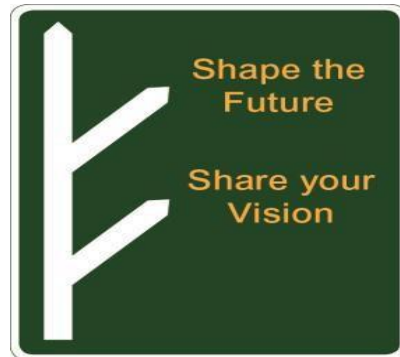


# Whittington & Fisherwick Neighbourhood Plan



**2016-2019**

**Made DD/MM/YYYY**



***Giving you your say in the future development of our village***

## **FOREWORD to WHITTINGTON AND FISHERWICK NEIGHBOURHOOD PLAN**

Under the Localism Act 2011 the Parish Council commissioned the Neighbourhood Plan Steering Group to produce a Neighbourhood Plan for the people of Whittington and Fisherwick to have a meaningful say in the growth and shape of their communities. The Neighbourhood Plan Steering Group, through its consultation process understands that a measure of development and change is inevitable and desirable to ensure that the Parish does not stagnate.

The Steering Group also understands that the plan needs to be managed to ensure it is in the communities' interest that the existing qualities that contribute to the unique character and clear identity of the parish are preserved and enhanced.

The 2013 Parish Plan, which was adopted by the Parish Council, whilst not a Neighbourhood Plan, was an important first step in identifying how the local community can seek to influence how new development is accommodated in the future. The Neighbourhood Plan builds on this by providing policies that form part of the statutory development plan. These must be taken into consideration by Lichfield District Council when determining planning applications in the Neighbourhood Area. The Basic Conditions Statement submitted alongside the Neighbourhood Plan sets out how the policies have regard to national planning policy and advice and are in general conformity with the Lichfield Local Plan Strategy 2015.

The Neighbourhood Plan sets out a vision, of the future of Whittington and Fisherwick with Strategic Aims and Objectives for future development. The Vision has been formulated from consultation with numerous members of the community and, after considering all the views, is articulated as:

*In 20 years' time Whittington and Fisherwick will be a thriving and vibrant community whilst retaining and enhancing its historic and rural context. It will be a safe environment for all, with a broad range of local facilities that help to maintain its strong community spirit. Sensitively located development will have met the needs of local people of all ages and incomes, whilst reflecting local character.*

The plan reflects the significant public consultation, including the formal 6-week (Regulation 14) stage in early 2017, with the local community, business and facility providers, and aims to represent their views. The Plan also wishes to protect and enhance all elements of the Parish environment, seeking to establish where developments are most appropriate and setting standards for the type and quality of such developments. Details are given in the separate Consultation Statement.

It is inevitable that the Parish, and in particular Whittington, will have to accommodate a substantial amount of new housing over the next 12 years or so. Based on the adopted Local Plan, this will involve up to 110 dwellings and the Green Belt will need to be amended. For legal and technical reasons, the Neighbourhood Plan cannot make specific site allocations on land currently within the Green Belt and in any event, that task is being undertaken by the District Council in a new Site Allocations Local Plan. However, based on the earlier consultation with local residents and developers, the Neighbourhood Plan include policies which will help to ensure that the right sort of housing is built in the right locations, reflecting local character and meeting local needs.

The Steering Group wishes to express its thanks to all members of the community who have helped to produce the Neighbourhood Plan. *Garry Hyde – Chairman Whittington and Fisherwick Neighbourhood Plan Steering Group.*

## ACKNOWLEDGEMENTS

The Whittington and Fisherwick Neighbourhood Plan was commissioned by Whittington and Fisherwick Parish Council in April 2014 who created a Steering Group between April and July 2014, made up of local residents and Parish Councillors.

The Steering Group comprised: Garry Hyde (Chairman), Cllr Julia Spencer (Secretary), Chris Jones (Deputy Secretary), Clive Abbott (Vice Chairman) and Committee Members, Cllr John Cannon, Cllr Phil Taylor, Cllr Thia Knowles, Phil Jackson, Fran Jackson, Debbie Barnish, and Barrie Payne.

Further assistance was given in Focus Groups by David Murcott, Jonathan Smith, David Taylor, James Allen, Lisa Mason, Geoff Hanson and Peter Poolton.

Funding was obtained through Locality and the Parish Council.

Further advice and feedback was provided by Planning Policy officers at Lichfield District Council.

The Characterisation Report was produced by Debbie Taylor from Staffordshire County Council; the original questionnaires and findings were undertaken by Brooke Smith Consultants and we are grateful to Andy Owen of that firm. A Housing Needs analysis was undertaken by Miles King of MRH.

*Clive Keble (of Clive Keble Consulting Ltd.) provided invaluable guidance on drafting the plan and we are grateful for an earlier review of our work, carried out by Helen Metcalfe of Planning for People.*

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## 1. INTRODUCTION

1.01 The Localism Act 2011 empowers local communities to take the lead in planning how their own neighbourhoods will develop. Many communities have taken this opportunity to influence the future of their areas. “The Whittington and Fisherwick Neighbourhood Development Plan will enable the local community to shape the future development of the neighbourhood area (the Parish) for the benefit of the local community.”

1.02 The Neighbourhood Area is the area that is covered by the Neighbourhood Plan. The Whittington and Fisherwick Neighbourhood Area, which is the same as the area of Whittington and Fisherwick Parish, was designated by Lichfield District Council on 8<sup>th</sup> April 2014. This decision confirmed that Whittington and Fisherwick Parish Council is legally empowered to produce a Neighbourhood Plan for the Parish. The Whittington and Fisherwick Neighbourhood Area includes the villages of Whittington and Fisherwick and is shown on Map 1, overleaf.

### **The Purpose of the Neighbourhood Plan**

1.03 Like many rural areas in England, Whittington and Fisherwick has been subjected to increasing pressures for development. In situations where no specific level of growth has been agreed and the planning policies of the local authority are not clearly defined, new developments have come forward in an ad hoc fashion, sometimes not in the most suitable locations and bringing little benefit to the local community in the form of infrastructure.

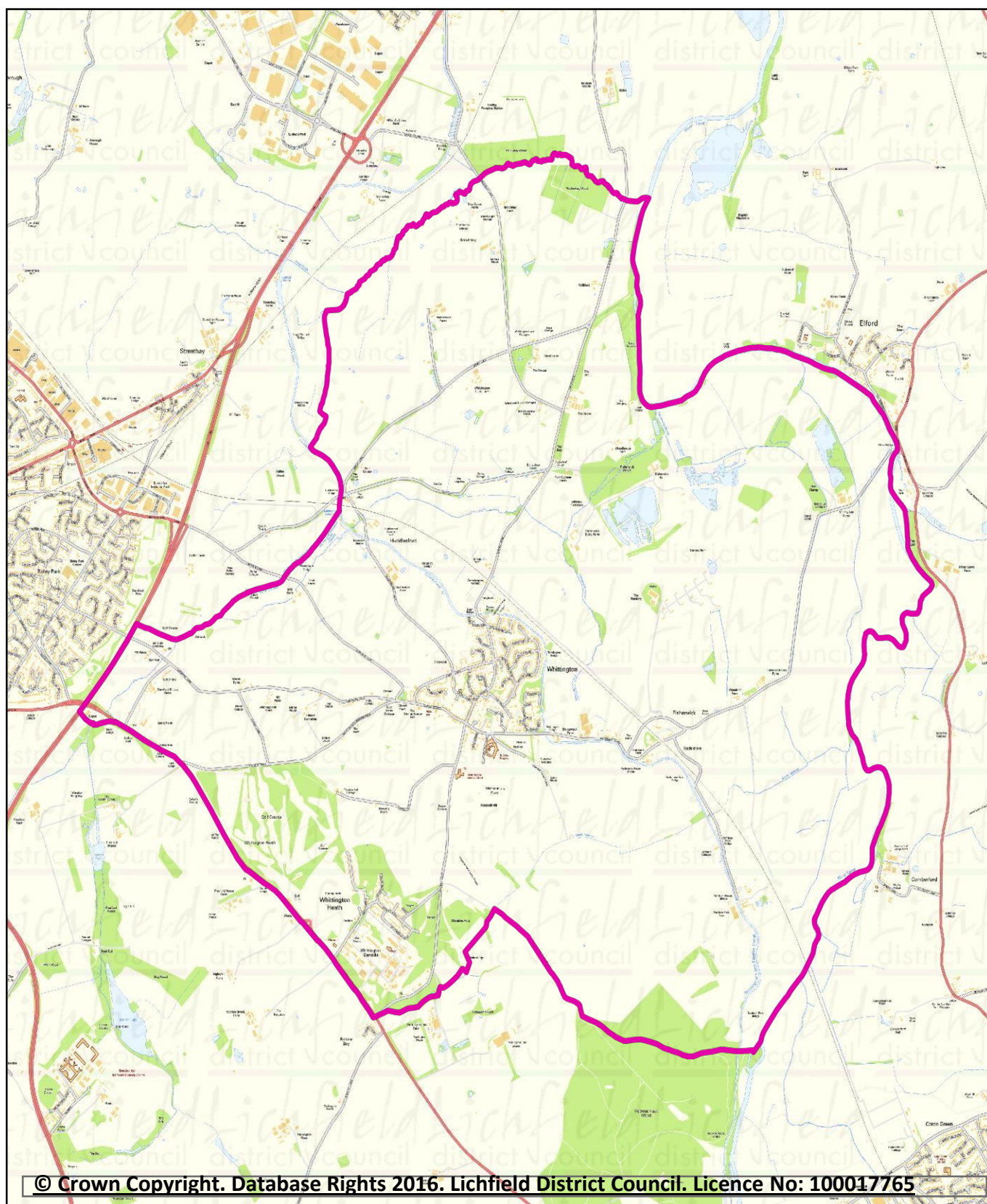
1.04 In the case of Whittington and Fisherwick, the adopted Lichfield Local Plan includes a requirement for between 35 to 110 new houses to be built in and around Whittington village over the period from 2008 to 2029, with an expectation that the higher end of the range will apply. The District Council is now preparing the Local Plan Allocations document which will specify locations for new housing. The primary purpose of the Whittington and Fisherwick Neighbourhood Plan is to provide planning policies to be material consideration when the District Council (the Local Planning Authority) is considering planning applications.

1.05 The Neighbourhood Plan will be a statutory policy document, supported by a majority of local people, which will enable the Parish Council to have a greater and more positive influence on how the village develops up to 2029. The Parish Council intends to monitor the progress of development over this period and review the Neighbourhood Plan against actual development.

