



**THE PARISH OF COLWICH**  
**COLWICH NEIGHBOURHOOD**  
**DEVELOPMENT PLAN**

**2011 – 2031**

**Produced by Colwich Parish Council.**



# Colwich Neighbourhood Plan

## Foreword,

Welcome on behalf of Colwich Parish Council to the plan for the future of Colwich & the Haywoods

Work on this Neighbourhood Plan commenced following an opportunity offered in the Government's Localism proposals in early 2011. To achieve its completion has taken considerable effort, and is no small achievement.

This Plan has been generated from a wide variety of surveys and consultation events including public meetings with residents and other stakeholders, businesses, landowners and developers. Throughout its preparation, we have kept all parties informed through meetings, the Parish web-site, Social Media and the Parish Newsletter.

Much of the work behind this plan has been carried out on a voluntarily basis by Colwich Parish Council's Neighbourhood Plan committee, complimented by a number of residents who were co-opted to bring additional expertise and experience. Additional support and assistance has been provided by officers of Stafford Borough Council, Planning Aid and the Staffordshire Wildlife Trust. Although we have enlisted the help of a paid administrator, we have been determined to complete as much as possible of the plan by ourselves so that we can say it has been prepared by and for the people who live and work in the Parish of Colwich.

This Plan now describes the desires, hopes and aspirations of the majority of Parish residents and stakeholders for the Parish through to 2031. We will take the opportunity to review the plan every 5 years or so to ensure that circumstances and events haven't demanded that some aspects require reconsideration.

Finally, on behalf of Colwich Parish Council and our fellow residents, as Chairman of CPC it just remains for me to add my deepest thanks and appreciation to every single one of those involved with this plan. Whether from simply completing a survey form, right through to spending considerable time and effort by being involved in the committees with research, analysis and document generation. Without your help and contribution this would not have been achieved.

Andrew Cooper  
Chairman  
Colwich Parish Council 2016

# Colwich Neighbourhood Plan

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# Colwich Neighbourhood Plan

## 1. Executive summary.

Colwich Parish Council has been proactive in writing an ambitious Neighbourhood Plan. The Plan will guide future residential and commercial development in Colwich, Wolseley Bridge and the Haywoods. This summary outlines the policies and proposals in the plan and guides the reader in accessing further information in the Plan.

To meet the present huge requirement for housing Stafford Borough Council has established a Sustainable Settlement Hierarchy with Stafford at the top, taking the bulk of development, followed by Stone, then Key Service Villages (KSV) and finally the rural areas. The KSVs are villages that the Borough Council believe have the capacity to deliver sustainable communities and limit the need to travel to Stafford and Stone. Two KSVs have been identified in Colwich Parish. They are Gt. Haywood and Lt. Haywood/Colwich.

The increased need for housing and the Government's relaxation of planning law is allowing developers to meet demand. Having a Neighbourhood Plan is an effective way to direct that development. The policies in the Plan are designed to meet the objectives for addressing the needs and wants of residents. These are grouped under the following headings:

### **Economy. (Para 8.2)**

Using information from questionnaires we will promote retail facilities and services in the centre of the villages. In the Plan we anticipate opportunities for commercial development and what should be provided to meet residents' needs. The Plan also looks at the part tourism plays in our community both in terms of benefits and challenges.

### **Transport (Para 8.3)**

The Plan looks at ways of reducing traffic and encouraging walking and cycling. Technology has a part to play by reducing the need to travel and by making travelling easier.

### **Communities (Para 8.4)**

Our Neighbourhood Plan sets the scene for appropriate development in the villages to preserve the heritage, sustainably manage our communities, and provide appropriate 21<sup>st</sup> Century services and facilities for residents. It is important that we meet local housing need so we focus on the provision of small but well-designed houses for our young people and for our ageing population.

Settlement Boundaries have been drawn around our villages, within which development is supported.

In meetings with the Council residents told us they wanted additional improved sports and recreational facilities. The Parish Council has used existing funds to provide a Multi-Use Games Court, a BMX track and a Skateboard Park on the Jubilee Playing

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Fields. When the Community Infrastructure Levy is brought into Stafford Borough we will use contributions from developers to fund new facilities in the Parish.

Health services are not forgotten and support is given in the Plan for the provision of health and care services.

### **Environment (Para 8.5)**

Villagers value the local historic heritage and, thanks to the Haywoods Society, a refreshed Village Design Statement is available to guide development. An example where heritage and recreation could come together is in area opposite Gt. Haywood canal junction.

Our rural setting is valued by residents and visitors alike and the Neighbourhood Plan has identified Local Green Spaces which are important areas of the Parish to be protected from development.

Staffordshire Wildlife Trust has been commissioned to survey key areas in the Parish and these will contribute to our Green Infrastructure Plan.

Renewable Power Generation can have a wide range of benefits as well as problems and the more environmentally friendly ones are supported in our policies.

### **Infrastructure (Para 8.6)**

Parking and access need to be managed in the Parish without disrupting the character of the villages. Therefore opportunities will be sought to improve access and parking when development occurs.

Flooding is a problem which, with Climate Change, is forecast to get worse and our policies build on the Local Plan policies to address specific local issues.

Allotments. The demand for allotments has increased and the Plan will encourage the identification of a site to enhance the existing provision.

Burial facilities. Villagers have long identified the need for increased burial space in the Parish. CURB (Colwich Union of Remembrance and Burial) has identified a site off the A51 which is undergoing a feasibility study.

The Neighbourhood Plan has been written to preserve our environment and deliver a supportive community fit for the future where there is good appropriate housing, employment opportunities and a valuable range of services and facilities for locals and visitors.

# Colwich Neighbourhood Plan

## **2. INTRODUCTION.**

### **2.1 Neighbourhood Plans.**

New legislation brought in by the Localism Act 2011 seeks to enable communities to come together to shape the development and growth of their local area through the production of a Neighbourhood Plan.

### **2.2 Scope and content of the plan.**

The Colwich Neighbourhood Plan contains a vision for the future development of the Parish and policies aimed at achieving that vision. Many issues were raised by Colwich Parish residents during the consultation and engagement stages of Neighbourhood Planning but only land use issues can be addressed by a Neighbourhood Plan. Appendix D lists issues raised which are not land use issues and therefore outside the scope of this Plan but which the Parish Council aspires to address.

### **2.3 The status of the plan in the planning process.**

Following successful independent Examination and public referendum, the Colwich Neighbourhood Plan will, together with the Plan for Stafford Borough (PFSB), form the development plan and will be used to determine planning applications for the area.

### **2.4 The reasons for producing a Neighbourhood Plan.**

In 2009 Stafford Borough Council, as part of the preparation for the Local Plan, called for individuals and organisations to put forward sites that they were willing to have developed so that they could be considered as part of the Local Plan process. The locations and number of sites put forward alarmed local residents and in response the Parish Council enthusiastically took up the opportunity to produce a Neighbourhood Plan which will shape and influence future development.

### **2.5 Individuals involved in the production of the plan.**

The Parish Council is the qualifying body legally responsible for producing the Neighbourhood Plan. This task was delegated to a Neighbourhood Plan Committee in January 2012 which was later expanded to include non-members of the Council and a consultant was appointed to manage the process of producing the plan. Other residents, planning experts and local organisations have contributed their skills in advising on particular parts of the plan.

### **2.6 The Neighbourhood Plan Area.**

Colwich Parish Council felt that there were a number of important sites across the parish so decided to ask that the whole of the Parish be the Designated Area.

### **2.7 Designating the neighbourhood area.**

The Colwich Neighbourhood Plan Area was designated following Stafford Borough Council's approval on 7th February 2013. The Neighbourhood Plan Area equates to all land within the Parish boundary and is shown in Map 1 below.

### **Map 1. The Neighbourhood Plan Designated Area (Neighbourhood Area).**

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## 2.8 The plan period.

Colwich Parish Council has decided that the Plan shall match the plan period of the Plan for Stafford Borough which is 2011-2031.

### 3. Planning policy context.

#### **3.1 The Basic Conditions.**

In accordance with the legislation, The Localism Act 2011 stipulates that Neighbourhood Plans must meet the Basic Conditions set out in Paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990. To meet these the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the local area,
- be compatible with European Union(EU) and European Convention on Human Rights (ECHR) obligations.

#### **3.2 The National Planning Policy Framework(NPPF).**

The Framework sets out the Government's planning policies for England and came into effect in March 2012. Neighbourhood Plans are required to have regard to the Framework. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.

#### **3.3 The NPPF and sustainable development.**

The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Sustainable Development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The Framework also introduces a presumption in favour of sustainable development. It adds that this should be the 'golden thread' that runs throughout plan-making and decision – taking on planning applications.

#### **3.4 The NPPF and Neighbourhood Planning.**

The Framework states that Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies. It adds that, outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area.

#### **3.5 The Stafford Borough Local Plan.**

The Plan for Stafford Borough, which sets out strategic policies, identifies Strategic Development Locations for housing and employment and more detailed topic based policies for deciding planning applications was adopted on 19th June 2014. The Neighbourhood Plan must be in general conformity with the strategic policies of The Plan for Stafford Borough. Part 2 of the Plan for Stafford Borough is still emerging and as such, is not an adopted planning document. However, evidence relating to it provides relevant background information which has been considered in the production of this Neighbourhood Plan.

#### **3.6 European Union obligations.**

Neighbourhood Plans must be compatible with EU and ECHR obligations. Stafford Borough Council performed a Screening Assessment(SA) in the draft stages of the



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Neighbourhood Plan to identify if any significant environmental effects are likely to occur as a result of the Plan and if the Plan is subject to a Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA). The Screening Assessment, which is accompanied with the Neighbourhood Plan identified that no significant environmental effects were likely to occur and no other assessments were required.

### **3.7 The Plan for Stafford Borough and the Colwich Neighbourhood Plan.**

As part of the development plan for the area the Colwich Neighbourhood Plan must be in general conformity with the strategic policies in the Plan for Stafford Borough. In its sustainable settlement hierarchy the Plan for Stafford Borough has identified those settlements with the capacity to deliver sustainable communities and to limit the need to travel to Stafford and Stone. The PFSB Spatial Principle 4 sets out a settlement hierarchy and identifies settlements with the capacity to deliver growth and future development. This hierarchy identifies 11 key services, 2 of which are Gt. Haywood and Colwich/Lt. Haywood. The total housing allocation for all eleven KSVs for the Plan period was 1,200 houses.

In calculating the potential for sustainable development in Colwich Parish the decline in its facilities has been taken into account in the Neighbourhood Plan.

### **3.8 Cross border issues.**

Rugeley Town Council and the Parish Councils of Colton, Blithfield, Hixon, Brindley Heath, Ingestre with Tixall, Brocton, Berkswich and Weston with Gayton were contacted. Meetings were held with Brindley Heath, Ingestre with Tixall and Brocton to discuss issues and all bordering councils have been given copies of the pre-submission Neighbourhood Plan and asked to comment.

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## 4. The Neighbourhood Area.

### 4.1 Context.

4.1.1 In 2008 Stafford Borough was identified as a growth point by the previous government because of its location, its potential for regeneration, its need for substantial affordable housing and the need for new infrastructure improvements such as transport and communications, healthcare, education, recreation and leisure. The Borough Council remains committed to the growth objectives that it adopted at that time

4.1.2 The Parish is situated in the south-east corner of Stafford Borough and had a population of 4528 in 2011. To the south it adjoins Cannock Chase District and to the east the Borough of East Staffordshire and Lichfield District. It is surrounded by the parish and town councils of Rugeley, Colton, Blithfield, Weston, Hixon, Ingestre with Tixall, Berkswich, Brocton and Brindley Heath. The County Town of Stafford is 5 miles away in a direct line but 7 miles away by road. The Parish has an area of 28,750 sq. metres of which 26,773 is greenspace. (93% against 91% in Stafford Borough as a whole).

### Map 2. Showing relationship of settlements.



### Villages.

4.1.3 Gt. Haywood, the most northerly village, had a population of 1,844 in 2011. It has two schools, a pub, a restaurant, post office, three shops, a canal-side cafe, a pharmacy, doctor's surgery, dentist, Catholic Church, Anglican Church, one village hall and a social club. There is a very strong link between Gt. Haywood and J. R. R. Tolkien who lived in the village in 1916-17. He walked extensively in the area,

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worshiped at St. John's church and wrote his first mythological stories while convalescing in a cottage there after the Battle of the Somme.

4.1.4 The centre of Gt. Haywood is a Conservation Area where historic buildings are focused around the Main Road, creating a strong building line, an enclosed setting and inviting views. Its two places of worship, grand houses and small cottages all possess distinctly different architectural styles with a wealth of surviving classical features that lend an elegance to the village. The estate cottages, with surviving railings and steps, create an estate village feel.

4.1.5 The River Trent, River Sow and the Trent and Mersey Canal meandering through the parkland divide Shugborough Estate from the village but in doing so provide several peaceful character areas. Striking landmark bridges of stone, brick and cast iron, reflect the development of the railways and the canal network and provide the historical links between the village and the estate

4.1.6 Shugborough Estate includes 17th century Shugborough Hall, two well-preserved Model Farms demonstrating development in agriculture during the 19th century, and a collection of monuments and structures, many listed at Grade I and II\*, reflecting the travels and history of the Anson family.

