston Lane adjacent to the existing recreation area.*
- *Renew or improve community hall facilities to meet local requirements*
- *Seek opportunities to improve local bus services and facilities, including in particular bus access to Blake Street station and additional bus stops.*

Economic:

- *Maintain the local shopping centres, ensuring that they continue to provide a range of convenience and other retail needs that provide for the everyday needs of local people.*

Shenstone

A Vision for Shenstone

Shenstone should be a compact, stable, safe and progressive community, offering a high quality local living environment. There should be a range of local services, social activities, employment and excellent connections to nearby towns. It should be a place where the environmental impact of necessary traffic movement is controlled to acceptable limits.

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

Shenstone should accommodate modest scale redevelopment within the village that provides for identified local housing needs and utilises mainly brownfield land.

Guiding Principles for Shenstone

Environmental:

- *Find means to control the numbers and speed of traffic and to improve pedestrian and cycling facilities. In particular to reduce the level of use of routes through the village by Heavy Commercial Vehicles and to seek further traffic management along Birmingham Road in particular to reduce vehicle speed.*
- *Maintain and improve the architectural and environmental quality of the Conservation Area and the village environment, through measures including control over development, improvements to street furniture and lighting, and resolving parking issues.*
- *Maintain the established development form limiting new development to infill and redevelopment with no expansion into the green belt.*
- *Consider opportunities to establish and use renewable energy resources to serve the village, firstly by researching the feasibility of implementing solar energy and micro-water energy systems.*
- *Reduce the impact of parking in the centre of the village.*

Housing:

- *Allow redevelopment for housing within the settlement boundary, particularly through the redevelopment of part of Shenstone Industrial Estate.*
- *Enhance the range of housing opportunities locally for specific groups including affordable housing younger people and smaller*

accommodation to allow for downsizing, subject to establishing, through evidence, the most appropriate local provision in terms of type and tenure.

- *Ensure any housing development is of a high quality of design, form and layout, reflecting, the character and range of vernacular house types and architectural styles present in Shenstone and ensuring a positive contribution to the Conservation Area in locations where this can be achieved.*

Social:

- *Enhance the range of facilities available to children and younger people, potentially including the distribution of play facilities and ensuring continued high quality of spaces and equipment.*
- *Improve the quality of footpaths and create more opportunities for the use of cycles by improved links between parts of the community.*
- *Retain the current level and variety of shopping at the heart of the village but seek improvements to the quality of the physical environment including reducing the impact of parking*
- *By discussion with operators, seek to improve the quality of public transport provision including a higher frequency of trains, improved disabled access to the station platforms, additional parking and more frequent bus access to the main local service centres.*

Economic:

- *Maintain a local employment base within the village, but promote partial redevelopment of the Shenstone Industrial Estate for small-scale businesses including small industrial units and offices.*
- *Improve parking facilities in the village where opportunities arise.*

Whittington

A Vision for Whittington

Whittington should be a compact, stable, safe and progressive community with a high quality environment, working towards a low carbon future. It should continue to offer a wide range of local services, social and recreational activities and be a place where the environmental impact of necessary traffic movement is controlled to acceptable limits.

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

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

Guiding Principles for Whittington

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

Housing:

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

through evidence, the most appropriate local provision in terms of type and tenure.

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

Social:

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

Economic:

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