1.06 The designation request from the Parish Council included the following explanatory text: *“Whittington is a long-established village with clearly defined boundaries directly linked to the smaller settlement of Fisherwick, being surrounded by green belt with a rural hinterland which is largely given over to agriculture. There is a strong sense of community clearly illustrated by its involvement in the 2011, DCLG supported, Rural Master Planning exercise in conjunction with CABE and Lichfield District Council and the subsequent development of the Parish Plan which was adopted by the Parish Council towards the end of 2013. Whittington Barracks (currently undergoing major re-development as the national HQ of Defence Medical Services and with whom the village enjoys a close relationship) is sited on the western edge of the Parish.”* See Appendix A for 2013 Parish Plan.



**Map 1 Whittington & Fisherwick Neighbourhood Area** (Reproduced from The Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Offices (C) Crown Copyright: Licence No.100017765 - 2013).



### **The scope of the Neighbourhood Plan**

1.07 Whilst the purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas, each Neighbourhood Plan must have regard to national policy and be in general conformity with adopted strategic policies of the development plan.

1.08 The extent of compliance of the Neighbourhood Plan must be checked by the local authority and independently examined before it can proceed to referendum. Details of how this plan meets the Basic Conditions are set out in a separate Basic Conditions Statement.

1.09 It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with strategic policies. A key consequence of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide for at least the level of growth specified in the Local Plan.

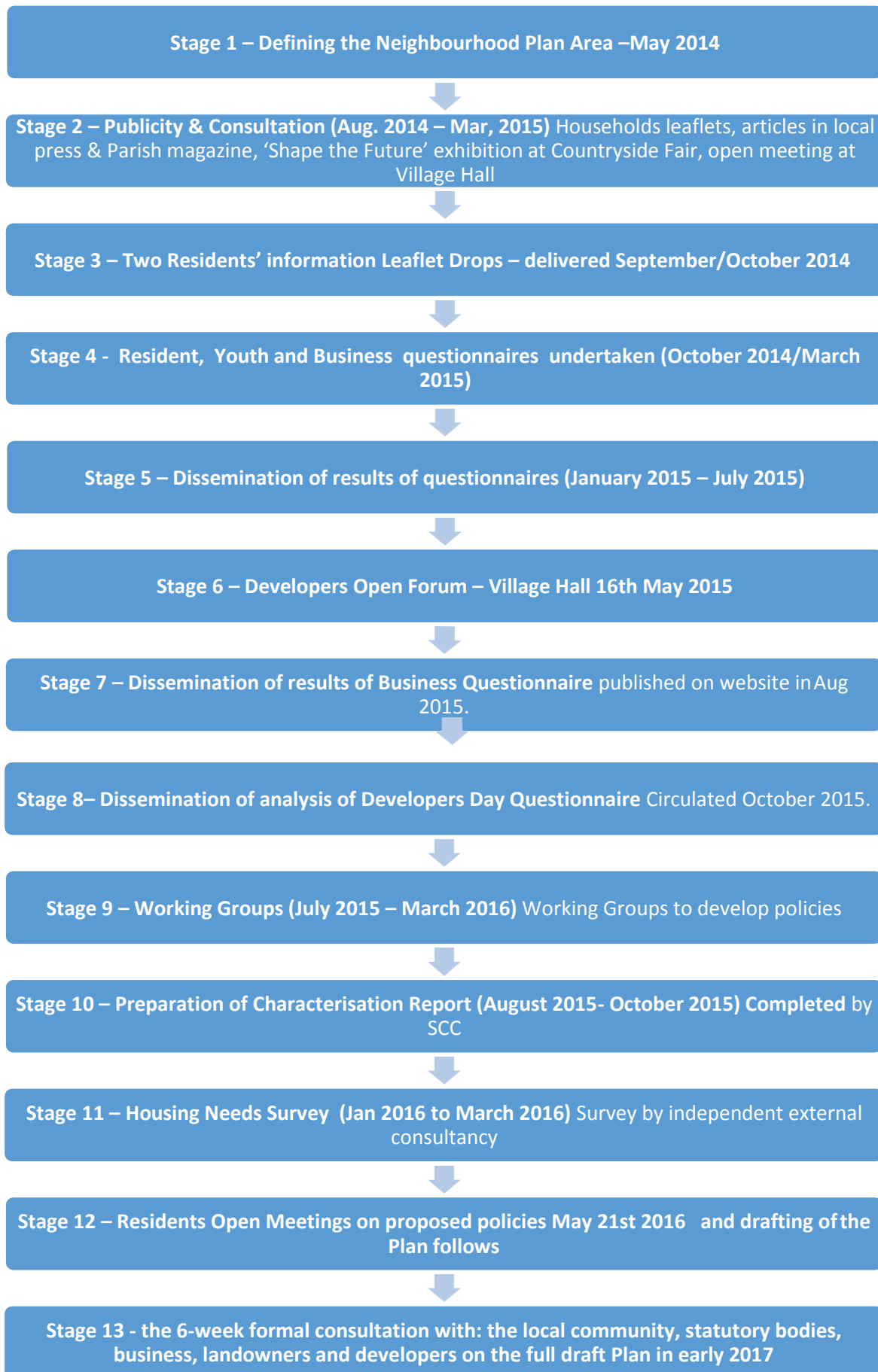
1.10 The minimum level of growth in the Neighbourhood Area is determined by the local planning authority. In the case of Whittington and Fisherwick, the Local Plan proposes that a range of between 35 to 110 homes will be provided, with final numbers and locations to be determined in the Local Plan Allocations Document. The Steering Group has formulated its policies within these parameters. This Neighbourhood Plan does not allocate land for development.

1.11 The Whittington and Fisherwick Neighbourhood Plan will cover the period from 2016 to 2029 which corresponds to the plan period for the adopted Lichfield Local Plan and it will be part of the statutory development plan for the area. Consequently, it must deal with the same range of matters as other statutory land use plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters which are covered by separate legislation, such as highway matters, cannot comprise land use planning policies in the Neighbourhood Plan.

1.12 Neighbourhood plans must be based on relevant evidence about the neighbourhood area and reflect the views of the local community. The Steering Group has been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it. In addition, community engagement has been a priority throughout the process of preparing the Neighbourhood Plan. It has been a priority to ensure that as far as possible the Neighbourhood Plan is effective in delivering the needs, wants and aspirations of the local community and meets legal requirements.

### **How was the Neighbourhood Plan Produced?**

1.13 The process outlining the preparation of this Neighbourhood Plan is set out overleaf.





## 2. A Short History of Whittington and Fisherwick and its character today.

2.01 The Parish of Whittington and Fisherwick lies approximately three miles south east of Lichfield, Staffordshire. It consists of Whittington, a thriving rural village with a church, school, shops and two public houses, and Fisherwick which is more a collection of houses, relying on Whittington for the majority of its services. The Parish is a key rural centre with a range of services and facilities which serve the residents. The Parish also demonstrates a strong sense of community, due mainly to the regular involvement of residents in village life and activities.

2.02 The 2011 Census records the population of Whittington and Fisherwick as 2603, living in 1045 households. The key community issues are: an ageing population, a focus on larger properties in the current housing stock and a lower than average level of rented housing.

**Population** (Total 2603: Males 1,299 Females 1,304)

Age	W&F	Lichfield
0-18 years	1496 – 57.4%	60.2%
18- 65 years	554 – 21.3%	19.9%
65+ years	553 – 21.3%	19.9%

**House size** (Total number of Households = 1045)

No Bedrooms	12 – 1%
1 Bedroom	38 – 3%
2 Bedrooms	189 – 18% (Lichfield 22.4%)
3 Bedrooms	480 – 46% (Lichfield 45.1%)
4 Bedrooms	255 – 25% (Lichfield 19.8%)
5+ Bedrooms	82 – 7%

**Tenure** All Households = 1,045

Owned; Total 823 – 79% (Lichfield 76%)

Shared Ownership (Part Owned and Part Rented) 1 - 0%

Social Rented; Total (Households) 71 – 7% (Lichfield 13%)

Private Rented; Total (Households) 135 – 13% (Lichfield 9.5%)

Living Rent Free; 15 – 1%

2.03 **Local Housing Needs** Nationally, average property prices in rural areas have increased more than urban areas over the past 5 years, forcing many people to move away from their towns and villages to find suitable and affordable homes. Rural house prices are now between £20,000 to £50,000 higher than in urban areas, despite average wages being lower. Numbers on waiting lists for rural affordable homes have increased and household formation is outstripping supply by 3 to 1 (Source: DCLG. It was felt that these factors are likely to be operating in Whittington and Fisherwick).

2.04 Based on local concerns arising from this national situation, Midlands Rural Housing (MRH) was commissioned to undertake a Housing Needs Survey to give an overview of the current housing situation in the area and provide details of the need for local housing. The Survey questionnaires were delivered to every household in the Parish in January 2016. In total 1400 survey forms were distributed and 267 were received in return, giving a return rate of 19%. The study investigated the actual affordable housing need of the Parish and the need for market rent level housing and open market housing. In addition, the survey ascertained residents' views on

living in the Parish and support for local needs housing to help sustain local communities. The overall perception was that Whittington required more 2/3 bedroom houses, affordable houses, shared ownership, social housing and smaller properties. The full study is set out in Appendix B.

2.05 The survey sets out clear evidence of local housing need for a range of housing tenures for Whittington and Fisherwick residents. This evidence can inform the Local and Neighbourhood Plans and provide clarity on what type and tenure of housing is required to meet local needs. It provides a foundation on which to negotiate the appropriate level of 'local needs' housing with the house builders who develop sites in Whittington.

### **Local Character (Landscape, Natural Environment, Heritage and the Built Environment)**

2.06 In August 2015 the County Council was commissioned by the Parish Council, on behalf of the Steering Group, to produce a Historic Character Assessment as a baseline for the Neighbourhood Plan. The Historic Character Assessment was desk-based, building on the Staffordshire Landscape Character Assessment (SLCA). It is summarised below and the full report comprises Appendix C. Under the SLCA Whittington and Fisherwick subdivides into five Landscape Character Types (LCTs):

- Ancient Settled Farmlands
- River Meadowlands
- River Terrace Farmlands
- Sandstone Estate Lands
- Sandstone Hills & Heaths

2.07 The largest of the Landscape Character Types within the parish, Ancient Settled Farmlands, comprised the rural landscape surrounding and encompassing the parish's largest settlement, Whittington. The historic landscape of this Landscape Character Types reveals a mix of field patterns and origins. Narrow lanes are also characteristic of this landscape again particularly in the landscape north of Whittington. The village appears to have originated as a loosely nucleated settlement focused upon Church Street/Fisherwick Road and Main Street. The majority of the historic buildings survive on these axes which were recognised by the designation of the Conservation Area in 1969.

2.08 The east of the parish is dominated by two Landscape Character Types, River Meadowlands and River Terrace Farmlands cultivation. One consequence of the intensification of arable production has been the revealing of an underlying prehistoric and Roman landscape.

2.09 Only three surviving traditional farmsteads lie within the River Terrace Farmlands. The north-western portion had, until the mid-19th century, been dominated by Fisherwick Park, whose precise origins are unclear. A few elements of the historic parkland survive within the modern landscape.