4.1.7 The village is separated from Lt. Haywood and Colwich by a sandstone bluff known as The Butts.

4.1.8 Lt. Haywood/Colwich are defined as one Key Service Village although the two communities are divided by the West Coast main railway line. Lt. Haywood had a population of 1,976 in 2011. It has one shop and two pubs. Colwich had a population of 317 in 2011. The village has an Anglican Church and school. Part of the settlement spills over the A51 to include a group of executive houses around a nature reserve. It also extends down the A51 towards Wolseley Bridge.

4.1.9 Lt. Haywood and Colwich have building types from several eras: the 13th century Church of St. Michael and All Angels, 16th and 17th century cottages; 19th century farms, railway architecture; and Victorian houses, all reflecting the development of the villages through time. Within the Colwich and Lt. Haywood Conservation Area there is a relatively well-preserved street pattern, with ancient lanes and a greenway still in existence. A wealth of mature trees lining Main Road complement the historic buildings and create screens and focal points in the street scene. Native holly hedges, stone walls and contrasting orange brick walls, define spaces and create a sense of enclosure and movement through the street scene. More elevated parts of Lt. Haywood have dramatic, unspoilt, views of Cannock Chase.

4.1.10 The Haywood's Historic Environment Character Assessment(HHECA) is dominated by the Grade I Registered Park and Garden of Shugborough. The Assessment identified this zone (HHECZ 1) as having the highest value in terms of surviving and potential historic environment assets. The other zones which scored highly included the historic cores of Gt. Haywood, Lt.

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Haywood and Colwich. The zone covering The Butts and land around Coley and the zone east of Colwich village and north of Bishton are also zones where the historic environment would be sensitive to large and medium scale change. The historic landscape character of both of these zones originated from former arable open fields of medieval origin, which continue to be legible within the current landscape in the form of post medieval piecemeal enclosure. These field systems were closely associated with the historic settlements within the Assessment area. Even in the zones identified as having the least impact upon the historic environment there are still likely to be impacts upon particular aspects of the historic environment in these zones and mitigation strategies may be required should development proceed. HHECZ reports in Appendix 3 of the Haywoods Historic Environment Character Assessment provide summaries of the historic environment considerations recommended for each zone.

### Hamlets and settlements.

4.1.11 In the remainder of the parish the population was 390 in 2011. The hamlets continue the linear development pattern along the Trent valley.

4.1.12 The hamlet of Wolseley Bridge is centred on the bridge that gives it its name. The bridge carries the A51 over the Trent. North of the river is a small group of houses and a petrol filling station with integral Post Office. Just south of the bridge is a 3000m<sup>2</sup> garden centre with a large car park and restaurant. South of that again is the headquarters of Staffordshire Wildlife Trust set in extensive grounds which include an exclusive development of 9 houses. On the opposite side of the A51 the historic Wolseley Arms pub/restaurant occupies the corner site and on the other side of the A513 is a restaurant and a number of small retail premises. About 1km west on the A513 a shooting school has expanded to provide premises for a number of retail and service businesses.

4.1.13 Bishton is an easterly continuation of Wolseley Bridge but distinctive in character. There is an independent preparatory school, Bishton Hall (a Grade 2 listed Georgian mansion), and about 20 houses in the hamlet.

4.1.14 Moreton is a scattered settlement of three farms, ten private houses and a boarding house for autistic children reached via Bishton Lane with another farm and four houses reached via Tolldish Lane.

4.1.15. Tolldish is a hamlet at the junction of roads and public footpaths in the north and east of the Parish.

4.1.16. Hoo Mill, in the far north of the Parish, is mainly known for its small marina but is also home to some small businesses.

### **4.2 Economy.**

4.2.1 Colwich has very little employment and what there is, is in the service industry. There are two non-retail employment areas in Gt. Haywood, none in Lt. Haywood, one in Colwich and one in Wolseley Bridge. All of these are compact.

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4.2.2 Research via a number of sources identified 111 businesses in the Parish. These businesses are mainly small. 394 people in the Parish are self employed – up from 360 in 2001. The larger enterprises rely on visitors for income.

4.2.3 One local pub has shut and another has been through a difficult time.

4.2.4 The 2011 Census shows that employment in agriculture has declined to 46 and the 2012 Employment Land Review forecasts a continuation of the downward trend. Agricultural diversification has led to the provision of fishing and shooting facilities and barn conversions.

### 4.3 Transport.

4.3.1 In the Middle Ages the road through the parish became increasingly important, being part of the main London to Chester road. Nowadays the main north/south route is the A51 which bypasses the villages. The canals were added in the 18th century and then the railways followed in the 19th century. The Trent & Mersey Canal, the rail route to Stafford and the Rivers Trent and Sow define the village boundary to the south and west. The road links to the County Town of Stafford are mostly winding and narrow. More direct are the routes to the smaller towns of Stone and Rugeley via the A51 which runs in a cutting to the east bypassing the main population areas in the Parish. The A513 runs east west through the Parish following the Trent valley and links southern Stafford with the north of Rugeley. From the centre of the Parish off-peak journey times are 17 min to Stafford, 20 mins to Stone and 12 mins to Rugeley. Journeys to Stafford are prone to considerable congestion.

4.3.2 The nearest of the two Rugeley Train Stations is Rugeley Trent Valley. The proposed HS2 line will curve around to the north of the main population area coming within less than 500m of houses in the north of Gt. Haywood. The line is planned to open for passengers in 2033 but will not provide local services.

4.3.3. There are three bus routes through the parish linking it with Stafford, Rugeley and Hixon.

### 4.4 Community.

4.4.1 The Plan for Stafford Borough sets out the strategic policy context for Colwich Parish. Of the 1,946 households in the Parish, 621 have heads of the household who are over 65 and well over a third live on their own. In total a quarter of households only house one person - slightly lower than the Borough average.

4.4.2 At the end of 2013 there were 1038 detached dwellings, 553 semi-detached, 233 terraced houses and the remaining 199 were flats, maisonettes or apartments. The number of houses owned outright increased by 38% between 2001 and 2011 whilst the number of householders with a mortgage decreased by 29%. Shared ownership tripled over the same period to 14. The number of social-rented properties stayed constant at 147. This might be further reduced by the impact of the government's Right to Buy scheme.

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## 4.5 Environment.

### Landscape and Geology.

4.5.1 The Parish straddles three National Character Area landscapes: Cannock Chase and Cank Wood in the south; the Trent Valley Washlands occupying the valley floor of the Trent, and the northern parts of the Parish, which include the main populated areas, falling within the Needwood and South Derbyshire Claylands.

4.5.2 Around half of the Parish lies within the Cannock Chase Area of Outstanding Natural Beauty(AONB). Whilst much of the AONB falls within the Character type Sandstone Hills and Heaths<sup>1</sup> the north eastern part of the AONB extends into the Riparian Alluvial Lowland landscapes flanking the River Trent. Some of these areas have suffered some erosion of strength of character and loss of condition of landscape elements, as referred to in the text. In these areas there is a particular need to encourage landscape conservation schemes such as hedgerow maintenance, habitat creation and tree and woodland planting, to stem the decline in landscape quality that will otherwise become more evident.

4.5.3 To the north of the Trent, much of the land falls within the character type Settled Farmlands in the Needwood Claylands. The area to the east of Gt. Haywood extending to Moreton Brook has a policy objective of Landscape Maintenance within the Supplementary Planning Guidance, which indicates high strength of character and a landscape in good condition, where there is a need to ensure that development should be unobtrusive and does not lead to loss of characteristic features.

4.5.4 Green Belt is defined to the south of the Parish bounded first by the A513 and then the A51 to the Parish Boundary which it follows east across Cannock Chase.

4.5.5 With so much of the AONB in Colwich Parish, some of the Key Issues affecting the management of the AONB<sup>2</sup> are especially pertinent to the Parish.

These include:

KI6 Pressure for development, its quality and impacts may change the character of the AONB landscapes and its setting.

KI7 Encroachment of urban elements into landscapes.

KI9 The development of major new housing provision immediately surrounding the AONB may significantly increase the impact of regular visitors to localised areas.

KI12 Field patterns and habitats continue to deteriorate due to lack of hedgerow maintenance.

KI13 Maintaining historical features within the landscape.

KI15 Protection and enhancement of biodiversity and geodiversity is essential to the landscape. Connections need to be made between the biodiversity and geodiversity within the AONB and the landscapes surrounding it.

KI18 The increasing impact of visitors on designated sites, such as the Special Area of Conservation(SAC), means greater pressure on other areas and implies greater needs to manage their visits.

KI21 Maintaining views from and into the AONB.

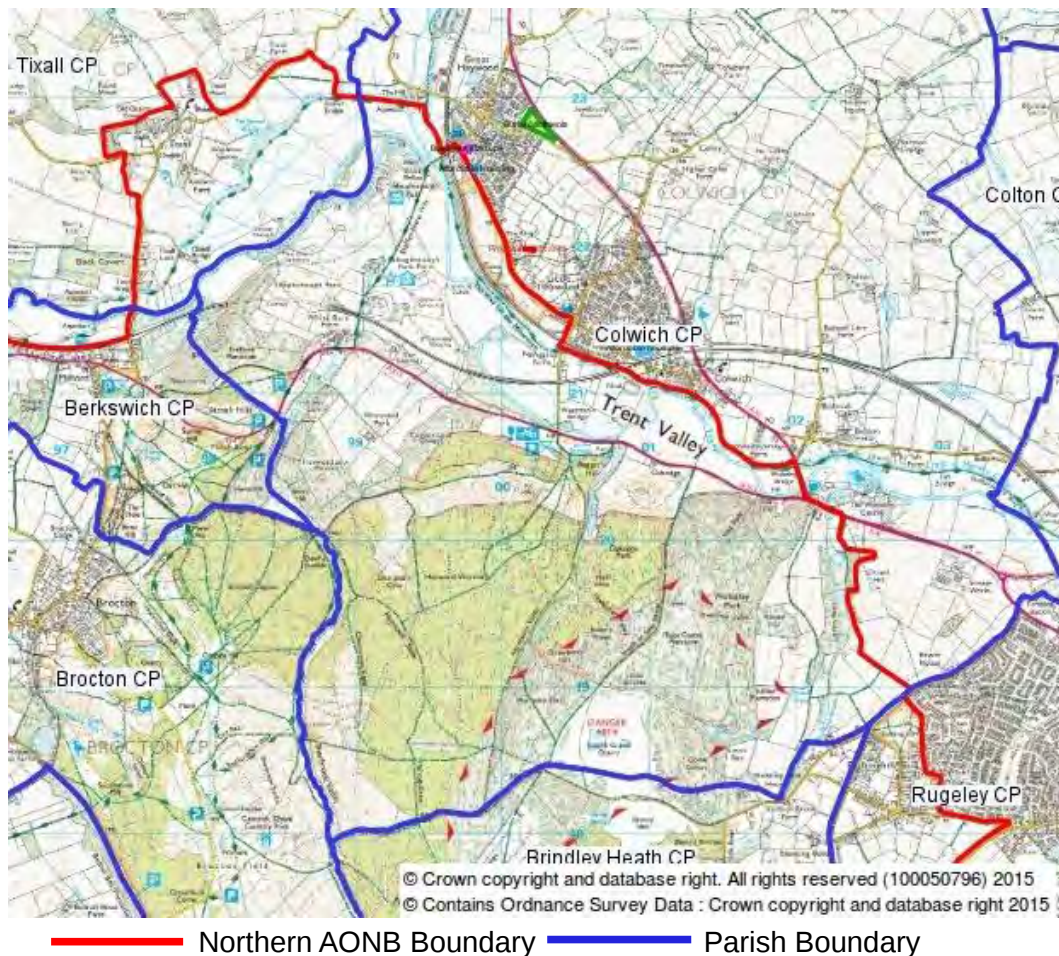
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1 County Landscape Character Assessment Planning for Landscape Change

2 Cannock Chase AONB Management Plan 2014-2019

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Map 3. Cannock Chase Area of Outstanding Natural Beauty.



4.5.6 The AONB was created in 1958 and covers a large part of the south of Colwich Parish. It coincides closely with the Sandstone Hills and Heaths identified in former Supplementary Planning Guidance by Staffordshire County Council<sup>3</sup>. The northeastern extremity of this in the Parish ends at Cliffs Caves, a Regionally Important Geological and Geomorphological Site (RIGS) of Triassic sandstone which is part of The Butts. In their policy map Staffordshire County Council<sup>3</sup> show The Butts and surrounding area as an area for Landscape Maintenance; ie the protection of existing features and patterns in the landscape will be important.

4.5.7 North from here the land is red marl and there are extensive red marl pits across the area. This is an area of 'settled farmland' with an Agricultural Land Classification of Grade 3 (Good to Moderate). To the southwest the riparian alluvial lowlands of the Trent flood plain are naturally flat. Hedges have all but disappeared from the water meadows being reinforced or replaced by post and wire fencing.

4.5.8 South of the Trent a substantial portion of the AONB covers the Shugborough Estate. The Estate consists of a classical mansion built in 1693 and much expanded in the mid 1700s. The National Trust took over the estate in 1966 and Staffordshire County Council took a 99 year lease on the majority of it. The house and its Georgian

<sup>3</sup> Planning for Landscape Change. Staffordshire County Council.

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farmhouse, mill and walled garden are surrounded by parkland. There is a tea room and shops, a museum and an arboretum. Regular large events are held in the grounds. Shugborough Outdoor Centre provides children's facilities for canoeing, archery and BMXs.

4.5.9 Further south still the Shugborough Estate gives way to Cannock Chase. The Chase is a mixture of natural deciduous woodland, coniferous plantations and open heathland. The landscape owes much to the underlying Triassic bunter sandstone. Despite being relatively small in area, the Cannock Chase part of the AONB provides a remarkable range of landscape and wildlife, including a herd of around 800 fallow deer and a number of rare and endangered birds.

4.5.10 In the extreme south of the Parish is a working sand and gravel quarry. Most of Gt. Haywood and Colwich and the south part of Lt. Haywood are in the Mineral Safeguard Area for sand and gravel.

### Natural.

4.5.11 The 1000 year floodplain covers the area south and west of the Trent and Mersey Canal. The 100 year floodplain extends to cover Hoo Mill, the Mill site off Mill Lane, Meadow Lane between the railway bridges and, in Wolseley Bridge on the river side of the petrol station.<sup>4</sup> North and east of the floodplain and the AONB the land is free-draining acid soil over rock up to the higher ground north and east of the present villages. From there it becomes a slightly acid loamy and clayey soil with impeded drainage.<sup>5</sup> The whole area is designated as a Nitrate Sensitive Zone.

4.5.12 Development in the Parish has been constrained to the South and West by the valley of the Trent and its floodplain, two canals and two railway lines. The A51 trunk road is a constraint to the north and east. East of the A51 a broad ridge consists of mixed farmland with isolated groups of farmhouses and isolated buildings. Between Gt. and Lt. Haywood a sandstone formation (The Butts) has discouraged building out of the valley and also constitutes a natural boundary between the two villages.

4.5.13 Much of the escarpment to the south of the A513 is part of the Cannock Chase Special Area of Conservation. Cannock Chase Site of Special Scientific Interest (SSSI) stretches along the northern slope of the Chase as far east as Seven Springs.<sup>6</sup> The Stafford Brook SSSI includes grassland and woodland around the stream.

The 4ha Colwich Brickworks site is a Local Wildlife Site and managed as a Nature Reserve by Staffordshire Wildlife Trust.

4.5.14 Environmental Stewardship is an agri-environment scheme run by Natural England that provides funding to farmers and other land managers in England to deliver effective environmental management on their land. Around half of the Parish's land area is in an Environmental Stewardship or Woodland Grant scheme.

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4 Environmental Agency Flood Map for Planning

5 Cranfield University Soilscales Map

6 Magic Map (Defra)



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### 4.5.15 Rivers

The River Trent forms the boundary of both the north west and south east corners of the Parish. On the way it is joined by the River Sow. The confluence is just west of Essex Bridge in Gt. Haywood.

### 4.5.16 Streams

- a) Pasturefields Brook defines the north boundary of the Parish and does useful work at the sewage treatment works near the hamlet of Farley Corner before feeding into the Trent.
- b) Sytch Brook which rises near Moreton has to be moderated by a balancing pond as it enters the built up area of Gt. Haywood.
- c) Stafford Brook comes into the Parish from the south and flows into the River Trent in the grounds of Staffordshire Wildlife Trust. It is home to otters and White-clawed Crayfish.
- d) Water rising at Severn Springs on Cannock Chase has a short route under the A513 to the River Trent west of a water meadow which has had the benefit of work to enhance its environmental value.
- e) From Sherbrook Valley the Sher Brook runs through the water treatment site at Shugborough and crosses under the road to feed the mill leat and then to the River Trent. Contains protected White-clawed Crayfish.

4.5.17 Tree Preservation Orders cover a significant number of trees in the Parish. Many of the hedgerows in the Parish are 'important' within the meaning of the Hedgerow Regulations 1997.

4.5.18 Light pollution generally is getting worse but some reduction in street lighting has taken place under a County Council initiative.

4.5.19 In the area relating to the Parish on the tranquility map of England<sup>7</sup> only the heart of Cannock Chase scores above average.

### Historic.

4.5.20 The Conservation Area Appraisals for Gt. Haywood and Shugborough, Colwich and Lt. Haywood and the Trent and Mersey Canal have recently been revised. There are over 64 listed buildings, including four Ancient Monuments, in the parish. See Appendix E.

4.5.21 A Historic Environment Character Assessment of The Haywoods was carried out in 2009. The Haywoods' Historic Environment Character Assessment is dominated by the Grade I Registered Park and Garden of Shugborough. The other zones which scored highly included the historic cores of Gt. Haywood, Lt. Haywood and Colwich. Land lying to the west and north of Lt. Haywood and lying to the east of Colwich were also places where the historic environment would be sensitive to large and medium-scale change. The zones identified as having the least impact upon the historic environment lie to the northeast and northwest of Gt. Haywood and to the

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7 CPRE. Tranquility map of England

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east of Lt. Haywood where the field systems have been impacted by the removal of field boundaries during the 20th century. However, even where the scores are low, there are still likely to be impacts upon particular aspects of the historic environment in these zones and mitigation strategies may be required should development proceed.

### 4.6 Infrastructure.

#### 4.6.1 Highways.

4.6.1.1 The A513 is a primary route between Wolseley Bridge and Weeping Cross linking the towns of Stafford and Rugeley. The A51 is a primary route between Chester and Lichfield and as such is sometimes used as an alternative to the M6. This happens mostly when there are problems on the motorway and this clogs up the A51.

4.6.1.2 The A51 was opened in the 60s to take traffic away from the original London Road (Main Road) that still provides the only route through the Parish. Where Main Road goes between the two villages there is only a very narrow footway which is blocked by drifts of leaves in the autumn. Accidents on the A51 cause considerable problems when traffic tries to use Main Road instead.

4.6.1.3 Where the bridge carries the railway over Mill Lane, the most direct route to Stafford, the carriageway is too narrow for a footway and flooding is a common occurrence. In Meadow Lane the situation is even worse as the bridge is too narrow for vehicles to pass and there is no footway. Meadow Lane also has a narrow canal bridge and long narrow bridge over the Trent close to the junction with the A513.

4.6.1.4. The Parish has 63 Rights of Way; both Bridleways and Public Footpaths. Many of these are featured in the Walk Pack available from the Parish Council. The long-distance footpaths The Staffordshire Way and The Way for the Millennium both go through the Parish and the Heart of England Way and Two Saints Way go along the western border. The Sabrina Way long distance path for horse riders goes through Lt. Haywood.

#### 4.6.2 Canals.

4.6.2.1 The Trent & Mersey Canal has its own Conservation Area as it follows the River Trent through the Parish. This has recently been revised. In the 2009 River Basin Management Plan the 2015 predicted ecological quality was good.

4.6.2.2 The Staffordshire and Worcestershire Canal is also in its own Conservation Area from the junction with the Trent and Mersey Canal to the west of Gt. Haywood. It follows the route of the River Sow until they diverge and cross the western Parish boundary.

#### 4.6.3 Railways.

4.6.3.1 The West Coast main railway line divides at Colwich Junction into two branches. One (the old Trent Valley Line) runs through Lt. Haywood and

## Colwich Neighbourhood Plan

Shugborough Park, through the Shugborough Tunnel, and on to Stafford and beyond. The other branch (old North Staffordshire line – 'the Knotty') runs through Lt. Haywood, Haywood Cliffs, Gt. Haywood and then on to Stone and Stoke. There is an hourly service on both lines north and west from Rugeley and services south to Birmingham.

4.6.3.2. The proposed HS2 line will curl around the east and north of the Parish and is expected to cross the Trent valley on a viaduct just north of Tolldish Lane.

### 4.6.4 Foul water.

4.6.4.1 Lt. Haywood and Gt. Haywood are all serviced by the Hixon Sewage Treatment Works at Farley Corner. There is currently limited headroom within the system to accommodate growth in this locality.

4.6.4.2 A second sewage treatment works on the A51 between Wolseley Bridge and Rugeley deals with foul water from Rugeley.

### 4.6.5 Drinking water.

4.6.5.1 Drinking water is supplied by Severn Trent Water. Water is abstracted from a number of boreholes on Cannock Chase. There is some doubt about future capacity.

4.6.5.2 Colwich Parish is in a Surface Water Nitrate Vulnerable Zone in order to control the amount of nitrates put into the soil by way of fertiliser and manure.

### 4.6.6 Air quality.

4.6.6.1 Stafford Borough Council have not declared any Air Quality Management Areas.

### 4.6.7 Telecommunications

4.6.7.1 The telephone exchange in St. Mary's Road, Lt. Haywood serves the Parish and high speed broadband is now available. Optical cables are installed in ducts along the canal towpaths.

4.6.7.2 A cable service is available in both of the villages in the Parish.

4.6.7.3 Few problems are experienced with mobile communications according to questionnaire returns.

### 4.6.8 Electricity supply.

4.6.8.1 Mains power distribution is maintained by Western Power Distribution. It is understood that small developments of not more than 50 dwellings would generally be supported by the existing infrastructure in the village locations provided that they were within 300m of existing substations.<sup>8</sup> This supply is supplemented by domestic

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8 Stafford Borough Infrastructure Strategy Stage 1 Final Report 2009

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solar power and the odd wind turbine.

### 4.6.9 Gas supply.

4.6.9.1 Domestic gas supplies are available in Gt. and Lt. Haywood and Colwich. The gas network would need to be reinforced to supply significant developments in the villages.

4.6.9.2 High pressure gas distribution pipeline Sandon – Drayton Basset runs to the east of Colwich; and Intermediate pressure gas distribution pipeline Colton Tee – Colton runs adjacent to Bellamour Lane.

### 4.7. Education.

4.7.1 Anson CoE (A) Primary School takes children from 5 - 11 years. It is a Voluntary Aided school with 88 pupils. The school expects to come close to its 105 pupil capacity in 2017. This excludes facilities for pre-school children.

4.7.2 St. John's Catholic Primary School takes children from 4 - 11 years. It is a Voluntary Aided school with 91 pupils..

4.7.3 Colwich CoE Primary School takes children from 4 - 11 years with an attached nursery for 3-4 yr olds. It is a Voluntary Controlled school with 131 pupils.

4.7.4 There is a private Catholic Co-Educational Preparatory School at Bishton.

4.7.5. Gt. Haywood children fall within the catchment area of Weston Road Academy, while children from Lt. Haywood/Colwich are in the catchment area of Hagley Park Academy, Rugeley. However, with increased parental choice some children from the Parish attend other secondary schools in Rugeley and Stafford, such as Fair Oak Academy, Walton High School and Blessed William Howard R.C. School. Others attend private schools such as Stafford Grammar School and Chase Grammar School.

### 4.8. Healthcare.

4.8.1 Gt. Haywood surgery is one of 14 local General Practitioner Surgeries in the Stafford and Surrounds Clinical Commissioning Group. Clinical Commissioning Groups(CCG) are groups of General Practitioners that are responsible for planning and designing local health services in England. They will do this by 'commissioning' or buying health and care services for the 144,000 residents within the Stafford area. The Practice has a Patient Participation Group (PPG) which links into a district-wide PPG, creating a two-way flow of information with the CCG.

## Colwich Neighbourhood Plan

### 5. Community Engagement.

#### 5.1 Consultation strategy

5.1.1 The initial Neighbourhood Plan Committee was expanded by the addition of non-Councillors in June 2013.

5.1.2 Village organisations were consulted to get a picture of issues that affected the residents. The first to be consulted was the Walking Group in May 2013. They were an amenable group and the consultation format was tested on them. Following revision of the format a number of groups with harder to reach individuals were consulted.

5.1.3 With a clearer idea of issues meetings were held with developers, businesses and other stakeholders.

5.1.4 Having identified a range of key issues a questionnaire was distributed in December 2013 with the object of getting a clearer idea of the issues facing the Parish.

5.1.5 After the questionnaire returns were analysed a leaflet was produced which summarised residents responses and proposed objectives for the Neighbourhood Plan. This leaflet was distributed in March 2014 throughout the parish and also to neighbouring authorities.

5.1.6 Following consultation on the feedback leaflet production of the Colwich Neighbourhood Plan began.

5.1.7 From the inception of the Neighbourhood Plan the Parish Council website and Parish Council Newsletter kept people up to date on progress and offered opportunities for comments.

5.1.8 Throughout the whole process every opportunity was taken to engage with residents, including young people, and other stakeholders.

5.1.9 Initial consultation discussions took place with the Borough Council in December 2014 and consultation on the first full printed version of the Plan was carried out in March 2015.

5.1.10 Formal consultation on the pre-submission version of the Neighbourhood Plan began in June 2015. Colwich Neighbourhood Plan Consultation Statement records the details of this consultation.

# Colwich Neighbourhood Plan

## 6. Key Issues.

6.1 Having gathered a great many issues of concern to residents from the December 2013 questionnaire the Committee examined them and decided which were suitable issues for Neighbourhood Plan policies, which were potential issues for community support and which needed to be discarded.

6.2 In deciding which were suitable issues for the Neighbourhood Plan the Committee considered land use, sustainability and deliverability.