2.10 The southern area is dominated by two Character Types, Sandstone Estate Lands and Sandstone Hills/Heaths but these comprise relatively small areas within the parish. The area of Sandstone Hills and Heaths had historically formed part of the northern slopes of the ancient woodland of Hopwas Hayes Wood which lies to the south in Hopwas Parish where some woodland survives. The remainder of the Landscape Character Types have been subject to similar changes to the historic field pattern as seen in the River Meadowlands and River Terrace Farmlands. Within the parish, the Sandstone Estate Land is different in character to the remainder of this Landscape Character Types across Staffordshire. In Whittington and Fisherwick they are dominated by a golf course to the west and the Ministry of Defence buildings to the east, both of which were established at various times on Whittington Heath with large blocks of woodland remaining. Settlement has not been a feature of this landscape. The built

heritage is mostly associated with the 19th century Whittington Barracks which has seen considerable redevelopment and expansion in the later 20th and 21st century. The attractive landscape also provides a variety of important habitats, including rivers and wetlands, woodland and a small area of lowland heath. The aim is to retain and enhance these features, taking opportunities to improve connectivity.

2.11 In terms of the built environment, the historic core of Whittington was designated as a Conservation Area in 1969. The village originated as a loosely nucleated settlement which by the late 18th century was strung out along several roads principally the roughly east-west axis of Church Street/Fisherwick Road and the roughly north-south axis of Main Street. The Green, lying part way up Main Street, continues to form a focal point within the village core where several historic buildings survive. Details of listed buildings are given in the Character report and in Conservation Area documents. An associated Article 4 Direction includes some 50 properties which are considered to make material contribution to the streetscape and are also subject to specific planning controls.

2.12 Beyond the historic core a number of buildings, principally of 19th century, survive including the former Congregational Chapel on Chapel Lane, a number of small cottages along Back Lane and Hillfield Cottage and Crossroads on Huddlesford Lane. At the northern edge of the village on Burton Road currently there is a collection of historic buildings, probably associated with the construction of the Coventry Canal comprising a row of red brick cottages. Amongst a number of other buildings and structures, these can be identified as non-designated local heritage assets – see list in Appendix D.

2.13 Whittington expanded during the post-war period with housing being constructed on both sides of Main Street and as infill along Back Lane and Chapel Lane. Most of these properties are constructed along purpose-built roads (principally cul-de-sacs) and are predominantly detached and semi-detached in plan form. The materials are brick and tile, but the buildings reflect the styles of estate housing from the 1960's, 1970's, 1980's and 1990's, rather than the vernacular of the village.

2.14 The Listed Building, Conservation Area and Article 4 Direction information held by the District Council gives detail of architecture and building styles in Whittington. A summary of other aspects of vernacular architecture, relevant to the application of character and design policies is set out below. A summary of (non-designated) local heritage assets is given in Appendix D.

2.15 Most pre-1960 buildings comprise residential properties, including detached and semi-detached houses and rows of cottages. The predominant materials are dark red brick walls and clay blue roof tiles. There is some use of blue brick in detailing and eaves often have decorative brickwork and dentil courses in red brick. Most properties have substantial brick chimneys, with decoration and detailing and tall red or ochre clay chimney pots. Most roofs are pitched and quite steeply sloping. In addition to the dentil courses on eaves, there are some properties with decorative timber bargeboards and eaves details. Several properties have dormer windows. The main windows are often simple two or three pane casements but there are some four and six pane sashes. The sills and lintels are usually formed of red or blue brick. Boundary treatments often comprise red brick with red or blue brick coping or rounded/angled clay coping tiles. There are some stone and earth hedge bank type boundaries. Hedges and trees are important boundary and garden features.

2.16 The tower and chancel of St Giles' Church are the only substantial stone buildings. Elsewhere stone only features as decoration within buildings or as boundary walling. Most designated historic buildings are of red brick and the occasional building has blue brick detail. Timber-framing is rare.

#### **Assessment of possible locations for new housing**

2.17 The Neighbourhood Plan, in accordance with legislation and the regulations, does not seek to make any specific proposals for the alteration of the Green Belt to accommodate new development. In addition, it does not include site specific allocations for new housing. However, to inform the approach for the identification of new housing sites in the Local Plan Allocations document, this document includes a description of the conclusions of discussions with developers and landowners. Appendix G includes the details of engagement with landowners and developers.

2.18 The conclusion of local consultation was *"Small-scale infill development within the Whittington village settlement boundary will be supported to provide new housing. However, it is accepted that in addition, a modest growth around the village may be needed to meet Local Plan requirements and that some sites beyond the village boundary may need to be identified, potentially including Green Belt land. Whilst maintaining a self-contained community, with clear physical boundaries to complement the character of the village..... the highest priority should be afforded to exploiting key sites in the village where development is already planned. Secondary priority should be given to carefully considered infill developments, appropriately scaled brownfield development and/or appropriate conversion of redundant buildings outside village boundaries but within the parish. Limited low density, high quality, development in Green Belt land adjacent to existing settlement boundaries should, subject to a proven demand for new housing, be given lower tertiary priority"*.

### **3. The Policy Context**

3.01 This Section sets out the key documents with which the Neighbourhood Plan needs to accord and makes reference to the important, albeit informal, context provided by the 2013 Parish Plan.

#### **National Planning Policy Framework**

3.02 The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. The NPPF is supported by the Planning Practice Guidance (PPG) an accessible web based resource which is actively managed and updated as necessary.

3.03 Neighbourhood planning forms part of the NPPF legislation, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. A Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

3.04 The National Planning Policy Framework (NPPF) strongly supports the principle of neighbourhood planning. It states that Neighbourhood Plans should set out a positive vision for the future of the local area, they should set planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics.

3.05 Neighbourhood Plans should support the sustainable growth and expansion of all kinds of businesses and enterprise in rural areas, they should promote the development and diversification of agricultural businesses, they should support sustainable rural tourism and leisure developments that respect the character of the countryside, and they should promote the retention and development of local services and community facilities in villages.

#### **Sustainable development**

3.06 The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high quality homes.

3.07 Therefore, the aims objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

#### **Lichfield District Local Plan: Strategy (2008-2029)**

3.08 The Local Plan Strategy, adopted in February 2015, forms the first part of the new Lichfield District Local Plan. It sets the spatial strategy and strategic planning policy for the District.

3.09 The Local Plan Strategy (2015) includes a spatial portrait and vision for the District and suite of 15 strategic priorities to help deliver this vision. The spatial strategy sets out the overall approach



towards providing for new homes, jobs, infrastructure and community facilities to 2029 and outlines the broad approach that will be followed towards managing change in the District. In addition to the overall policies for the District, which comprise the strategic policy context for the Neighbourhood Plan, the document has a specific section on Whittington and Fisherwick. This sets out a Vision and four detailed policies (see Appendix E). These have helped to shape the Neighbourhood Plan.

### **The emerging Local Plan Allocations Document**

3.10 The Local Plan Strategy made it clear that a second document (Local Plan Allocations) would be progressed to consider a range of issues and add further detail to the strategic policy in the adopted plan. The District Council is now preparing the Local Plan Allocations document which is to:

- Identify allocations of sites needed for growth of the district;
- Review the town centre retail and office requirements and identify sites to meet these; and
- Review any remaining Local Plan (1998) saved policies, (Appendix J of Local Plan Strategy).

3.11 The Local Plan Allocations document is the second part of the Local Plan for Lichfield District. The Draft Local Plan Allocations was subject to formal consultation (under Regulation 19) from 20 March to 12 May 2017.

### **2013 Parish Plan**

3.12 The 2013 Parish Plan (see Appendix A) provides a context for this formal Neighbourhood Development Plan. It was based on the desire of the Government to encourage planning at the local level in the belief that local people know best what the local needs are. The Parish Plan sought to:

- Establish a shared vision for the community;
- Recommend where new homes, shops, and offices will be developed;
- Identify and protect green space;
- Influence what new buildings will look like.

3.13 The Parish Plan reflected community priorities and preferences on how the village and its environs should develop in the coming years, following on from the public consultation exercise carried out with the help of Lichfield District planners in 2011. It enhances the existing character of the natural and community environment, whilst striving to conserve those aspects that are highly valued by all in our community. It favours development that incorporates wherever possible 'green' and renewable technologies and that provides for appropriate supporting and or additional infrastructure needs. It recognises the importance and benefits of appropriate economic activity, especially which which is locally based and will encourage and support the latter wherever possible.

3.14 It is recognised that these are matters that cannot be addressed by policies in this Neighbourhood Plan. However, it may be possible for such issues to be addressed separately by the Parish Council. New community rights may be used to identify land and buildings that are important to the parish, e.g. village shops, local pub and community buildings. They can be nominated to the District Council as Assets of Community Value. If an Asset comes up for sale, communities can trigger a pause for up to six months, to raise capital and bid to purchase the asset before it goes on the open market.

## 4. Community engagement (Summary)

4.01 The Parish Council began work on the Neighbourhood Plan by creating a Steering Group to manage the process and produce it. Full details are set out in a separate Consultation Statement.

4.02 In substantial measure, the Neighbourhood Plan should be viewed as a direct development of the Parish Plan adopted in 2013, which similarly covered the entire Parish. That plan drew substantially on the Report findings and conclusions of the 2011 Commission for Architecture and the Built Environment (CABE) led community consultation exercise promoted by Lichfield District Council. Both were informed by community wide questionnaires. A substantial measure of continuity runs through each of these documents, with common themes and community preferences emerging.

4.03 In order to provide as up to date as possible set of community opinions, a number of community surveys were undertaken in 2014, 2015 and 2016.

4.04 A questionnaire was issued to **all residents/households** in late 2014. It built on the comments received, and the issues identified at the village Countryside Fair in September 2014 and an Open Day held on 18th October in the Village Hall. The questionnaire addressed 6 issues: Overall village character: Village facilities: Housing: Families & community: Traffic & Parking and Environment. Details of the responses (327 were returned in total) are given in the Consultation Statement.

4.05 There was a specific effort to inform/engage **young people**. A youth questionnaire was circulated through groups in early 2015. Twenty five responses were obtained. Consultation was undertaken with the Brownies and Guides and pupils at the local school. See Consultation Statement.

4.06 A targeted effort was made to engage **businesses** and a questionnaire was circulated through in March 2015. Fifteen responses were made and details are given in the Consultation Statement.

4.07 There was a housing preferences questionnaire in the **Housing Needs Study** see Appendix C.

4.08 The Steering Group was keen to engage **landowners and developers** so that the approach set out to new housing could be realistic and all encompassing. This involved five meetings with companies representing landowners during the first week in March 2015 and a Developers Open Forum on 16<sup>th</sup> May 2015, where people could come along to find out about and comment on the ideas for new housing. 199 forms were returned and the two favoured sites were Cala Homes and Elford Homes. The more remote site at Lyalvale, which is the subject of a planning appeal, was not favoured. Further details of the process and the assessment criteria used are given in Appendix H.