6.3 Many of the issues were not clear-cut and needed to be tackled in a variety of ways.

6.4 Issues felt appropriate for community support from Colwich Parish Council are listed in Appendix D. Community Infrastructure Levy funding will be used to address some of these issues

6.5 Key issues for the Neighbourhood Plan to address are:

- The need to preserve the unique village atmosphere of Gt. and Lt. Haywood. This means having smaller developments and ensuring that villages and settlements continue as separate communities
- The need to provide houses and services that meet the needs of the community, especially the needs of the expanding older population.
- The need to preserve the peace and beauty of the Parish by protecting open spaces, views and important buildings.
- The need to improve access to health services.
- The need to prevent surface water, foul water and fluvial flooding.
- The need to improve recreational facilities for all age groups by providing allotments and play equipment as well as protecting Rights of Way and the canal environment.
- The need to support existing businesses in the parish and promote new small craft, leisure, retail and service businesses.
- The need to improve public transport and the transport infrastructure. This relates particularly to parking issues. The impact of the proposed HS2 needs to be recognised.

# Colwich Neighbourhood Plan

## 7. Vision and Objectives.

### 7.1 The vision for the future of Colwich Parish.

The vision for the future Colwich Parish was set out in the feedback leaflet delivered to every home in the Parish over Easter in 2014.

It said:

*The villages and hamlets that make up the Parish will continue to be separate, quiet and peaceful settlements in unspoilt countryside. Its residents will have services that meet the needs of their physical and social wellbeing.*

Feedback from residents was very supportive and this vision remains the vision for the Colwich Neighbourhood Plan.

### 7.2 Objectives.

7.2.1 The objectives were also set out in the feedback leaflet and have received significant support. Although all of the objectives that were in the leaflet are listed below, the order has been changed to facilitate comparison with the Neighbourhood Plan chapters; these have in turn been chosen to match those of the Plan for Stafford Borough. This should simplify the comparison of policies.

#### Local Economy.

- a) Retain existing employment sites.
- b) Promote businesses in the Parish where it provides opportunities for residents to work locally but does not interfere with existing amenities.
- c) Promote cultural heritage such as the Tolkien connection.
- d) Maximise the economic benefit derived from visitors to the area.

#### Transportation.

- e) Provide a joined-up public transport service across the area.
- f) Enhance parking provision and/or reduce the need for it.
- g) Reduce the need to travel and encourage the use of sustainable or shared forms of transport.

#### Community.

- h) Reinststate a settlement boundary around villages allowing for inclusion of small developments.
- i) Favour smaller starter and retirement units in all developments.
- j) Ensure that villages keep their separate identities.
- k) Promote development that meets local needs.
- l) Define opportunities for small-scale housing development to allow local people to stay in the villages.
- m) Promote the better use of managed green spaces and multifunctional areas such as play areas and verges.
- n) Make provision for more residential care.
- o) Improve and increase children's play area provision.
- p) Protect and enhance existing recreational areas

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### Environment.

- q) Build to a high standard of design and include green spaces and important views.
- r) Retain the rural character of the Parish.
- s) Protect and enhance the green spaces separating the villages.
- t) Safeguard and improve biodiversity by avoiding the fragmentation of habitats and by maintaining, restoring and creating wildlife corridors.
- u) Conserve and enhance the visual character of the villages.
- v) Improve the footpath and cycling networks by creating new routes, taking pressure off Cannock Chase Area of Outstanding Natural Beauty and linking the villages.
- w) Encourage sustainable development by managing flood risks, minimizing traffic and encouraging appropriate renewable energy generation that does not damage the local environment.
- x) Protect and enhance existing informal recreational facilities including facilities for walkers, cyclists and horse riders.
- y) Protect and enhance existing canal facilities.

### Infrastructure.

- z) Encourage the development of better junctions and road layouts to improve traffic flow.
- α) Support the provision of a larger health centre within the Parish with improved parking and a wide range of services.
- β) Support the provision of more allotments and a local burial ground.

7.2.2 Although Neighbourhood Plans are not subject to Sustainability Appraisals the planning process provides an important means by which sustainable development can be achieved. The Colwich Neighbourhood Plan must achieve sustainable development. The Plan will be in conformity with, and refine, the Plan for Stafford Borough and will form part of the Development Plan for the Area.

7.2.3 In order to ensure that the policies and proposals in the Colwich Neighbourhood Plan met the Sustainability Objectives of the Local Plan for Stafford the objectives in para 7.2.1 were tested against the Local Plan for Stafford's Sustainability Objectives.





# Colwich Neighbourhood Plan

## 8. Policy and Proposals.

### 8.1 Introduction.

8.1.1 The policies in this section of the Colwich Neighbourhood Plan will supplement the NPPF and the policies contained in the Plan for Stafford Borough(PFSB). They will therefore form part of the Development Plan for the area and be used by decision-makers in the determination of planning applications. Each policy will be followed by supporting text to justify the stance being adopted. The Policies of the Neighbourhood Plan should be considered as a whole.

Each objective is supported by a number of policies.

|   |
|---|
| Objective are set out in a green boxes                        |
| <b>Each policy is in bold text in an orange coloured box.</b> |
| Supporting text is provided for each policy.                  |

### 8.2 Local Economy Policies.

8.2.1 The National Planning Policy Framework(NPPF) says that the planning system must do everything it can to support sustainable economic growth. The Neighbourhood Plan's vision that the Parish should have services that meet the needs of people's physical and social wellbeing is reflected in the following policies that seek to focus development on small scale service industry appropriate to the Parish's rural environment. These policies support the growth agenda referred to in both the NPPF and the Plan for Stafford Borough.

#### **Objectives:**

- b) Promote businesses in the Parish where it provides opportunities for residents to work locally but does not interfere with existing amenities.

#### **Policy CLE1 - Existing and New businesses.**

**Proposals involving sustainable growth and expansion of new or existing commercial enterprises through conversion of existing buildings and well designed new buildings that respect local character and protect residential amenity will be supported. Proposals that create or facilitate employment of people living in the Neighbourhood Area, or that facilitate home working or working from home are encouraged.**

8.2.2 The Plan for Stafford Borough has identified sufficient employment land at two recognised industrial estates and brownfield sites to meet the forecast commitment to 2031. It does not set any figure for employment land either in Colwich Parish or in the recognised industrial estates nearby in Hixon. Cannock Chase District Council have identified 26ha of employment land at Towers Business Park/Former Power Station, Rugeley, in their Local Plan.

8.2.3 The Employment Land Review 2012 identifies land at Mill lane (EMP22) as not an attractive site. It is, however; in a convenient location for local residents and could accommodate new small businesses.

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8.2.4 Recent retail developments have been outside the villages. Residents prefer retail premises to be in the centre of villages rather than on the periphery by a ratio of two to one in spite of parking constraints so policies need to keep existing village centre commercial premises.

8.2.5 The need to retain and promote the appropriate growth of small local businesses was identified in both the community consultation and the business questionnaire. Craft, leisure and retail businesses attracted particular support.

8.2.6 The Stafford and Stone Town Centre Retail Capacity Study, updated in 2013, had some useful information for Colwich. Although the main reason for people to shop in a particular place is because it is nearby it is unlikely that Colwich residents will do their main food shopping in the Parish. According to the study three quarters of people do top-up shopping and of those 0.1% chose Gt. Haywood. About 5% shop for food on the internet. Wolseley Garden Centre attracts about a third of Stafford garden centre shoppers according to the survey. These are mostly from the centre and south east of Stafford.

8.2.7 Although the level of self-employment nationally has risen it has been in relative decline in the Parish. Colwich Parish Council are keen to promote enterprise, especially home-working, in appropriate locations where this does not have any adverse impact on the surrounding area and residential amenity. Between 2001 and 2011 there has been a drop from 11% to 6% in the percentage of people working at or from home although the level is still higher than all other Stafford parishes except for Eccleshall and Stone and also exceeds the number of people traveling to Stafford to work.

8.2.8 In Stafford Borough's 2012 Land Review most growth is forecast to take place in Finance and Business Services and this could be accommodated in the Parish. The only other sectors forecast to grow in the plan period are Construction and Electricity, Gas & Water.

8.2.9 The 2011 Census includes 143 people who work as process, plant and machine operatives, 120 in Sales and Customer Services and 180 in Caring, Leisure and Other Service Occupations.

8.2.10 The community feels that industrial developments (Use Class B2) would be out of keeping with the character of the Parish. Distribution businesses (Use Class B8) were unpopular probably because of the inadequate road system in the villages. Secure institutions (Use Class C2a) should be where demand and staff are present.<sup>9</sup>

### Objectives:

- a) Retain existing employment sites.

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9 MoJ. Prisons: Planning & policies. Ninth report of Session 2014-15

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**Policy CLE2 – Retaining and enhancing commercial and retail provision. Residential development or conversion which results in the loss of community facilities, including local shops and pubs, will not be supported except where this can be demonstrated to deliver significant alternative benefit to the community by achieving identified Neighbourhood Plan objectives or by demonstrating that the business is no longer viable.**

8.2.11 Proposals that demonstrate a business is no longer viable should be supported with evidence. In the case of pubs the Public House Viability Test produced by the Campaign for Real Ale (CAMRA) is available.

**Policy CLE3 – The redevelopment of the Parish Centre site for Class B1 Use will be supported, subject to demonstrating that any proposal respects local character, and does not harm highway safety.**

**Map 4. Parish Centre site.**



8.2.12 Lt. Haywood does not have any other non-retail commercial sites so it's important for the village to retain the Parish Centre as an employment site. Public transport is available and the adjacent Main Road leads directly to the A51.

**Policy CLE4 – Redevelopment of surgery site for retail and office use. The Hazeldene House surgery site should be developed for Class A or B1 use should the surgery become redundant. Proposals should show how the development will fit into the Gt. Haywood & Shugborough Conservation Area and respect the Colwich Village Design Statement.**

8.2.13 The local doctors' surgery in Gt. Haywood is seeking to move to a new Medical Centre. The redevelopment of the present site would allow for the provision of much-needed parking and services and the opportunity for improvements which take greater consideration of any public realm works and better treatment of boundary walls.

8.2.14 The surgery site is suitable for retail as well as small-scale tourism and craft businesses removed from the nearby Elms Business Park by residential development. Developers are encouraged to discuss parking provision with Colwich Parish Council as some provision needs to be made to redress the lack of parking in

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Gt. Haywood centre. Twelve of the houses in the historic Main Road have no parking, eight of the bungalows next to the two shops in Trent Close have no parking provision, the inadequate parking provision at the surgery is well documented in consultation responses and parking provision for visitors to the historic Essex Bridge amounts to three kerbside spaces shared with everyone else.

**Map 5. Hazeldene House surgery site.**



8.2.15 A large number of residents called for improved health services with a wider range of services as well as better access and shorter waiting times for appointments.

**Policy CLE5 – Health and Community Care.**  
**Development of health and care service facilities will be supported.**

8.2.16 More residents in the Parish are employed in Human Health and Social Work Activities than in any other occupation. A health centre which catered for a more extensive range of services than the existing surgery would provide higher level employment opportunities as well as addressing the community's health needs.

8.2.17 Due to high staffing levels the provision of Flexicare or ExtraCare facilities would not only provide much-needed care for elderly residents but a valuable source of employment for younger people.

### **Objectives.**

d) Maximise the economic benefit derived from visitors to the area.

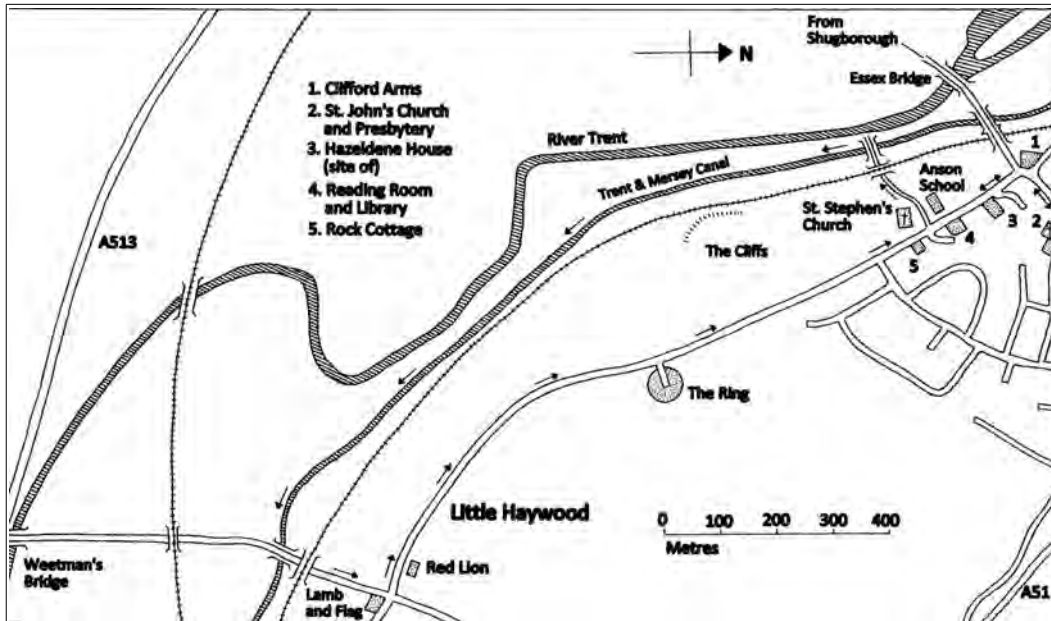
### **Policy CLE6 - Tourism.**

**The development of tourist and visitor facilities associated with the canal, Shugborough and the Neighbourhood Area's connection with JRR Tolkien will be supported, subject to the provision of car parking and there being no harm to highway safety.**

8.2.18 As noted in the Village Design Statement tourism plays an important role throughout the Parish. Many places are linked to the writer J.R.R. Tolkien and his writings and these can be a focus for visits to the Parish. The planned Tolkien Trail will also stimulate visits without putting further pressure on Cannock Chase honey-pot sites.