4.09 An open forum was held on the 18<sup>th</sup> June 2016 to give people an opportunity to see and comment on the policy headings which had been drawn up from previous consultations and evidence gathering, prior to detail being added through the drafting of this document. The event was attended by 72 people and the responses were in the main positive.

4.10 There was a formal consultation for six weeks from Mon. 30th Jan. to Mon. 13th March 2017, to publicise the plan and bring it to the attention of people who live, work or carry on business in the neighbourhood area. Two exhibitions were attended by 78 people and 156 questionnaires were returned. Representations on the plan were also invited from 35 key stakeholders and statutory consultees and 20 responses were made. Details are given in the separate Consultation Statement.

4.11 The findings of each exercise have informed and influenced the policies set out in the sections of the Plan that follow and they referred to the explanatory text supporting each policy statement.

## 5. The Vision, Strategic Aims and Objectives for Whittington and Fisherwick

5.01 From community consultation and other evidence, a Vision, eight Strategic Aims and number of related Objectives have been defined for the Neighbourhood Plan:

### The Vision

***In 20 years' time Whittington and Fisherwick will be a thriving and vibrant community whilst retaining and enhancing its historic and rural context. It will be a safe environment for all, with a broad range of local facilities that help to maintain its strong community spirit. Sensitively located development will have met the local needs of people of all ages and incomes whilst reflecting local character.***

### The Strategic Aims

***Strategic Aim 1: New Housing and the Settlement boundary - To accommodate new housing development which satisfies strategic growth requirements, fulfills local housing needs and enables locally needed infrastructure to be delivered, and to ensure that as much as possible of the new development in the Whittington and Fisherwick Neighbourhood Area is located inside the Settlement Boundary.***

5.02 The intent of the first element is to ensure that the housing growth specified in the Local Plan is delivered and that local housing and infrastructure needs are met. The intent of the second part is to focus development inside the settlement boundary, noting that *exceptional circumstances would be required to be demonstrated through the Local Plan to change Green Belt boundaries elsewhere.*

The Objectives arising from Whittington and Fisherwick Strategic Aim 1 are:

SA 1A. To enable delivery of the amount of housing required in the Local Plan strategic housing policies.

SA 1B. To provide the type and size of housing development required to meet local housing needs including smaller, more manageable dwellings suitable for older persons.

SA 1C. To ensure that new housing development contributes towards the provision or maintenance of locally needed infrastructure.

SA 1D. To define a Settlement Boundary for Whittington and Fisherwick which accommodates the strategic housing growth allocation for the village and allows for a level of infill development.

***Strategic Aim 2: Design - To ensure all new developments are well designed in order to complement and enhance the historic rural character of Whittington and Fisherwick and its landscape setting.***

5.03 The intent is to ensure that new developments complement and respect the historic character of the village and that the rural nature of Whittington and Fisherwick, including the Coventry Canal, is protected. It also seeks to ensure that new developments are of good quality design in any event.

The Objectives arising from Whittington and Fisherwick Strategic aim 2 are:

SA 2A. To ensure that each new development is of a scale, density and design appropriate to the rural character of Whittington and Fisherwick.

SA 2B. To ensure that the historic character of the village is preserved and enhanced.

SA 2C. To ensure that the principles of good urban and architectural design are followed in new development in Whittington and Fisherwick.

***Strategic Aim 3: Environment and Landscape - To preserve and enhance wildlife habitats, local landscape character, heritage assets, public open spaces, footpaths, bridleways, and the canal towpath networks.***

5.04 The intent is to ensure that new development respects the character and biodiversity of the Parish, to protect and enhance the built and historic environment, improve bio-diversity, use natural resources prudently, minimising waste and pollution and mitigate against climate change.

The Objectives arising from Whittington and Fisherwick Strategic Aim 3 are as follows:

SA3A. To preserve and enhance wildlife habitat, the landscape, public open spaces, footpaths, bridleways, and the Coventry Canal including: the watercourse, built structures and the towpaths.

SA3B. To protect and enhance the natural built and historic environment, improve bio-diversity, using natural resources prudently, minimising waste and pollution and mitigates climate change.

***Strategic Aim 4: Traffic and Movement - To ensure that all new development in Whittington and Fisherwick mitigates traffic impact, takes full account of road safety issues and seeks to provide improved pedestrian connectivity.***

5.04 The intent is to avoid any increase in road safety problems including congestion, particularly in the vicinity of known traffic problems on roads through the village and to improve pedestrian connectivity and safety.

The objectives arising from Whittington and Fisherwick Strategic Aim 4 are:

SA4A. To create a safer environment for vehicles, cyclists and pedestrians by reducing the speed of traffic flow, addressing parking issues and mitigating congestion.

SA4B. To promote an environment which minimises the need for vehicular use and encourage healthy alternatives.

SA4C. To require developers to demonstrate that their proposals will not adversely affect road safety in the village.

SA4D. To create safe routes to school and reduce parking/traffic hazards in the vicinity of the school.

***Strategic Aim 5: Community Facilities and Open Spaces -To protect, and if possible, improve the existing strong and vibrant community networks and facilities, by creating high quality local services that reflect and respond to residents' needs, health and cultural wellbeing. Linked to this is the protection and enhancement of open spaces.***

5.05 The intent is to identify and protect local community facilities, services and open spaces and to ensure that needs generated by new development are committed and met as part of schemes.

The objectives arising from Whittington and Fisherwick Strategic Aim 5 are:

SA5A. To protect and seek improvement to local community facilities and services.

SA5B. To protect and seek improvement to open spaces.

SA5C. To ensure that new community facilities are provided to address existing shortfalls/issues of quality and that open spaces are provided to meet the needs of new development and, where possible, to address existing shortfalls/issues of quality.

***Strategic Aim 6: Flooding and Drainage - To ensure that new development in Whittington and Fisherwick does not exacerbate the risk of flooding.***

5.06 The intent is to ensure that the risk of flooding is considered as an early and integral part of the development process and appropriate measures are taken to address potential problems.

The objectives arising from Whittington and Fisherwick Strategic Aim 6 are:

SA6A. To assess flood risk and take appropriate prevention and mitigation measures.

SA6B. To encourage the use of Rural Sustainable Drainage Solutions (RSuDS)

***Strategic Aim 7: Landscape - To preserve and enhance landscape character, wildlife habitats, green infrastructure, historic landscape character and the footpath network in Whittington and Fisherwick.***

5.07 The intent is to protect existing areas of public open space and the existing footpath system, including the Coventry Canal towpaths, in Whittington and Fisherwick, and to take advantage of opportunities to extend, improve, and increase the safety, use and attractiveness of these areas and routes.

The objectives arising from Whittington and Fisherwick Strategic Aim 7 are as follows:

SA7A. To take opportunities to add value to the existing public open spaces, footpaths, bridle paths and canal towpaths in Whittington and Fisherwick through environmental improvements and appropriate additional uses such as village events and activities.

SA7B. To enhance and strengthen the nature conservation value and biodiversity of green infrastructure in Whittington and Fisherwick.

SA7C. To improve connections between public open spaces, particularly on the canal and riverside

***Strategic Aim 8: Local Business IT & Telecommunications - To accommodate small business development in Whittington and Fisherwick and to ensure high speed fibre optic broadband is available for existing and new businesses and for home workers.***

5.08 The intent is to encourage appropriate new employment development in Whittington and Fisherwick which will support the local economy and help it to become an even more sustainable settlement. The availability of high speed broadband is considered essential to maintain and improve competitiveness, whether for commercial premises or for home workers.

The objectives arising from Whittington and Fisherwick Strategic Aim 8 are

SA8A. To create jobs available to members of the local community.

SA8B. To reduce travelling to work.

SA8C. To improve the range of local services and facilities available to local residents. SA8D.

To facilitate the provision of high speed broadband for new and existing businesses.



## 5. POLICIES FOR WHITTINGTON AND FISHERWICK

6.01 The Policies reflect the Issues, the Vision and the Strategic Aims of the Neighbourhood Plan and they are presented under the following themes.

- Sustainable Development Principles
- Housing
- Design
- Historic Environment
- Natural Environment and Landscape
- Community Facilities and Open Spaces
- Traffic and Movement
- Local Employment
- Telecommunications and Renewable Energy
- Area Based Policy (MOD)

6.02 There are other important aspirations which, although not planning policies, are linked to development in and around Whittington and are important to how the Neighbourhood Plan meets the needs of local people. These are included at the end of each policy section as *Community Proposals* . For the avoidance of doubt, it is emphasised that these community proposals do not compromise land use planning policies. Furthermore , they do not suggest agreement on behalf of Lichfield District Council, Staffordshire County Council, or other relevant bodies, to fund or act on them.

## Development Principles (DP)

Old School House Site



Old Swan Cottages, Burton Road



### **Policy DP 1: Sustainable Development Principles**

#### ***Explanation***

6.03 The Parish has a distinctive character and local residents enjoy a good quality of life, much of which results from the environment of Whittington and Fisherwick. It is accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs. This policy, in accordance with the principles of the NPPF, sets general criteria against which decisions on future development can be made.

#### ***Policy DP1 – Sustainable Development Principles***

***Planning permission will be favorably considered for development in Whittington and Fisherwick at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the community, by:***

- ***Providing new homes, to meet the development requirement of between 35 to 110 new dwellings identified in the adopted Lichfield Local Plan, taking account of the setting and character of the village and addressing local housing needs in terms of size, type and tenure.***

### **Policy DP2: Flood prevention & management**

#### ***Explanation***

6.04 The potential for flooding in Whittington is considerable and is acknowledged by the Environment Agency and the County Council. This policy, which is supported by the County Council, will ensure that the drainage implications of any development, but especially larger scale housing are fully considered. It is also pertinent to the selection of new housing sites in the Allocations Local Plan.

#### ***Policy DP2 Flood prevention & management***

***Development should not increase the risk of flooding and/or exacerbate existing drainage problems. In line with the requirements of national policy and advice from the Environment Agency and/or Staffordshire County Council proposals for new build development must be accompanied by a site- specific flood risk assessment.***

**Community Proposal: Local considerations for proposed locations for new housing development.**

**Explanation**

6.05 This Community Proposal informally sets out the priorities which the Parish has provided to support small scale development.