# Colwich Neighbourhood Plan

## Map 6. Tolkien Trail through The Haywoods.



With thanks to Mr. D. Robbie.

8.2.19 VisitEngland want to 'encourage rural communities and economies to benefit from the value of rural tourism by taking ownership for the development, management, protection and conservation of rural assets and locations.' Community consultation recognised the benefit of tourists to local businesses, particularly shops, cafes and pubs but there was concern over the increased pressure this would put on already limited local facilities so self-contained facilities would be especially welcome.

8.2.20 In response to the support in the questionnaire for enhanced sports facilities the Parish Council have added a MUGA, BMX track and skateboard park to the Jubilee Playing Field.

8.2.21 Given the number of visitors to Gt. Haywood the site opposite Gt. Haywood canal junction has much to commend it. The view of the junction with its colourful boats and grade II listed and scheduled bridge number 109 has much to commend it and this site is identified for recreational use in Section 9.

### 8.3 Transport Policies.

8.3.1 The National Planning Policy Framework says that transport policies have an important role to play in facilitating sustainable development and in contributing to wider sustainability and health objectives. In order to deliver the vision of both a peaceful environment and to meet residents physical and social wellbeing appropriate attention needs to be given to transportation.

#### **Objectives.**

- e) Provide a joined-up public transport service across the area.

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8.3.2 Colwich Parish Council has little power over bus and train services and will rely on Staffordshire County Council's Local Transport Plan and PFSB Policy T1 to provide a joined-up public transport service and note the particular problems experienced by residents in the Plan area.

8.3.3 Rugeley has two railway stations used by Parish residents but parking is poor at Rugeley Trent Valley station. The irregular hourly/two hourly bus connection between the villages in the Parish finishes in the early afternoon and is no use for shopping or visits to dentists or doctors.

8.3.4 The need to improve connectivity between Colwich, Lt. Haywood and Gt. Haywood and to safeguard on-going routes to services and employment sites at Stafford, Rugeley and Hixon has been defined by the public consultation. The County Council's Corporate Review Committee's Policy Advisory Group made recommendations about what subsidised transport schemes should primarily be about and these included 'Ensuring access to employment opportunities to support growth.'

8.3.5 The proposed route of the HS2 line through the Parish to the north of Gt. Haywood is supported by the County Council. As noted in the Village Design Statement the development of this and the associated changes to the design of the West Coast Main line may provide an opportunity to reconnect the parish to the railway network.

8.3.6 Real Time Passenger Information equipment at bus stops would provide important and current information to travellers; this will enhance connectivity which will allow people, jobs and services to be better connected making bus journeys more attractive, encouraging modal shift which in turn will increase patronage.

### **Objective.**

- f) Enhance parking provision and/or reduce the need for it.

### **Policy CTR1 -Parking and road safety.**

**The development of additional public parking provision and improvements to highway safety will be supported.**

8.3.7 Over the years the villages have seen significant increases in traffic volumes caused by previous housing developments. The majority of residents already commute out of the villages on a daily basis. In 2001 about 80% of Parish residents travelled to work by car, van or motorbike. In 2011 there were 3,173 cars or vans in the Parish against 2,877 in 2001. In 2001 207 households had 3 or more cars. By 2011 this had grown to 257.

8.3.8 The capacity of Main Road is adequate except where traffic calming and parking reduce the road to single track at Gt. Haywood and where parking in Lt. Haywood reduces the road to single track. It is easy to understand the concerns of respondents to the Neighbourhood Plan questionnaire about parking and traffic numbers.

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8.3.9 The questionnaire raised the issue of the considerable congestion outside the schools in the villages when pupils are being dropped off and picked up. The danger of this is pointed out in the Village Design Statement as well as the need for developments to provide off street parking.

8.3.10 There are also safety concerns about the number of cars using narrow, rural lanes such as Coley Lane and Little Tixall Lane. Recent Transport Statements with planning applications suggests that if only residents living below Manor Farm Road use Coley Lane then that will generate 150 traffic movements during the evening peak. It is easy to understand residents concerns about traffic on the single track lower reaches of Coley Lane and Meadow Lane.

### Objective.

- g) Reduce the need to travel and encourage the use of sustainable or shared forms of transport.

### Policy CTR2- Sustainable travel.

**The development of opportunities for walking, cycling and public transport will be supported, especially where this increases connectivity. The development of bus waiting facilities, incorporating the latest transport technology, will be supported.**

8.3.11 Over the period of the Plan, technology will make significant changes to the need to travel. As the National Planning Policy Framework says 'smarter use of technology can reduce the need to travel.' On-line educational courses are increasingly available including advanced Massive Open Online Courses (MOOCs). Telecare and Telehealth are also part of the on-line medical services scene. Many goods are available via the internet and food deliveries are a regular feature of modern life. Sending information on-line for local 3D printing is already feasible. Amazon has a local distribution centre in Rugeley and plans to deliver by quadcopter ('Prime Air') are progressing.

8.3.12 Out of 2,412 working people 1,890 use a car or van to get to work. There are 167 households in the Parish with no car. The Colwich & Gt. Haywood Voluntary Transport Scheme caters for less able residents and is supported by the Parish Council. The nearest motorway link is junction 13 (Stafford South) on the M6, 10 miles from the Parish.

8.3.13 Plug-ins for electric cars and mobility scooters will be encouraged in order to encourage sustainable transport and cater for the travel needs of an ageing population.

8.3.14 The Canals and Rivers Trust says 'There has been growing interest in the potential for freight traffic as fuel costs have risen and awareness of the environmental benefits of freight by water has increased'. In recent years they have focused on aggregates which may come in useful in carrying materials to the proposed HS2 sites and thereby avoiding Heavy Commercial Vehicles on our small and congested roads.

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8.3.15 The school run created much criticism in the Neighbourhood Plan questionnaire. Home to school travel and transport guidance issued by the Department for Education in 2014 details the local authorities duty to support sustainable travel to school on foot, by bike and by bus. It also points out that all schools now have the power to decide their session times.

8.3.16 Rugeley, through its Town Centre Area Action Plan, and Stafford, through the Plan for Stafford Borough, both aim to markedly improve their town centre's retail provision. For the average resident Rugeley is, however, almost 3 miles closer than Stafford. Thanks to the new by-pass and the changes in traffic management and safety improvements which have been provided in Wolseley Road through the Cannock Chase District Integrated Transport Strategy 2011 – 2016 access to Rugeley is much better than to Stafford.

8.3.17 The Parish Council currently supports the local Colwich and Gt. Haywood Voluntary Transport Scheme which provides help for residents who do not have cars and it will continue to do so.

8.3.18 SBC Employment Land Review 5.5 says that travel to work is largely dominated by the private car and there is a need for better transportation to provide better access to remote rural employment sites.

### Pedestrian and cycle networks.

#### Objective.

- x) Improve the footpath and cycling networks by creating new routes, taking pressure off Cannock Chase and linking the villages.

#### Policy CTR3 – Pedestrian facilities.

**Development proposals that introduce pedestrian friendly routes that are safe and accessible, connect with existing pedestrian links and promote new links to green spaces will be supported. Support will also be given to proposals that provide for or enhance pedestrian facilities, especially Rights of Way, that:**

- a. give access for recreational purposes to the countryside, using paths, bridle-ways and canal towpaths and,**
- b. meet the needs of people with impaired mobility.**

8.3.19 In the Neighbourhood Plan questionnaire walking is by far the most popular pastime and many residents feel that there is a need to improve the existing routes and provide new ones.

8.3.20. Colwich has a very enthusiastic Walking for Health Group but there is some way to go to beating the physical inactivity epidemic that's responsible for thousands of illnesses and deaths every year and puts immense strain on the NHS. The evidence also reveals that walking brings people together, helps them feel positive and is a cost-effective way to exercise too.<sup>10</sup>

8.3.21 The Trent Valley Trust proposals for a Trent Valley Way are welcomed by the

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<sup>10</sup> Walking Works report (summary). Walking for Health



## Colwich Neighbourhood Plan

Parish Council. Steps will be taken to maintain public rights of way so as to mitigate the effects of the cut in 2014 of £100,000 from Staffordshire County Council's path budget. About 239 paths in the County are waiting to be protected as Rights of Way.

8.3.22 The Rights of Way Improvement Plan for Staffordshire points to the need for more Bridle Ways and equestrian routes. Such routes will be encouraged, especially if they reduce pressure on Cannock Chase and/or link with the Sabrina Way long distance route.

8.3.23 Cycling is the second most popular leisure activity after walking. Residents are content with the current facilities but further development will put these facilities under strain. PFSB Policy T1 d should enhance the cycling experience of residents without further policy support from the Neighbourhood Plan.

8.3.24 The proposed Sustrans National Cycling Route 5 route along the Trent & Mersey Canal will be supported by Colwich Parish Council.

### 8.4 Community Policies.

8.4.1 The policies in this section are to guide sustainable development so that the peace and beauty of the Parish are safeguarded whilst meeting the strategy in the Plan for Stafford Borough.

8.4.2 The Plan for Stafford Borough has identified those settlements with the capacity to deliver sustainable communities and limit the need to travel to Stafford and Stone. The largest of these, with the most potential for the location of sustainable development with good access to current and future services, are defined as the next tier in the development hierarchy after Stafford and Stone. These are called Key Service Villages (KSVs). Within the criteria set by Stafford Borough, both Gt. & Lt. Haywood/Colwich were assessed as having KSV status. Further information on the definition of a KSV can be found on page 25 of the Plan for Stafford Borough.

#### 8.4.3 Local housing requirements.

The National Planning Policy Framework (NPPF) sets out the context for the provision of new development. It requires local authorities to meet locally-established needs, having a clear understanding of housing and business requirements for the area. It is therefore necessary, as the NPPF indicates, to establish the appropriate scale of development based on objectively assessed needs rather than opportunistic development opportunities.

8.4.4 The Plan for Stafford Borough has identified a need for 1,200 houses across the eleven KSVs and this is the starting point for this part of the Neighbourhood Plan.

8.4.5 In the spirit of localism the Borough Council chose not to apportion this 1,200 nor to specify any methodology to apportion the housing requirement between KSVs. It has been left for Neighbourhood Plans to resolve.



## Colwich Neighbourhood Plan

olds. In this time few of the Stafford Borough population groups have changed by more than 1%. There is little ethnic diversity. According to the 2011 census just 52 people in the Parish arrived in the UK during the past 20 years.

8.4.11 There are about 200 people listing themselves as in poor or very poor health. This is better than the national average. The number of lone parent households has gone from 73 to 83 over the last 10 years.

### 8.4.12 Housing capacity.

A number of factors limit sustainable development in the Parish.

#### ● Highways.

Measured traffic at The Butts shows that over 3,200 vehicles travel between Gt. and Lt. Haywood each day. The capacity of Main Road through the parish is limited by significant lengths of single carriageway due to parking by residents to something less than 300 vehicles an hour. Hourly peak rates measured outside the shop in Lt. Haywood regularly exceed this figure which supports the questionnaire concerns about traffic problems in peak periods<sup>11</sup>.

#### ● Schooling.

There are 17 places at Anson School, Colwich School is full and St. John's has 25 places – allocated on priority criteria. According to the Education Planning Obligation Policy this number of spaces would cover an additional 200 houses.

#### ● Doctors.

The 6 doctors at Hazeldene House surgery are responsible for 8350 patients. With a full time equivalent of 4 doctors this exceeds the average number of patients per GP in the UK which is 2000. Outreach services were cancelled (Dec 2014) because of a shortage of doctors although nurses are now attending these surgeries. Assessing the panel size is not an exact science and the surgery is still willing to take more patients.

#### ● Utilities.

It is reported in the Stafford Borough Infrastructure Strategy Stage 2 – Infrastructure Delivery Plan that there is no absolute infrastructure capacity constraints to bringing forward the development proposed in the Plan for Stafford Borough. Locally Hixon sewerage works has little headroom left to service further development.

#### ● Police.

In view of the spending review the police service is more likely to contract than expand notwithstanding an offer by the Parish Council to provide a police post.

#### ● Fire and rescue.

In spite of the level of development the response times are not expected to become unacceptable in the near future.

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11 Local Traffic Count conducted on behalf of Colwich Parish Council April 2015

## Colwich Neighbourhood Plan

### ● Environment.

The presence of the AONB, the Special Area of Conservation(SAC) and the Green Belt represent real and justified constraints on the scale, location and type of new development which can be accommodated in the area in accordance with national policy. Policy N6 in the PFSB seeks to ensure new development mitigates any impacts on the SAC.

### ● Site availability.

There are significant environmental constraints including the Cannock Chase Area of Outstanding Natural Beauty, nature conservation sites, flooding, major service lines to the north, a conservation area as well as the Shugborough Estate and major transport routes to the south

8.4.13 The above suggests that across the two Key Service Villages the Parish can just about accommodate the 259 houses which is the population based proportion of the total Key Service Village housing allocation. These houses will need to be tailored to the particular community needs and bolster the supporting infrastructure.