*Community Proposal: - Local considerations for proposed locations for new housing development*

*The Parish Council will seek to promote the following considerations:*

- *Prioritise the development of sites within the village or appropriate brownfield land where this can meet other policies on design character, residential amenity and highway safety.*
- *Minimise the release of land from the Green Belt*
- *Take account of factors including the economic and other benefits of the best and most versatile agricultural land quality, intrusion into open countryside, a reduction in the separation between Whittington and Fisherwick and the loss of important views identified in the Village Plan.*
- *Respect the historic character and setting of Whittington village to preserve and enhance the Conservation Area and its setting, and for density, layout and design to reflect the surroundings.*
- *Proximity and/or walking and cycling routes to shops, community facilities, school & bus stops.*
- *Consider on-site and off-site measures which avoid adding to existing problems of traffic flow, parking and pedestrian safety.*
- *The loss of national and locally designated wildlife habitats and where it is practicable to retain significant hedgerows and trees.*
- *Maintain and where possible improve, existing public rights of way.*
- *Support community infrastructure and where necessary improve it.*

*These are not set out as formal planning criteria and their fulfilment does not imply the acceptability of development, especially at a scale beyond that which is set out in the Local Plan housing requirement of 35 to 110 new houses over the plan period.*



## Housing Policies (HOU)

### New Swan Cottages



### Cottages on Church Street





### ***Explanation (Refers to Policies HOU 1 to HOU 3)***

6.06 The 2013 Parish Plan, a precursor to the Neighbourhood Plan, states: “Although the Village is enlivened by various strategically located green spaces and possesses a number of “public” buildings, such as the Church, the pubs, the school, the Community halls and the Hospice and the Co-op convenience store – which form points of orientation and reference, its character is in many ways defined by its housing stock. This character is of course influenced by the variety of these properties, which ranges from substantial historically significant mansions to modestly scaled cottages, but also includes a large number of more modern estate built homes of differing type and size. However, the scale of development, its density, its varying character and age all contribute to the sense of place and community identity.

6.07 Its relationship to the surrounding landscape is also a critical determinant. “Natural” boundaries such as the canal have played a major role in defining the character of the village, as have topography (a mix of relatively level and rising ground) and land use (predominantly farming, but including MOD activity). In recent years, this character has been strengthened by a combination of statutory protection (Green Belt legislation and designating Conservation areas) and a determination on the part of the community to enhance and expand recreational and green spaces within the village.

6.08 Consequently, the village possesses a compact easily readable plan form with clearly defined boundaries and a demonstrably separate identity from surrounding settlements. This has underpinned the development of a strong community focus which it is to be hoped will encourage locally based businesses (both established and newly set up) to survive and prosper. These qualities are clearly worth preserving, but positive pro-active policies are needed to ensure they are: Adopting a “Conserve the best - Enhance the rest” approach is fine, but of itself is not sufficient.

6.09 A degree of growth and change is to be expected, and if properly directed, welcomed. Housing has been a major driver of change in the relatively recent past in the village, as can be evidenced by the differing character of the waves of estate development erected in the 60’s, 70’s and 80’s and the relatively limited amount of publicly sponsored housing (some now privately owned). Latterly activity has been concentrated on small scale infill and alteration projects, but evolving demographic and employment patterns and increased mobility will prompt continuing development and change.”

### **POLICY HOU1: Development inside the Whittington village settlement boundary**

#### **Policy HOU1: Development inside the Whittington village settlement boundary**

**New housing development on infill or redevelopment sites inside the village settlement boundary, as defined by the Lichfield District Local Plan Policies Maps, will be supported.**

**Policy HOU2 Smaller infill sites – general criteria**

**Explanation** (see introduction to this policy section)

***Policy HOU2 Infill sites – general criteria***

***Development of infill sites within the settlement boundary will be supported, subject to the following criteria:***

- ***There is no significant adverse impact on the amenity of the occupiers of neighbouring properties through loss of privacy; overshadowing; overbearing by a building or structure; car parking; removal of landscaping and additional traffic resulting from the development.***

## Design Policies (D)

### Tamhorn Cottages



### Fisherwick Cottages





### **Policy D1: The Design of New Development**

#### **Explanation**

6.10 The NPPF and The Neighbourhood Plan recognises that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. *The Neighbourhood Plan wishes to reflect community opinion and aspirations and add a local dimension to the assessment of proposals for new housing by utilising the relevant principles from Building for Life 12 and other design standards.*

#### ***Policy D1: The Design of New Development***

***Proposals for new development, including appropriately located housing, will be supported, where they show good quality design and, as far as is practicable, address the following criteria.***

- ***Relate to an existing development pattern in terms of enclosure and definition of streets/spaces.***
- ***Be well integrated with surroundings; reinforcing connections, taking opportunities of new ones.***
- ***Provide convenient access to community services and facilities.***
- ***Have good access to public transport or otherwise help reduce car dependency.***
- ***Create a place with a locally inspired or distinctive character.***
- ***Take advantage of the local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.***
- ***Provide buildings, landscaping and planting to create well defined streets and spaces.***
- ***Take advantage of views into/from the site to enable easy access and navigation through.***
- ***Provide streets that encourage low vehicle speeds, which can function as safe, social spaces.***
- ***Integrate car parking within landscaping so that it does not dominate the street.***
- ***Clearly distinguish between public and private spaces, provide appropriate access, and enable the site to be well managed and safe to use.***
- ***Provide convenient, well-screened storage for bins and recycling, bicycles and motor vehicles.***
- ***Be of an appropriate scale and density in relation to its setting.***
- ***Use materials appropriate to the development's context.***

**Policy D2: Reflecting Local Character and Design in new development**

**Explanation**

6.11 The NPPF recognises that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. One key benefits of preparing a Neighbourhood plan is to define local character and set reasonable evidence-based policies to ensure that new development complements the character and appearance of settlements. The approach of this policy recognises the value which local people place on the environment and character of Whittington and Fisherwick and the outcomes of the local character study.

***Policy D2: Reflecting Local Character and Design in new development***

***The design, layout and density of new development should reflect the rural nature of Whittington and Fisherwick through an environmentally sustainable and sympathetic approach which reflects the historic character of the village.***

***The design approach should seek to improve the local environment by actively promoting high quality design of buildings, use of high quality materials, hard and soft landscaping and associated communal spaces. Where there is scope, without detriment to local character, more contemporary designs/materials may be considered, but any such proposals will need to be clearly justified in a detailed design assessment.***

***Density should normally not exceed the level existing in the village and should be appropriate to the rural location.***



## Historic Environment Policies (HE)

### Whittington Hall Gates



### Woodhouse Farm



### **Policy HE 1: Designated heritage assets.**

#### **Explanation:**

6.12 The centre of Whittington village includes a designated Conservation Area while across the parish there are 26 Designated Heritage Assets, including one Grade 2\* and 23 Grade 2 listed properties and structures and a Scheduled Ancient Monument. The significance of each of these features needs preserving or enhancing. Whittington was one of the first Conservation Areas in Lichfield to be covered by an Article 4 Direction. This has been in place since 2003 and covers around 50 properties and structures. In addition to the normal requirements for planning permission, an additional number of alterations or demolitions require planning permission as a result of the Article 4 Direction. This policy seeks to complement rather than duplicate these requirements which will be applied by the District Council.

6.13 The NPPF confirms that good design is an integral part of successful development. It is reasonable, therefore, that this Neighbourhood Plan has well evidenced policies that set out the quality of development that will be expected. The Local Plan (Core Policy 14) states that 'new development must make a positive contribution to the historic environment's local distinctiveness.' It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and it promotes high quality and locally distinctive design which responds to the character of local areas.

#### ***Policy HE 1: Designated heritage assets.***

***Development in Whittington village and its setting should conserve or enhance heritage assets, including the settings of Listed Buildings and the Conservation Area, in a manner appropriate to their significance.***

### **Policy HE 2 Local (Non-Designated) Heritage Assets**

#### **Explanation**

6.14 This protection is in accordance with the guidance in paragraphs 128-141 of the NPPF. The buildings and features identified, which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of the Parish and were highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are retained. The number of buildings and structures that have been identified is relatively small and this reflects the protection which exists for others through the Conservation Area and the Article 4 Direction.

6.15 The buildings/structures covered by the policy, based on current surveys, are set out in Appendix D and are on the list of local heritage assets maintained by Staffordshire Historic Environment Record'. The centre of Whittington village is a designated Conservation Area but there are a number of other buildings of interest from a variety of periods outside the Conservation Area which help to create the character of Whittington and Fisherwick and are worthy of local listing. Heritage England identifies that local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. They provide a unique opportunity for communities, in partnership with local authorities, to identify heritage assets that they wish to protect at the local level. The value of locally listed buildings is recognised in Policy 14 of the Local Plan Strategy. In addition, this protection is in accordance with the guidance in paragraphs 128-141 of the NPPF.

## **Policy HE 2: Local (Non-Designated) Heritage Assets**

***Proposals for the change of use of a non-designated heritage asset will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest. Designs should take account of local styles, materials and detail.***

## **Policy HE 3 - Historic Farmsteads**

### **Explanation**

6.16 Farmsteads, and in particular traditional farm buildings of the 19th century or earlier, make a fundamental contribution to local distinctiveness and sense of place, through varied forms, materials and the way they relate to surrounding landscapes and settlements. The Staffordshire Farmstead Assessment Framework provides useful background information in respect of historic farmsteads.

## **Policy HE 3: Historic Farmsteads**

***Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form.***

## **Policy HE 4 Archaeology**

### **Explanation**

6.17 The NPPF identifies the historic environment as a Core Planning Principle but archaeology is an important aspect of the historic environment. This policy will ensure that development in Whittington and Fisherwick takes account of archaeological considerations.

## **Policy HE 4: Archaeology**

***Development proposals that affect archaeological heritage assets should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Measures should be taken to ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of evidence of subsurface archaeology must not be taken as proof of absence and in all instances the Staffordshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.***



## Natural Environment & Landscape Policies (NE&L)

### The Green in centre of Whittington



### Bridge on Fisherwick Wood Lane





## **Policy NE&L 1 - Landscape Character**

### **Explanation**

6.18 The Whittington and Fisherwick Character Study and a large number of the consultation responses both highlight the value of the local countryside in terms of landscape, heritage and biodiversity. These also demonstrate the intrinsic value and importance of the high quality rural landscape of Whittington and Fisherwick, where characteristic features such as those referred to in this policy, are well represented and in good condition and there is a wide and long history. The details are available in the Character Report and key elements are summarised in section 3 of the report. Some of the change that occurs in the landscape lies outside planning control but, where planning permission is required for new development, this policy sets parameters for the consideration of landscape features.

6.19 The evidence base highlights the value of the countryside in the Parish in terms of landscape and biodiversity. In addition, consultation demonstrated the value that local people place on landscape and environment. The Staffordshire County Council Character Study and the Heritage Environment Assessment also demonstrate the intrinsic value and importance of the high quality rural landscape where the characteristic features listed in the policy are well represented and in good condition. This would support an approach that seeks an emphasis on development being unobtrusive and not leading to loss of characteristic features. It is acknowledged that much of the change that occurs in the landscape lies outside planning control, but where planning permission is required this policy sets reasonable parameters for the consideration of landscape features.