8.4.14 The clear view of residents in responding to the Neighbourhood Plan questionnaire was that developments should be small. This is problematic in that small developments are required to contribute little to facilities for the Parish.

### 8.4.15 Settlement Boundaries.

Because the villages and settlements in the Parish have a linear form it is particularly important that settlement boundaries are established in order that the unique character of each community is enhanced, valuable natural countryside is protected and views both into and out of the intervening spaces are preserved.

#### **Objective.**

- h) Reinststate a settlement boundary around villages allowing for inclusion of small developments.
- j) Ensure that villages keep their separate identities.

8.4.16 The housing requirement for the Plan period having been established above the distribution of that housing needs to be addressed. Not only did Settlement Boundaries have popular support from residents but they are a key element by which housing will be delivered in KSVs by the Local Plan

8.4.17 Sites put forward in Stafford Borough's call for sites and sites put forward to Colwich Parish Council by developers were assessed and the results are shown in Appendix H. Using the criteria in Spatial Principle 7 of the Plan for Stafford Borough sites were considered for their inclusion within a Settlement Boundary.

8.4.18 In the event the rush of applications following the introduction of the NPPF meant that the selection of sites was almost entirely developer driven with seven sites being granted permission for development by Stafford Borough Council.

## Colwich Neighbourhood Plan

8.4.19 The sites assessment revealed that sites outside the previous Residential Development Boundaries in the Local Plan for Stafford Borough 2001 had a number of constraints so the RDBs were used as a draft settlement boundary. This draft was modified to encompass sites where planning permission had been granted and where it was necessary to avoid green infrastructure.

8.4.20 The 2011 Housing Needs Survey identified a need for 28 housing association homes in the Parish. It showed 91% of respondents who declared a need had incomes of less than £24,000pa. The survey concluded that a household would need a gross income of around £27,000 and a deposit of £5,000 to afford the entry-level property. The government's Help to Buy scheme is unlikely to change this conclusion.

8.4.21 Public opinion, expressed in a Parish referendum in 2010, was against extensive development and had to be a consideration as failure to achieve the agreement of the community risked the Plan not getting through the referendum stage.

8.4.22 Colwich Neighbourhood Plan covers two Key Service Villages; Gt. Haywood and Lt. Haywood/ Colwich. Using the above methodology two settlement boundaries have been defined to provide prospective developers with a clear indication of where new residential or employment development will be accepted.

8.4.23 The Settlement Boundaries shown in Map 7 are considered to define sustainable settlements sufficient to provide a sustainable scale of new housing whilst taking into account the strongly held views of residents about the special qualities of their area.

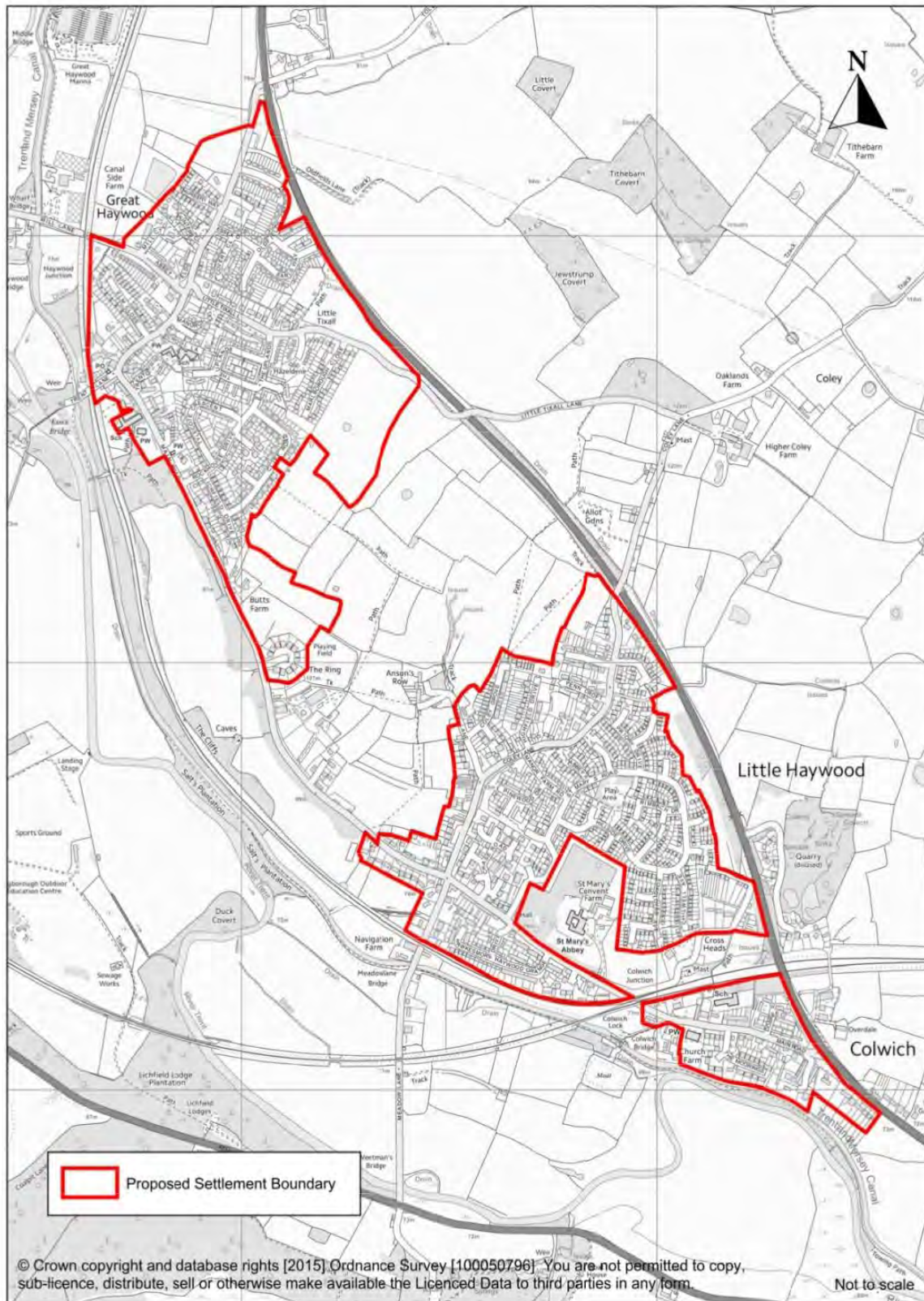
8.4.24 The Settlement Boundaries are accepted by Stafford Borough Council as meeting the requirements of the Local Plan.

**Policy CC1 - Settlement Boundaries.  
Development within the Settlement Boundaries, as defined in Map 7  
below, will be supported.**

# Colwich Neighbourhood Plan

## Map 7 Settlement Boundaries.

Colwich Neighbourhood Plan  
Settlement Boundary



## Colwich Neighbourhood Plan

### Objective.

- i) Favour smaller starter and retirement units in all developments.
- k) Promote development that meets local needs.

**Policy CC2 – Meeting local housing need.**  
**The development of 1 and 2 bedroom homes within the settlement boundary will be supported.**

8.4.25 The 2011 Census reported 402 one and two bedroom homes in the Parish. This is one of the smallest % in the Borough.<sup>12</sup> It also reported that 633 homes had one person for two bedrooms and that there were 462 one person households and 404 with married couples with no children. About a tenth of the questionnaire respondents said that they were looking to downsize. There is a clear need for smaller houses and flats in the Parish and this need will grow given current demographic projections.

8.4.26 The 2011 Census also revealed that in the Parish rented housing in the private sector was only half the percentage of Stafford Borough as a whole (7.6% versus 13%). Social housing for rent in the Parish stayed static between 2001 and 2011 whereas Stafford Borough's increased by 13.7%.

### Objective.

- l) Define opportunities for small-scale housing development to allow local people to stay in the villages.

**Policy CC3 - Infill Development.**  
**Small infill development of fewer than 15 houses within the settlement boundary, and which respects local character and protects residential amenity, will be supported.**

8.4.27 In our questionnaire there was a large majority who felt that developments of 10 houses were appropriate for the villages with a majority of respondents going for 'small infill developments of fewer than 15 houses'.

### Objective.

- n) Make provision for more residential care.

**Policy CC4 – Meeting care needs in the community.**  
**Within the settlement boundary, the development of specialist housing and services, including extra- care housing, for older people, will be supported.**

8.4.28 In the Parish the percentage of over 75 year olds living alone and the percentage of over 75s with Limiting Long Term Illness is higher than most of Stafford Borough and the numbers are projected to grow by 50% by 2030. The 2011 Census

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<sup>12</sup> 2012 Stafford Borough SHMAA

## Colwich Neighbourhood Plan

shows 332 people in the Parish had their day-to-day activities 'limited a lot' by illness and/or disability.

8.4.29 Census figures show that the number of unpaid carers in the Parish increased for 527 in 2001 to 607 in 2011.

8.4.30 A report by Staffordshire County Council<sup>13</sup> says that a strategy for Flexicare Housing will be developed and will pay particular regard on how to ensure meaningful engagement with service users and carers, and all stakeholders and partners for current and future developments. Colwich Parish Council will seek to be involved in meaningful engagement.

8.4.31 A Borough Council report<sup>14</sup> showed a deficiency of nearly 40,000 sq. m. of grass pitches across the Parish and highlighted the lack of multi-sport and teenage facilities. The report also said that the Parish Council should investigate the need for a bowling green to serve the whole of the south east planning area.

8.4.32 Respondents to the questionnaire approved of the provision of playing fields, tennis courts and bowling greens. These cannot be provided on the Jubilee Playing Field because, like most of the Parish, it is not flat. Funding for these facilities will be largely from the Community Infrastructure Levy once it has been adopted.



## 8.5 Environment Policies.

8.5.1 In consultation the need to protect the natural and local environment was made plain. 'We moved here because it's a beautiful place and we don't want it to change' is a typical sentiment expressed by residents. The NPPF says that it is a function of the planning system to contribute to and enhance the natural and local environment and the following policies are designed to meet that requirement in the interests of residents.

13 Staffordshire Flexicare Housing Strategy 2010 – 2015.

14 Stafford Borough Council Open Space, Sport and Recreation Study Update 2013.



## Colwich Neighbourhood Plan

### Objective.

- i) Favour smaller starter and retirement units in all developments.
- k) Promote development that meets local needs.
- q) Build to a high standard of design and include green spaces and important views.
- r) Retain the rural character of the Parish

### Policy CE1 – Design.

**Development is encouraged to achieve high standards of design. Development proposals should demonstrate that proposals respect local character and do not cause undue harm to residential amenity.**

8.5.2 Developers are encouraged to use the Colwich Village Design Statement as a guide to meeting the requirements of CE1.

8.5.3 In the context of small rural villages, sustainable development places a requirement upon planners and developers to consider the appropriateness of development, its impact on landscape character, green infrastructure, community facilities and infrastructure. Any development plan that ignores these considerations could reasonably be expected to deliver excessive and negative demand on the social, economic or environmental dimensions of sustainable development.

8.5.4 There is tremendous local support for the historic environment which is seen to have a significant influence on the present character of the villages and settlements.

8.5.5 The varied rural environment around Colwich Parish gives the Parish an outstanding landscape which, when combined with the historic influence of human activity, results in a distinctive landscape character. The Parish's early medieval origins and agricultural heritage provide a wealth of valuable heritage assets which contribute to this distinctive character and provide a range of recreation and potential tourism benefits.

8.5.6 The main settlements are in an area which requires active landscape conservation<sup>15</sup>. The area along Main Road is identified as being in need of landscape enhancement and the area south of Wolseley Bridge is under threat.

8.5.7 Walls and hedges feature in the Conservation Area Appraisal, Village Design Statement and questionnaire responses so should be treated as important components of the landscape.

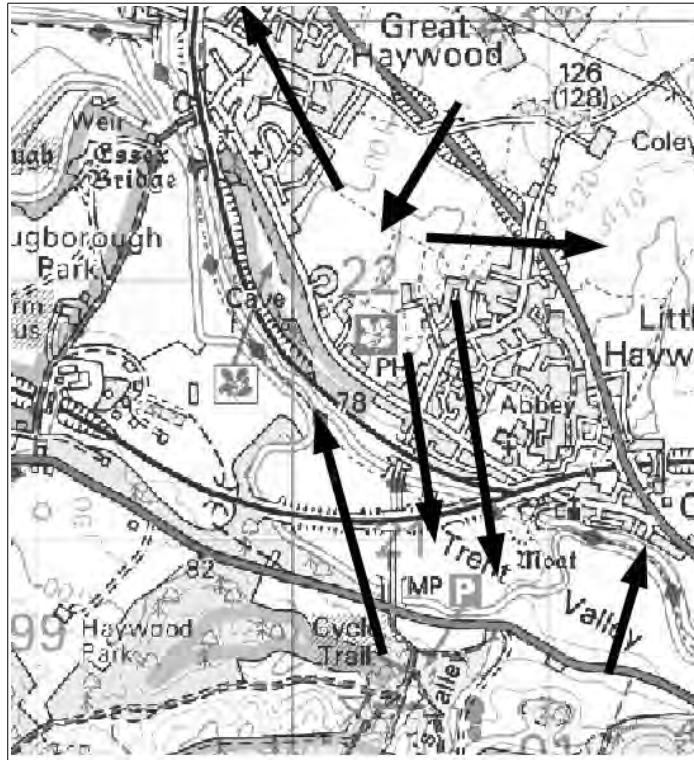
8.5.8 With a linear settlement pattern along the Trent Valley the views out from between settlements are important as recognised in the Cannock Chase AONB Management Plan and the Conservation Area appraisals. Map 8 shows the main positive views that feature in residents' comments.