### **Policy NE&L 1: Landscape Character**

***Proposals for wind turbines and other extensive renewable energy generation, major commercial and residential developments and large scale agricultural buildings take into account the following: field patterns, landscape heritage including ridge and furrow, field ponds, mature trees, historic hedgerows, river valley meadows and areas of lowland heath.***

## **Policy NE&L 2 - Biodiversity and Habitats**

### **Explanation**

6.20 The parish comprises parts of three Ecosystem Action Plans, identified in the Staffordshire Biodiversity Action Plan: Cannock Chase Heaths EAP, Central Farmland EAP (both in the Cannock Chase and Cank Wood NCA) and River Gravels EAP (in Trent Valley Washlands NCA). Lowland heathland is a priority for nature conservation because it is an internationally rare and threatened habitat that supports a wide range of plant and animal communities. The intent of this policy is to protect and enhance these important habitats and landscapes. There is also an aim to achieve 'More, Bigger, Better and Joined Up' local wildlife sites and habitats, as per the report 'Making Space for Nature'. It is noted that the Coventry Canal is an important wildlife habitat which supports a wide range of ecology.

### ***Policy NE&L 2: Biodiversity and Habitats***

***Development proposals impacting on biodiversity will be required to demonstrate how any potential impact on local wildlife sites, habitats and species networks has been taken into account. This will require appropriate measures being put into place to protect wildlife and habitats, and enhance biodiversity.***

***Woodlands, trees, hedges, ponds and watercourses, unimproved/semi-improved grassland, heathland and other habitats should be retained wherever possible. This includes national and local designated sites. If development is permitted, any consequent loss of biodiversity must be minimised and mitigated by the creation of new habitats or the enhancement of existing habitats.***

***Projects and developments which increase wildlife habitats and species in accordance with the Staffordshire and Lichfield District Biodiversity Action Plans will be supported.***

***The expansion of the local River of Flowers scheme, aimed at providing a network of wildlife corridors across the Parish will be supported.***

### **Policy NE&L 3 – Public Rights of Way**

#### **Explanation**

6.21 This Policy seeks to extend the public rights of way network in an appropriate manner, in line with national policy.

### ***Policy NE&L 3: Public Rights of Way***

***The development, improvement and extension of the footpath and open space network in Whittington and Fisherwick, in order to provide better pedestrian access to the countryside and to wildlife or nature conservation sites, will be supported.***



## **Community Facilities and Open Spaces Policies (CFOS)**

### **Swan Park**



### **Fisherwick Lakes**



## **Policy CFOS 1 – Existing Community Facilities**

### **Explanation**

6.22 Local community facilities are essential to day to day living for all residents, especially the elderly and those with young children. They are part of the life blood of the Parish and must be protected to ensure the wellbeing of all. The Lichfield Local Plan Strategy Core Policy 3 seeks to protect the current amenities provided to residents and to improve quality of life through the provision of appropriate infrastructure, services and facilities. The NPPF promotes the retention and development of local services and community facilities including shops.

### ***Policy CFOS 1: Existing Community Facilities***

***Existing community facilities in Whittington and Fisherwick will be protected and development will only be supported where the loss of such facilities is involved when:***

- ***The proposal includes alternative provision, on a nearby site, of equivalent or enhanced facilities. Any such sites should be accessible by walking and cycling and have adequate car parking; or***
- ***It can be demonstrated that there is no longer a need for the facility; or***
- ***It can be demonstrated that the premises are unsuitable or are not viable for the continued provision of the service.***

***This policy covers the following facilities:***

- ***The Bell Inn and The Dog Inn***
- ***The Thomas Spencer Hall and Whittington Village Hall (including Doctors Surgery)***
- ***St Giles Church***
- ***The Parish Pavilion***
- ***The Cricket Club Pavilion***
- ***St Giles Hospice***

## **Policy CFOS 2 Existing Open Spaces and Proposed Local Green Spaces**

### **Explanation**

6.23 The NPPF has an emphasis on ensuring better quality and accessibility of existing open spaces. It underlines the importance of open spaces and sports and recreation in contributing to the health and well-being of communities. The retention and enhancement of open spaces is supported by Sport England who emphasize how the planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. This policy (and others) recognise that encouraging communities to become more physically active through walking, cycling, formal and informal recreation plays an important part in this process. Providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. The protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and community facilities provision is important and the Neighbourhood Plan reflects national policy for sport as set out in the above document (Paras 73&74). It also reflects in the Local Plan and the open space strategies of District Council. According to the Lichfield Open Space Assessment 2012, Whittington is one of four settlements which has a quantitative deficiency and poor accessibility to open spaces. Therefore, existing open space, which is of good quality and enjoyed by local people, is to be protected. Opportunities will be taken to improve sites in conjunction with new development.

6.24 Subject to MoD operational needs, the local community has access to some of the playing fields available at the Defence Medical Services site. This is much valued but is it recognised that the land cannot reasonably be designated as public open space under this policy. It is, however, hoped that the permissive use can continue and it is cross referenced in Policy AB1.

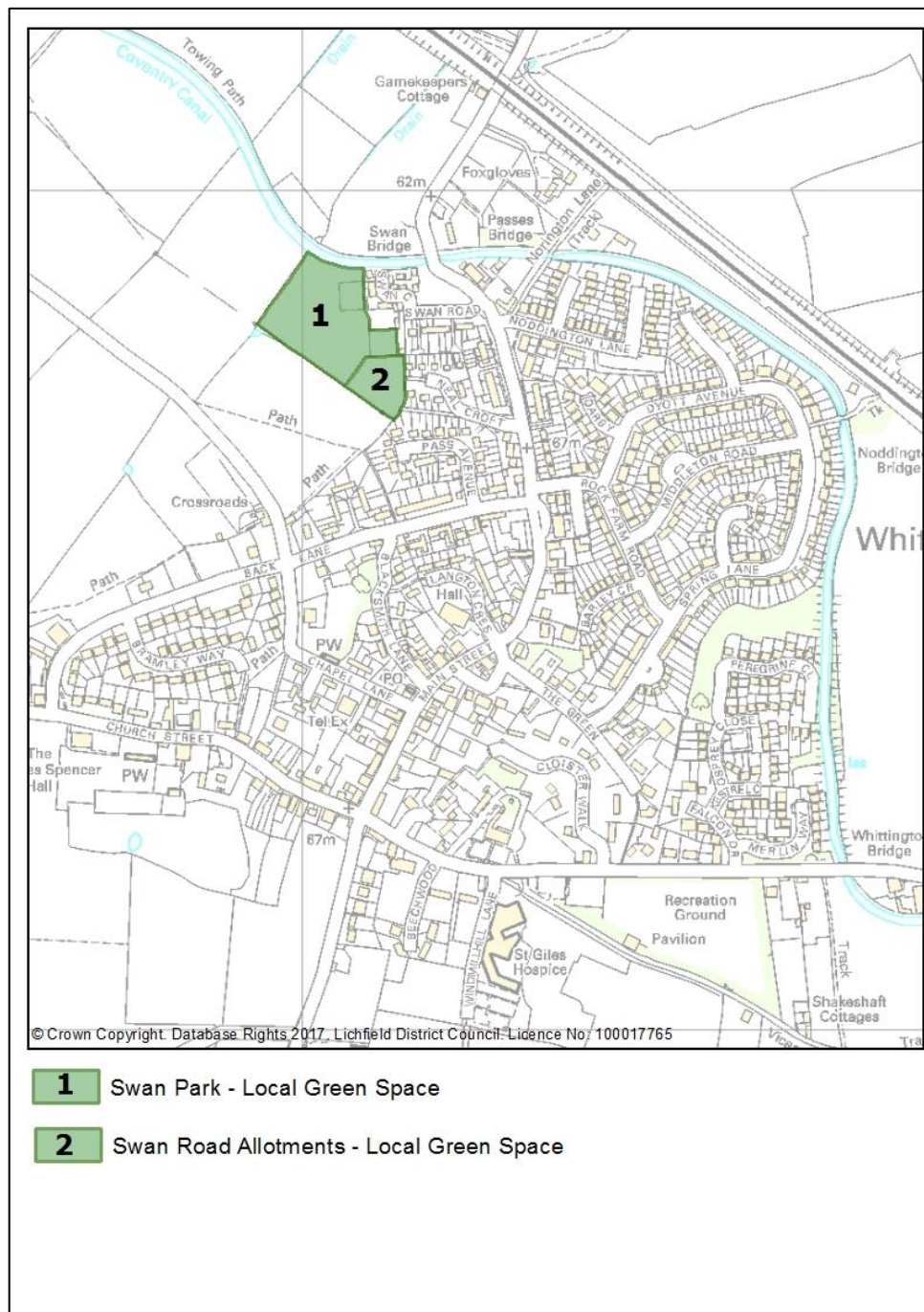
### ***Policy CFOS 2: Existing Open Spaces and Proposed Local Green Spaces***

***Existing open spaces and recreation facilities will be protected from development unless it can be clearly demonstrated that alternative provision of an equivalent or better standard in terms of quality are being provided in a location which is equivalent or better, improves access and results in no loss of amenity or environmental quality.***

***Swan Park and Swan Allotments, as shown on the plan below, are designated as Local Green Space where development is ruled out other than in very special circumstances.***



**Figure 1: Local Green Space Plan**



**Policy CFOS 3 Open space provision as part of new development**

**Explanation**

6.25 It is particularly important that new, good quality, open spaces are provided as part of new development, especially larger housing schemes. According to the Lichfield Open Space Assessment 2012, Whittington is one of four settlements which were identified as having a deficiency in quantity of open space and with poor accessibility to open spaces. Opportunities should be taken to improve the quality and

quantity of open space provision in the Parish, as part of new development.

***Policy CFOS 3 Open space provision as part of new development***

***New development should, where viable and deliverable, demonstrate consideration of the following:***

- ***The provision of suitable green spaces to meet the recreation needs and for the benefit of wildlife.***
- ***The provision of mini green corridors to help bring the countryside into the built environment.***
- ***The provision of tree and shrub planting to enhance the appearance. Due regard must also be paid to enhancing planting throughout the Conservation Area where possible.***

**Community Proposal: Healthcare Facilities**

**Explanation**

6.26 Local facilities providing for health and wellbeing, including the GPs' surgery supported by the local pharmacy, district nurses, social services and care organisations need to be protected. There is also St. Giles Hospice, which was originally funded by local donations but now provides care to a wider area than the Parish. Facilities are further enhanced by the church providing pastoral care. There is also a variety of volunteer groups which provide social, companionship and community involvement. The Parish Council is keen to see the Parish retaining its role as a separate freestanding, safe, healthy and stable community, with local infrastructure including the services essential to meet day to day health needs.

***Community Proposal: Healthcare Facilities - The Parish Council will seek to work with third parties with the aim of maintaining the current level of healthcare in the Parish.***

## Traffic and Movement Policies (T&M)

### The Dog crossroads



Main Street





### **Policy T&M 1 – The impact of new development**

#### **Explanation**

6.27 The road system has been adapted only within the last 100 years for motorised traffic, although not successfully in many places. The heart of Whittington, in the Conservation Area, comprises Common Lane, Church Street, Main Street, Burton Road, Back Lane and Fisherwick Road, and lanes off them. Whittington has a large primary school located 200 yards south of The Dog crossroads on Common Lane. The Defence Medical Services complex has about 100 full time residential staff with their families, 350 commuting staff and up to 850 transient trainees. Transport is the responsibility Staffordshire County Council and policies are mainly provided in the Local Plan and the Local Transport Plan.

#### ***Policy T&M 1: The impact of new development***

***Proposed developments that would generate a significant amount of movement or would potentially affect a known and evidenced traffic hazard should be supported by realistic measures to maintain highway safety and avoid vehicular/pedestrian conflict. Where appropriate, larger scale development (new housing schemes of 10 or more dwellings) may need to consider off site measures where these are necessary to accommodate the traffic impact of the scheme.***

### **Policy T&M 2 - Pedestrian/cycle access and connections**

#### **Explanation**

6.28 Pavements and footpaths are important to pedestrians of all ages particularly those without access to a car. It is desirable to enable and promote safe walking, cycling and riding by improving pavements, footpaths, bridleways & towpaths.

6.29 In addition, working with The District and County Councils and developers, the Parish Council will investigate opportunities for extending and improving routes to increase pedestrian and cycle connectivity in and around Whittington village to key facilities, including shops, community facilities, the school, workplaces and the surrounding countryside.

#### ***Policy T&M 2: Pedestrian/cycle access and connections***

***The extension and/or improvement of routes for pedestrians, cyclists and/or horse riders will be supported.***

### **Policy T&M 3 - The Coventry Canal**

#### **Explanation**

6.30 The Fazeley to Fradley section of the Coventry Canal passes through the parish, forming a clear edge to settlements. The canal is an important landscape feature which provides recreational opportunities for local people and visitors and is part of the historic environment. It is also an important wildlife habitat and some bridges and other canal related structures are part of the built heritage of the area. The Canals and Rivers Trust support this policy, noting that 5.5km of the canal runs through the area, passing through countryside and around the edge of Whittington. The canal forms a notable feature in the landscape and is a reminder of the industrial heritage, as well as a leisure and recreational resource for the local community and visitors. There are several canal bridges, with Swan Bridge and Tamhorn Farm Bridge listed structures (Grade II). In addition, 500m of the old Wyrley & Essington Canal branches off the Coventry Canal just within the eastern boundary of the Neighbourhood area near Huddlesford.

#### ***Policy T&M 3: The Coventry Canal***

***The enhancement of the Coventry Canal will be supported.***

***Development proposals that impact on the Canal should demonstrate that full account has been taken of matters relating to heritage, nature conservation, rights of way, residential amenity and the local River of Flowers scheme.***

#### **Community Proposals**

6.31 It is recognised that some concerns of residents, e.g. parking and the need to reduce traffic speeds by traffic calming and the introduction of a 20mph speed limit cannot be addressed by formal planning policies, but these are covered by informal Community Proposals.

#### **Community Proposal: Traffic management and speed limits**

#### **Explanation:**

6.32 Residents value the quality of life in Whittington and it is important that the environment is protected. Traffic management and influence over new development is needed to achieve this. Consultations showed that traffic volumes, parking and congestion are of concern.

***Community Proposal: The Parish council will work with others (including the County Council, the olicies and the District Council) to encourage measures that provide a blanket 20 mph speed limit throughout the village with appropriate traffic calming measures.***

Community Proposal: Public Transport

**Explanation**

6.33 Residents value the quality of life in Whittington and it is important that this environment is maintained and enhanced. Public transport is an important element of this.

*Community Proposal: The Parish Council supports a sustainable transport system and will support attempts to gain improvements to current public transport facilities/*

**Local Employment & Business Policies (LE&B)**  
**ALL THREE LOCAL PUBLIC HOUSE**



**Policy LE&B1: Supporting Local Employment and Businesses**

**Explanation**

6.34 The Neighbourhood Plan does not allocate employment sites but it does seek to support the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. It also encourages appropriate diversification of existing economic activities, as this will make the local economy more robust and more sustainable. High speed broadband is still unavailable in parts of the parish. This disadvantages businesses affected and those that wish to improve work life balance and reduce carbon emissions by working from home.

***Policy LE&B1: Supporting Local Employment and Businesses***

***The development of new small businesses and the expansion or diversification of existing business, including farm based operations, will be supported subject to no significant harm arising in respect of highway safety, noise disturbance, or odours; and the proposal demonstrating respect for local character. Development proposals for new employment development should seek to achieve a fibre optic connection to the nearest connection chamber in the public highway.***



## **Telecommunications and Renewable Energy Policies (T&RE)**

**Solar Panels**



**Local wind Turbine Generator**





### **Policy T&RE 1: Telecommunications**

#### **Explanation**

6.35 There are currently telecommunications problems around mobile phone use and superfast broadband in the centre of the village and certain outlying areas, where signal reception is at times weak or non-existent. A typical location example is the village hall which has to rely on the public telephone situated some little distance away from the hall in times of emergency.

#### ***Policy T&RE 1: Telecommunications***

***The improvement of broadband and telecommunication infrastructure will be supported, subject to it respecting local character. The provision of super-fast broadband connectivity together with suitable ducting to facilitate future installation will be supported.***

### **Policy T&RE 2 - Renewable Energy**

#### **Explanation**

6.36 The benefits arising from renewable energy and the need for a positive context for development are recognised but landscape considerations are also relevant.

6.37 This policy takes account of the high quality of the countryside and landscape of the Parish. Particular value is placed on the local and longer views identified in the Village plan and shown on the Proposals map. It is considered that there is a need to prevent the urbanisation of the area which could result from larger scale solar farms and wind farms. The policy also covers standby generation using diesel fuel in relation to, noise, and traffic and air pollution.

6.38 This policy also recognizes the importance of renewable energy in contributing to national carbon reduction targets. Whittington and Fisherwick Parish is committed to a low carbon future and already produces a significant proportion of its electricity from solar farms and a wind turbine. In addition, community buildings and private homes have installed solar panels on the roofs. Encouragement should be given by developers to other renewable heat projects in the form of anaerobic digesters or combined heat and power installations.

#### **Policy T&RE 2: Renewable Energy**

***Proposals for renewable and low carbon energy should take into account any impacts on local character including views, the amenity of neighbours, heritage assets, highway safety and nature conservation. Proposals should demonstrate how any such impacts, including any cumulative impacts would be addressed.***

## **Area based Policy 1 (MoD: Defence Medical Services site) (AB1)**

### **DMS Main Entrance**



### **DMS Offices**



### ***Policy AB1: Defence Medical Services (DMS)***

#### **Explanation**

6.39 DMS Whittington is home to the Headquarters Surgeon Generals Department and co-located with Joint Medical Command. The primary role of the DMS is to ensure that service personnel are ready and medically fit to go where they are required in the UK and throughout the world. The DMS encompass the entire medical, dental, nursing, allied health professionals, paramedic and support personnel. Large numbers of people (military and civilian) are employed at the complex and it has an inevitable impact on the environment which gives rise to planning issues that it is reasonable to consider through a positively worded Neighbourhood Plan policy, in conjunction with the relevant local plan policy. The policy is also intended to cover, the Museum of the Staffordshire Regiment which is located adjacent to DMS Whittington. It is open all year and attracts numerous visitors annually. There are plans, subject to funding being obtained, for an expansion of the museum on the current site.

### ***Policy AB1: Defence Medical Services (DMS)***

***Proposals for development within the existing Defence Medical Services (DMS) buildings complex and the Museum of the Staffordshire Regiment will be supported provided that all practical measures are taken to avoid or minimise adverse impact on nearby houses and businesses and the wider community arising from:***

- ***Increased traffic;***
- ***Reduction in security;***
- ***Noise and disturbance;***
- ***Light pollution (including longer views of the complex).***

***In addition, MOD will be encouraged to maintain existing permissive access to the playing fields and the hall on the site (off Chester Road), which are used and valued by the local community.***

## 6. Implementation Monitoring and Review

7.01 This section outlines the approach to the implementation of the Neighbourhood Plan, including working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

7.02 Whittington & Fisherwick Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the monitoring and review of the Neighbourhood Plan. The Council will build upon its track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the Plan to be realised.

### Working in Partnership

7.03 Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below:

**Lichfield District Council.** Planning and Building Control, Parks & Open Spaces and Housing.

**Staffordshire County Council.** Highways & Transport, Drainage & Flooding, Rights of Way, Education, Landscape and Social Services. The County notes that it cannot commit to the financial implications of proposals in Neighbourhood Plans. However, it will assist communities to deliver infrastructure providing they receive funding from S106 Agreements/Community Infrastructure Levy or other sources. It will liaise closely with developers concerning flooding and drainage matters.

**Adjoining Parish Councils.** Assessing impact of large scale planning applications.

**Natural England.** Natural England should be consulted on proposals affecting stated interests. The views of **Staffordshire Wildlife Trust** should also be sought where appropriate.

**Sport England.** On assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes. It is noted that that any local investment opportunities, such as CIL could be utilised to support the delivery of facilities and programmes.

**Environment Agency.** Reflecting a key principle to achieve sustainable development, the EA will be involved as a consultee on the following: flood risk management, water quality/resources, waste management, contamination and permits & other regulation.

**Larger businesses & landowners.** The Parish Council will seek early engagement on proposals in affecting the Parish, especially concerning any new housing schemes that emerge through the Local Plan Site Allocations Document.

**The Canals & Rivers Trust** – The Parish Council will work with The Trust, alongside the District and County Councils on projects for the Coventry Canal, where they are of benefit to the community.

**Defence Medical Services** - All potential projects undertaken by the MoD are subject to an internal Sustainability Appraisal where social, economic and environmental impacts are considered. In addition, the Defence Infrastructure Organisation has stated that that it would wish for the successful local relationship currently enjoyed between the site and the community to continue.

## Funding and Implementation Mechanisms

7.04 Contributions will be sought from developers, through S106 Agreements and the Community Infrastructure Levy (CIL) to a level that adequately mitigates impact on existing infrastructure and contributes towards new facilities, where additional needs arise. In addition, for CIL, Lichfield District Council must pass on 25% of the money raised from any qualifying development within a 'made' Neighbourhood Plan area to the Parish Council which can be used to fund community priorities.

7.05 The Parish Council will also seek to influence budget decisions by the District and County Councils on housing, open space and recreation, economic development, community facilities and transport, (through the Local Transport Plan), but subject to an acknowledgement of reduced budgets.

7.06 The Parish Council will also work with other agencies and organisations to develop funding bids to achieve Neighbourhood Plan objectives, e.g., the Lottery; UK Government and LEP programmes.

## Priority Projects

7.07 The list of infrastructure projects below reflects local priorities. This should inform the spending of the Neighbourhood Portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. For example:

- Environmental improvements, countryside management and access to the countryside.
- Community facilities and Open Spaces.
- Managing traffic.