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<sup>15</sup> Planning for Landscape Change. Staffordshire County Council.

## Colwich Neighbourhood Plan

Map 8. Important views across Colwich Parish.



8.5.9 The Village Design Statement notes that in the more recent estates 'Two storey detached and semi-detached groups predominate, but a significant number of bungalows are also found.' Developments of more than three storeys are out of character with the rest of the village and likely to impact on the visual amenity of either the Cannock Chase AONB or the Shugborough Estate. Such 'townhouse' developments are not considered appropriate for Colwich Parish.

8.5.10 There is considerable support from residents to have green space within developments rather than having more compact developments with shared green space.

8.5.11 Trees are an important part of the character and visual amenity of the Parish, contributing to the rural scene. Mature trees and groups of trees act as a buffer against air pollution and wind noise. They support wildlife and add colour and variety to the landscape, softening the impact of new development and reducing ground water. It is therefore important that trees should be maintained and their planting supplemented wherever possible including through developer contributions and/or landscaping schemes.

### **Objective.**

m) Promote the better use of managed green spaces and multifunctional areas such as play areas and verges.

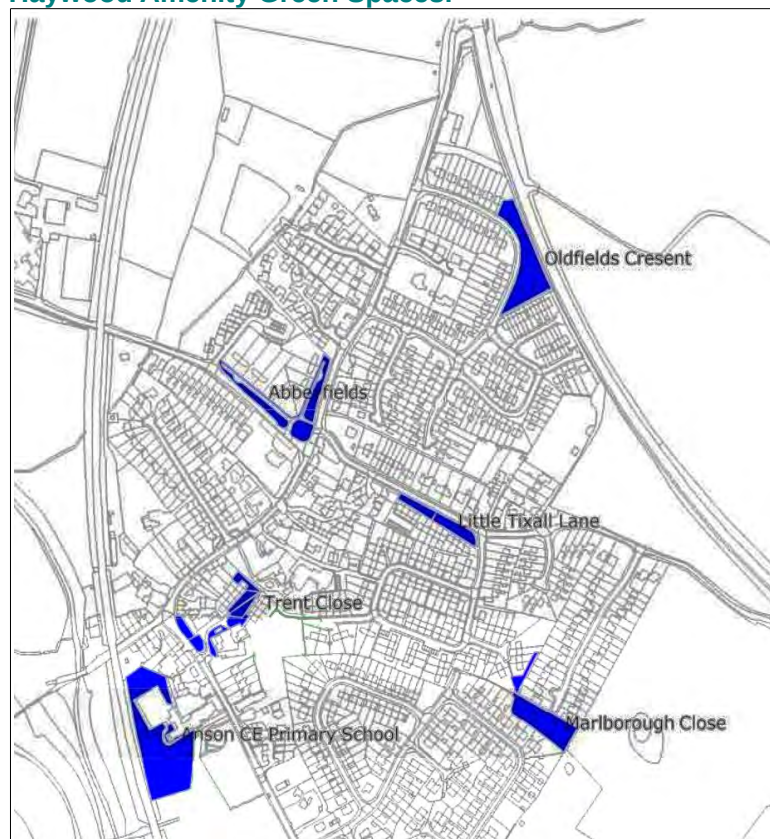
8.5.12 The Parish Council supports the creation of amenity green spaces that comprise informal provision for children and young people (eg spaces for a "kickabout", quiet places to meet with informal seating and natural play features such as boulders, logs and hollows). Maps 9 and 10 identify existing amenity green

## Colwich Neighbourhood Plan

spaces that make a positive contribution to the area. The Parish Council supports the preservation and enhancement of these spaces.



Map 9. Gt. Haywood Amenity Green Spaces.



# Colwich Neighbourhood Plan

Map 10. Lt. Haywood Amenity Green Spaces.



8.5.13 Planning authorities are required by the NPPF to plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Policies CE2 and CE3 aim to meet this requirement and the needs of the Parish as articulated by residents.

8.5.14 Areas such as the the land adjacent to Abbeyfields in Gt. Haywood or the lower section of St. Marys Road in Lt. Haywood provide a pleasant open aspect to their areas and allow a measure of recreation. Development proposals will be expected to complement these areas in their designs.

### Objective.

s) Protect and enhance the green spaces around the villages.

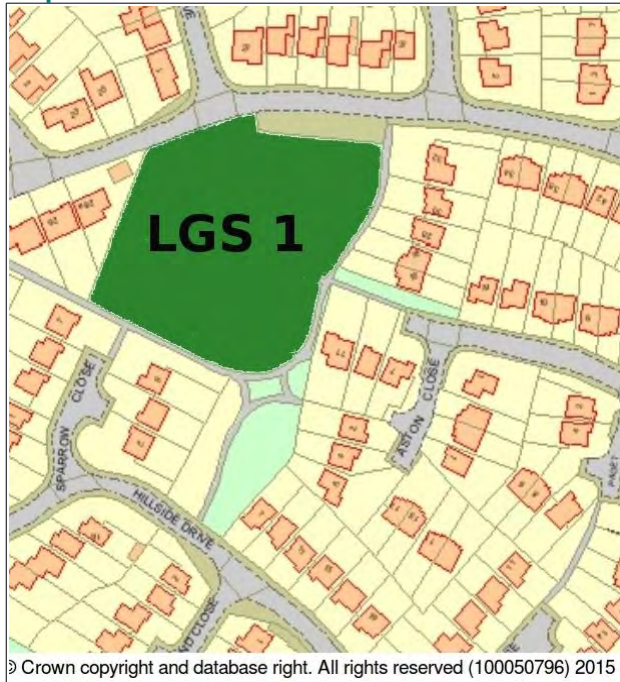
### Policy CE2 – Local Green Space.

**Local Green Space is designated on nine sites, as shown in nine maps below. The development of Local Green Space is ruled out other than in very special circumstances.**

8.5.15 Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The designated sites are demonstrably special to the local community and hold a particular local significance.

# Colwich Neighbourhood Plan

Map 11



LGS 1) The central green area in St. Mary's estate bounded to the north by St. Marys Road and to the south by Hillside Drive. This area provides a safe recreational space for the surrounding houses and the wider St. Mary's estate. Staffordshire Wildlife Trust are planning an Ecological Survey of this site.

Map 12



LGS 2) Land between A51/A513 junction and Wolseley Garden Centre. This grove of mature trees surrounds a small pool. It softens the urban features of the traffic island, hides the garden centre behind it and protects against traffic noise from this busy junction.

Designating it meets one of the aims of the OnTrent Initiative in that it respects and enhances local

distinctiveness, character and diversity of the landscape.

Map 13



LGS 3) Upper Brick Kiln Piece. (Land north of Kingfisher Drive to the east of Colwich.) This land is crossed by footpath FP37 and is a favourite picnic site for the Colwich Walking Group. It is wildflower grassland known for its Common Spotted Orchids which are locally uncommon. Staffordshire Wildlife Trust are planning an Ecological Survey of this site and the field to the northeast.

# Colwich Neighbourhood Plan

Map 14



LGS 4) Crofts and east part of Dogs Lands. (Land north of Back Lane, Lt. Haywood, and bounded to the south by Anson Row with its 16th century longhouse, to the west by the stream and to the east by houses along Coley Grove and then a field boundary continuing the same line.) Given the number of dog walkers it is appropriate that the stream begins in the area called Dogs Lands. LGS4 is crossed by three rights of way. Footpath FP49 follows the route of the stream along an ancient trackway to meet FP48 on the high ground between the two villages.

The views from this point towards Cannock Chase are very scenic and much prized by local residents.

This popular route leads on to LGS5 via FP48.

Footpath FP40 sets off from the end of Coley Grove and crosses the field into Cockshutt Heath where it exits into Coley Lane. The site is rich in wild meadow species and supports a range of butterflies (including the pearl-bordered fritillary butterfly) and Biodiversity Action Plan species such as pipistrelle bats. The hedges are very mixed. Given the girth of key trees they are of considerable age and home to Biodiversity Action Plan species. Tree Preservation Orders cover a number of trees on the south of the site. Staffordshire Wildlife Trust are planning an Ecological Survey of the west of this field.

Map 15



LGS 5) Slade. A broad tongue of land comes down from Coley and spills into the Trent Valley separating the villages. Across this tongue runs a long, narrow field called Slade. This field appears to be part of a boundary. Footpath FP48 runs along its southern boundary and

even today the enclosure pattern is different on either side of the path. Extensive views of both villages and the Chase beyond make this a popular path for local residents. Many trees on the site are covered by Tree Preservation Orders(TPOs). In the middle of the north side of the field there is a dew pond. This is one of a number of dew ponds in this area and the heavy clay nature of the ground make it probable that construction was simply a case of excavating the hole without the need



## Colwich Neighbourhood Plan

along the eastern boundary. The site is part of a network of hedgerow, scrub and woodland copse, which provides cover, nesting sites and foraging habitat for a range of important bird species and bats present in the area. Staffordshire Wildlife Trust are planning an Ecological Survey of this site. The site has been put forward for development and has encountered considerable opposition.

**Map 18**



LGS 8) Shenleys. This land forms part of the medieval field system which includes neighbouring fields to the south and north. Although somewhat degraded the field has remnants of strip cultivation. The field is crossed by two Rights of Way, FP46 and FP47 which give walkers access between Lt. and Gt. Haywood and the Jubilee Fields recreation ground. The historic importance

of Anson Row is covered in the Lt. Haywood and Colwich Conservation Area Appraisal as it comprises a former 16<sup>th</sup> century longhouse and 19<sup>th</sup> century agricultural worker cottages still surrounded on all four sides by fields. LGS7, LGS8 and LGS4 are integral in maintaining the landscape setting and the historic character of this part of the Little Haywood conservation area. Residents of Anson Row have access to Shenleys so that furniture and other large deliveries can be made.

**Map 19**



LGS 9) Marlborough Close. Land at the end of Marlborough Close is very dear to neighbours. It's Right of Way gives access to roads into the centre of Gt. Haywood, it is well used for recreation and contains

some interesting plants including wild strawberries. Residents have installed a bench and planted trees. Any proposals for this area lead to lots of public interest such as the petition to have this listed as Local Green Space following the formal consultation for this Plan and for the PFSB Part 2. The land is owned by the Borough Council.



## Colwich Neighbourhood Plan

### Objective.

t) Safeguard and improve biodiversity by avoiding the fragmentation of habitats and by maintaining, restoring and creating wildlife corridors.

### Policy CE3 – Biodiversity.

**Proposals to conserve or enhance biodiversity will be supported.**

**Development to incorporate biodiversity in and around developments is encouraged, particularly where it forms part of a wider network or wildlife corridor, as is the enhancement of boundaries with species rich hedgerows.**

8.5.16 Local Wildlife Sites within Colwich Parish, including Sites of Special Scientific Interest and Biodiversity Sites, are listed in Appendix F.

8.5.17 It has been widely recognised that the target of halting biodiversity loss by 2010 has not been achieved with many species and habitats continuing to decline significantly<sup>16</sup>. In line with the Declaration of the United Nations Conference on the Human Environment the Parish Council will think globally and act locally to protect designated and potential sites.

8.5.18 The diverse habitats in the Parish are reflected in its diverse flora and fauna. This is very much appreciated by the residents of Colwich Parish. The government is also keen to raise the profile of Parish Council's duty to support local action for nature to address low awareness of the duty within this group.<sup>17</sup>

8.5.19 The Parish is fortunate in having important streams and rivers and development that affects them should be guided by the Humber River Basin Management Plan

8.5.20 The Village Design Statement notes the damage done to biodiversity by the replacement of hedges with post and wire fences. Wherever possible developments should overcompensate for this by replanting boundaries with species-rich hedgerows to meet one of the high priority objectives in the Staffordshire Biodiversity Action Plan. This planting should include Midland Hawthorn.

8.5.21 In 2013 the Government Forestry and Woodlands Policy Statement said 'We are fully committed to protecting our trees, woods and forests from the ever-increasing range and scale of threats, so that our woodland assets are resilient and can continue to deliver a wide range of economic, social and environmental benefits'. Developers will be expected to enhance local biodiversity in their design of planting schemes.

8.5.22 Over half of the visitors to Cannock Chase live within 6.24km of it. Many of those only stay for a short time. Colwich Parish Council will work in partnership with the AONB on habitat restoration and creation, linked improvements to the AONB landscape and its environs and neighbouring nature improvement areas. This will include responding to the Cannock Chase Visitor Impact Mitigation Reports

<sup>16</sup> EU Biodiversity Strategy to 2020.

<sup>17</sup> White Paper. The Natural Choice - Securing the Value of Nature 2011.

## Colwich Neighbourhood Plan

recommendations and minimising the size of housing developments within the Parish which is in the 15km zone around the AONB.