7.08 Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

## Monitoring and Review

7.09 Whittington & Fisherwick Parish Council will produce an annual monitoring report on the Neighbourhood Plan using a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated below:

Policy	Times used	In accordance	Against policy	Commentary
Proposal	Completed	In progress	Not yet started	Commentary
Project	Completed	In progress	Not yet started	Commentary

7.10 The reports will also include a listing of all planning applications in Whittington & Fisherwick and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful influencing planning and development decisions.

7.11 A more comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update of evidence and the Policy context, will be undertaken at five year intervals. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Plan is necessary.

## Glossary

**Affordable housing** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the housing market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity** A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

**Backland Development** - one or more dwellings on a parcel of land which lies generally behind the line of existing frontage development, has little or no frontage to existing public highway and is piecemeal development in that it does not form part of a larger area allocated for development

**Basic Conditions Statement (BCS)** A qualifying body has to consider how it will demonstrate that its Neighbourhood Plan will meet the Basic Conditions that must be met if the plan is to be successful at independent examination. The BCS is a report to demonstrate to the independent examiner that its draft Neighbourhood Plan meets the basic conditions.

**Biodiversity** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Community Infrastructure Levy** A tariff charged on development to secure funding towards infrastructure that is essential to meet the needs of the development. When the plan is made, 25% of CIL raised in the Plan Area can be spent on infrastructure projects in the plan area.

**Conservation Area** Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

**Demographic patterns / changes** The make-up of the population of a particular area in terms of birth-rates, the age profile, new migrants etc. and how this changes over time.

**Density (of development)** The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

**Designated area** An area defined by a line on a map which, by virtue of statute, enjoys a degree of protection from development that would impact adversely on the wildlife, landscape or other natural asset within its boundary. There are also built heritage designations such as Conservation Areas.

**Development** Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission (see also “permitted development”).

**Development Management** The process through which a local planning authority considers a planning application and whether it should be given permission.

**Development Plan** This includes adopted council development plan documents such as core strategies and any future adopted neighbourhood plans setting out the authority’s policies for the development and use of land.



**Development Plan Documents (DPDs)** DPDs are adopted plans and documents that form part of the development plan. Once adopted, planning decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs can include core strategy, land allocation plans, area action plans, and neighbourhood plans.

**Employment land** Land allocated / reserved for industrial and business use.

**Evidence base** The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.

**Five Year Housing Land Supply** An identified supply of specific deliverable sites sufficient to meet housing requirements over a specified five-year period, collated annually.

**Floorspace** The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net floorspace excludes ancillary areas.

**Green Infrastructure (GI)** Green spaces in towns, villages or elsewhere, serving different purposes, which together form a network that can provide local communities with a better environment and quality of life and help wildlife.

**Greenfield Land or Site** Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

**Gypsy, Roma and Traveller Communities (for planning purposes)** Communities consisting of persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

**Habitat** An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

**Habitats Regulations** A set of government regulations (currently the Habitats and Species Regulations 2010), which sets out requirements within England regarding the protection and enhancement of important natural assets, giving expression to various European Directives, International Conventions and national statutes.

**Heritage Statements** are required as part of the information submitted with planning related applications when the proposed development might affect an archaeological site or historic building. The requirement for Heritage Statements is included in the National Planning Policy Framework.

**Household** A person living alone or a group of people living together at the same address and with common housekeeping.

**Housing Needs Survey** A survey of households which assesses affordable housing needs across a defined area, looking at criteria such as housing conditions, overcrowding and household incomes and comparing these with housing costs and availability.

**Housing requirement** The amount of housing that has to be built in a given period to meet needs and demands. This is calculated separately for Lichfield District, although the Council must cooperate with neighbouring authorities and other relevant bodies in arriving at the final requirement figure(s).

**Independent Examination** The process by which an Independent Examiner examines a Neighbourhood Plan to ensure it meets the basic conditions.

**Infill development** Building on a relatively small site between existing buildings.

**Information and Communication Technologies (ICT)** Telecommunications networks such as telephone lines, mobile phone masts and broadband infrastructure.

**Infrastructure** The physical entities (e.g. roads, railways, sewers, pipes, telecommunications lines) necessary for communities to function and move around.

**Localism** The Localism Bill was published in 2010. It set out a series of proposals to shift power from central government towards local people, including: flexibilities for local government; rights and powers for communities and individuals; reforming the planning system (including Neighbourhood Planning) and more local decisions about new housing.

**Limited infilling** Infill development which is particularly small in scale, occupying small gaps between buildings comprising one or two, rather than several dwellings.

**Local Plan** The documents and maps that make up the plan for the development of a local area such as Lichfield. In this case an adopted Lichfield Local Plan and the emerging Allocations Document.

**Local Planning Authority** The council which is charged with plan making and determining planning applications for an area. In the case of the Neighbourhood Plan it is Lichfield District Council (LDC).

**Low Cost Market Housing** Usually refers to new build dwellings that are sold for 100% owner occupation but at a price that is discounted from the price than they could be sold for on the open market. These are not part of the definition of affordable housing.

**Whittington & Fisherwick Parish Council (W&FPC)** The responsible body for the Neighbourhood Plan, albeit that the Plan has been prepared through a Steering Group (SG) comprising local people and Parish Councillors.

**National Planning Policy Framework (NPPF)** A Government document that sets out the Government's planning policies for England and how these are expected to be applied.

**Natural and semi-natural greenspace** Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies.

**Neighbourhood Plan** A plan prepared for a defined area by a Parish or Town Council – the “qualifying body”. Once accepted by the local community through a Referendum, the neighbourhood plan will form part of the Development Plan.

**Local Economic Partnership (LEP)** Business led strategic organisations responsible for promoting and developing economic growth funded by local authorities and Central Government. In the case of this plan, two LEPs operate; the Staffordshire & Stoke LEP and the Greater Birmingham & Solihull LEP)

**Open market residential development** Housing for sale or rent on the open market, without restrictions regarding occupation or price.

**Open Space** Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

**Permitted Development** Certain limited or minor forms of development that may proceed without the need to make an application for planning permission, detailed in the General Permitted Development Order (GPDO). You can make certain types of changes to your house without applying for planning permission. They derive from a general planning permission granted by Parliament.

**Phasing (housing)** How the building of housing is spread over time within a defined area or on a large housing site. The orderly development of housing can be achieved through a phasing plan – hence ‘Phase 1’ or ‘Phase 2’ of a development.

**Planning Obligation** A planning obligation is a binding legal agreement under Section 106 of the Town and Country Planning Act 1990. It binds one or more parties to an agreement to deliver either actions or financial contributions required in association with development.

**Presumption (in favour of sustainable development)** The key principle of the NPPF (S. 14) for plan making and decision taking. Planning policies should follow the approach so that it is clear that development which is sustainable is approved without delay. This means that Local and Neighbourhood Plan policies should be worded positively.

**Previously Developed Land (PDL) or ‘Brownfield’ Land.** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments and land that was previously developed but where the remains of the permanent structures have blended into the landscape over time.

**Qualifying Body** The Neighbourhood Planning Regulations 2012 require a Qualifying Body to be appointed to be responsible for preparing the neighbourhood plan and taking decisions relating to it. Whittington and Fisherwick Parish Council is the Qualifying Body for this plan.

**Renewable energy** produced using renewable sources such wind, water or biomass. Off shore renewable projects such as offshore wind or wave power are dealt with by the Marine Management Organisation and the Infrastructure Planning Unit rather than local planning authorities.

**Resilient communities** This term is applied to communities’ ability to help themselves in the face of an emergency. However, in this document it refers more to the degree to which communities can be self-sustaining through the retention of a working population, workplaces, services etc.

**Safeguarding** The protection of valuable areas of land from disturbance and/or development, due to the presence of natural assets, mineral resource or possible future proposals (such as a bypass line).

**Social rented housing** This is (affordable) housing owned by local authorities or other registered providers for which guideline target rents are determined nationally or locally.

**Statement of Community Involvement (SCI)** The Parish Council's approach to involving the community in the neighbourhood planning process.

**Statutory Weight** Policies and plans prepared under the Town and Country Planning Acts once adopted have statutory weight under Section 38. In other words, planning decisions must be made in accordance with these plans once they have been adopted.

**Strategic Environmental Assessment (SEA)** This is a systematic decision support process, to ensure that environmental and other sustainability aspects are considered effectively in policy making. The form and content of SEAs is determined by UK government and EU legislation and guidance.

**Strategic Housing Land Availability Assessment (SHLAA)** Identifies sites with potential for housing, and assesses their housing potential and when they are likely to be developed, with a view to achieving a five-year supply of deliverable housing land.

**Strategic Housing Market Assessment (SHMA)** An assessment of the scale and mix of housing and the range of tenures that an area is likely to need over the plan period in order to meet household and population projections, taking account of migration and demographic change.

**Sustainability Appraisal (SA)** The process of weighing and assessing policies for their global, national and local sustainability implications for the environment, the economy & society to incorporate a Strategic Environmental Assessment (SEA) to comply with EU Directives.

**Sustainable development** Defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. The Government makes clear that sustainable development has economic, social and environmental dimensions.

**Sustainable Urban Drainage Systems (SUDS) and Rural SuDS.** A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. Rural Systems are a collection of structures used to mimic natural processes.

**Tandem Development** This consists of a dwelling or dwellings immediately behind an existing residential frontage which are served by a shared access.

**Tenure (housing)** The ownership or rental status of dwellings – i.e. whether they are owner-occupied privately rented, rented from housing associations or rented from local authorities.

**Use Classes Order** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of the types of use which may fall within each use class.

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4** Drinking establishments - Pubs, wine bars & other drinking establishments (not night clubs).

**A5** Hot food takeaways - For the sale of hot food for consumption off the premises.

**B1** Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

**B2** General Industrial - Use for industrial process other than one within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8** Storage or distribution - This class includes open air storage.

**C1** Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**C2** Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**C2(a)** Secure Residential Institution - Use for secure residential accommodation, including a prison, young offenders' institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or military barracks.

**C3** Dwelling houses - this class is formed of 3 parts:

**C3(a)** covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

**C3(b)** up to six people living together as a single household and receiving care e.g. supported housing schemes e.g. those for people with learning disabilities or mental health problems.

**C3(c)** allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4** Houses in multiple occupation - small shared houses (3-6 unrelated individual occupants) as the only or main residence, sharing basic amenities such as a kitchen or bathroom.

**D1** Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts Non-residential education and training centres.

**D2** Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** - Uses not falling in any use class and are considered 'sui generis', including: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles, retail, warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

**Viability Assessment** Compares the likely broad value of planned development likely to come forward over the plan period with the likely costs and constraints, in order to understand the deliverability of the plan and provide certainty and sustainability.

**Windfall Development** - Sites which have not been specifically identified as available in the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.