8.5.23 The Colwich Green Infrastructure Plan aims to develop a strategically planned, appropriately resourced and managed network of accessible, high quality, sustainable and linked open spaces, which provide a wide range of environmental and recreational benefits for both the existing and future communities of Colwich Parish. It will inform the first review of the Colwich Neighbourhood Plan. The Green Infrastructure Plan will build on the existing network of open spaces and access opportunities that have already been created in Colwich Parish. It links with the plans and strategies of adjoining Borough, District and Parish Councils to exploit and support those opportunities and to create a network of multifunctional greenspace that works across administrative boundaries.

### **Objectives:**

c) Promote cultural heritage such as the Tolkien connection.

8.5.24 Where necessary the Parish Council will ask Stafford Borough Council to use its statutory powers to serve Urgent Works or Repairs Notices to arrest the decay of its heritage assets.

8.5.25 Where the historic environment would be harmed by the exercise of permitted development rights the Parish Council will ask Stafford Borough Council to use Article 4 directions.

8.5.26 The historic heritage covers not just architecture but the extensive cultural heritage such as the connection to J.R.R.Tolkien (see para. 8.2.18) and the Anson and Wolseley families.

### **Objective.**

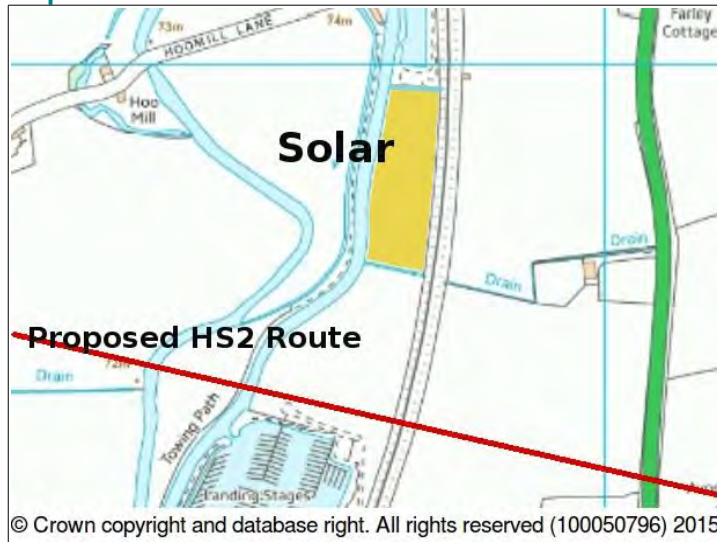
w) Encourage sustainable development by managing flood risks, minimizing traffic and encouraging appropriate renewable energy generation that does not damage the local environment.

### **Policy CE4 – Proposals for a Solar Farm.**

**Map 21 identifies land north of Gt. Haywood marina for a solar farm to provide photo voltaic power. The Solar Farm should be less than 5ha., carefully designed to protect the local wildlife population and landscaped to enhance the scenic beauty of the area.**

## Colwich Neighbourhood Plan

Map 20 Photovoltaic Power Generation site



8.5.27 Opportunities to contribute to energy efficiency and renewable low carbon energy generation will be encouraged, particularly if they conserve or enhance biodiversity. A Solar Farm proposal will be welcome alongside the river on the site shown in Map 20 as this could take advantage of a possible adjacent hydro-electricity scheme. It will also allow grazing beneath the panels and the creation of wildlife meadows. Hedges and landscaping around the perimeter of such farms should provide screening and important wildlife habitat.

8.5.28 Sensitively placed wind turbines that do not disturb the scenic beauty of the area may be acceptable provided that contributions are made to a Community Fund or Local Energy Discount Scheme to compensate the local people who will suffer a loss of amenity.

### Objective.

x) Protect and enhance existing informal recreational facilities including facilities for walkers, cyclists and horse-riders.

### Policy CE5 – Historic Highways.

**Developments that include historic highways must preserve their route and provide a permissive path until such time as the status of the route is clarified.**

8.5.29 Estate lands typically have historic routes that may not have been included on the Definitive Map. Historic greenways such as the one noted in the Colwich and Lt. Haywood Conservation Area Appraisal next to Ansons Row, are often suggested in aerial views and old maps. Lack of County Council resources mean that such issues can take a long time to resolve although government proposals may make it easier to claim public rights of way and to make changes to them in order to create a network that meets the needs of local people.<sup>18</sup>

<sup>18</sup> White Paper. The Natural Choice - Securing the Value of Nature 2011

## Colwich Neighbourhood Plan

### Objective.

y) Protect and enhance existing canal facilities.

### Policy CE6 – Canals.

**Proposals that will impact on the Staffordshire and Worcestershire Canal Conservation Area and the Trent and Mersey Canal Conservation Area, or their setting, should conserve or enhance local character.**

8.5.30 As well as supporting tourism, canals and rivers are popular places for local residents. Where appropriate, the Parish Council will expect proposals in the canal corridors to have regard to the Trent and Mersey Canal Conservation Area Appraisal (2014).

## 8.6 Infrastructure Policies.

8.6.1 This section sets out to meet the National Planning Policy Framework requirement that Plan policies are deliverable by ensuring that suitable infrastructure is available to support development.

8.6.2 Colwich Parish Council have listed the non-specific infrastructure enhancement required to deliver the plan and this will be delivered through the Community Infrastructure Levy where other sources of funding are not available. Government guidance says that 25% of Community Infrastructure Levy (CiL) revenue received by the charging authority will now be passed directly to the Parish Council. This neighbourhood funding element can be spent on a wider range of things other than General Levy funds.

8.6.3 Until CiL is available the Borough Council will be expected to react to the local needs in this plan by appropriate S106 agreements.

8.6.4 The New Homes Bonus provides additional funding for local authorities who are able to decide how to spend the funding in line with local community wishes. The Government expects;

*Borough councillors 'to work closely with their communities – and in particular the neighbourhoods most affected by housing growth – to understand their priorities for investment and to communicate how the money will be spent and the benefits it will bring. This may relate specifically to the new development or more widely to the local community'.<sup>19</sup> Colwich Parish Council will seek to access this money in order to provide additional or enhanced infrastructure.*

## Highways Infrastructure.

### Objective.

z) Encourage the development of better junctions and road layouts to improve traffic flow.

8.6.5 There is a widespread concern about increasing traffic volumes. Poor parking for schools, GP's surgery, shops and within residential areas is a source of many

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<sup>19</sup> New Homes Bonus: final scheme design.

## Colwich Neighbourhood Plan

complaints.

8.6.6 With an ageing population it is to be expected that there will be more residents with mobility problems or poor sight. Dropped kerbs around schools, shops and bus stops are either lacking completely or have too high a vertical upstand between the road surface and the kerb. Tactile Paving Surfaces are non-existent.

### Social Infrastructure.

#### Objective.

α) Support the provision of a larger health centre within the Parish with improved parking and a wide range of services.

8.6.7 The NPPF says that the planning system has a social role to support strong, vibrant and healthy communities. Plans should 'create a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing'. The policies in this plan will contribute to that aim.

8.6.8 Stafford and Surrounds Health and Wellbeing Strategy 2013 – 2015 says that 'Anything that we do will need to demonstrate how we have empowered individuals and local communities to take control of their own health and wellbeing;' In order to exercise this control closer links will be established with the local surgery, Stafford Borough Council and the County Council with the aim of transforming public services that contribute to local health and well-being. This commitment is shared with the Staffordshire Health and Wellbeing Board which will be an important ally in providing improved health facilities for residents.



8.6.9 Colwich Parish is fortunate in having a high number of Third Sector volunteers and this has a large impact upon people's health and wellbeing because they often clearly understand the needs of service users and local communities, form good working relationships and are able to innovate user-led provisions.

## Colwich Neighbourhood Plan

8.6.10 Stafford's Enhanced Joint Strategic Needs Assessment does not show any problems specific to Colwich Parish but the general problem of an ageing population is especially pertinent as the number of residents over 60 has grown from 20% to 31% between 2001 and 2011 whereas the equivalent figures for Stafford Borough are 23% and 26%. Technology will mean that employment and services are available at home which could exacerbate the present trend towards obesity. Social Media will supplement social interaction for many but it will not help elderly people who are not 'silver surfers' or people who cannot afford such services.

8.6.11 Local schools are close to capacity and further demand may damage their present excellent record. The Parish Council will work with developers, schools and the Education Authority to facilitate expansion.

8.6.12 The local surgery is very close to capacity and as the building cannot be extended the Practice has been actively seeking a new site. There is considerable dissatisfaction with parking provision at the present surgery site. Residents complain about the time they have to wait to see a doctor and the lack of additional services. The local demand is for a Health Centre. As well as Colwich Parish the present surgery covers Weston, Gayton, Fradswell. Hixon and parts of Rugeley so the new site needs to be in a central location and accessible on foot by as many patients as possible.

8.6.13 Funding for other critical facilities such as public transport, Green Infrastructure and utilities will be met by developers through CiL, s106 agreements, commuted sum payments or planning conditions.

### Green Infrastructure

#### **Objective.**

s) Protect and enhance the green spaces around the villages.

8.6.14 The Parish Council will encourage improvements to the quality, size and connectivity of wildlife areas and green spaces in order to enhance the green infrastructure of the Parish. Colwich Parish Council will seek funding for the Colwich Green Infrastructure Plan from the Community Infrastructure Levy when this becomes available. Important components of the Colwich Green Infrastructure Plan so far identified are listed in Appendix F.

8.6.15 Developments must have regard to the movement of wildlife via linear corridors and 'stepping stones' (between two wildlife sites), minimising any adverse impacts as far as possible. Local sites, including verges and hedges, form an important part the Parish's Green Infrastructure and should be protected.

8.6.16 The Green Infrastructure Plan will be produced in partnership with Staffordshire Wildlife Trust and will help Colwich Parish Council deliver environmental protection and enhancement alongside development and regeneration.

## Colwich Neighbourhood Plan

### Objective.

w) Encourage sustainable development by managing flood risks, minimizing traffic and encouraging appropriate renewable energy generation that does not damage the local environment.

### Policy CI1 – Flooding.

**Where possible and appropriate, proposals for development should incorporate Sustainable Urban Drainage Systems(SuDS). The enhancement of wildlife and biodiversity as part of the development of such systems will be supported.**



8.6.17 SuDS should be used on all sites but especially where clay soils make surface water runoff a particular problem. Where permeable surfaces are proposed as part of SuDS drainage on clay or mudstone sites tests will need to demonstrate that

they will be effective.

8.6.18 Given the poor sewerage records referred to in the South Staffordshire Surface Water Management Plan Phase 2 report developers should carry out their own investigations rather than rely on Severn Trent records. An underground drainage report should accompany any development proposals that involve foul water drainage. Surveys amongst local residents can also bring to light unrecorded problems.

8.6.19 The Environment Agency says that the foul drainage capacity of the existing infrastructure should be considered with reference to the impact of future development. Hixon sewage works is at Amber and has limited headroom to satisfy further demand and this may impact on the timeframes in which development can come forward.

8.6.20 Point source discharges from water industry sewage works are key reasons for the failure of rivers to achieve reasonable biological status in the Staffordshire Trent Valley catchment according to the Environment Agency<sup>20</sup>

8.6.21 Developments that encourage reductions in the use of fertilisers, pesticides and herbicides will be welcomed.

<sup>20</sup> Environment Agency. River Basin Management Plan, Humber River Basin District.

## Colwich Neighbourhood Plan

8.6.22 Flooding, both foul and surface, is a problem in some areas. Whilst the problem is not widespread, it is persistent.

8.6.23 Anecdotal evidence suggests that the hydrology of the higher parts of the Parish between the two villages is complex and the Village Design Statement warns of the dangers of development in this area. The use of SuDS in this area should be encouraged if supported by drainage tests.

8.6.24 Colwich Parish Council will work with the Environment Agency to include any desirable flood management projects in its Green Infrastructure Plan, such as balancing ponds and wider catchment initiatives to improve land management, protect watercourses from pollution and restore wetlands.

### **Objective.**

β) Develop more allotment spaces and a local burial ground.

8.6.25 The Parish Council will seek to create an allotment site to meet the current shortfall in provision. The aim is to fund this through developer contributions. Thus, the Parish Council will seek to work with landowners, developers and ecclesiastic authorities to identify and acquire suitable land, and bring this project forward.

8.6.26 A Borough Council report has suggested that the Parish Council should investigate the need for allotments in both Gt. and Lt. Haywood/Colwich.<sup>21</sup> This has been investigated. The present allotments are well used and there are many residents wanting plots. Add to this a provision for new housing and the shortfall will increase. A site in Gt. Haywood would be especially welcome.

8.6.27 The Parish Council will seek to work with other bodies to identify and create a burial site and memorial garden. Where possible and appropriate in the future, the Parish Council will seek developer contributions towards the delivery of this aim.

8.6.28 Local Churches report that there is little further space for burials. St. John's has space in its extension but only for Catholics. St. Michael's burial space is full and efforts to extend the graveyard have failed because of the presence of protected trees. St. Stephen's has a handful of spaces left. Because of the time taken to provide new facilities government advice is for managers to consider additional provision when there is less than 10 years supply remaining. One hectare is sufficient space for 5000 inhabitants for 70 years.

8.6.29 Community Orchards and Green Burial Grounds can contribute to local tree species that are under threat and add to the patchwork of woodland and meadow thus helping to maintain the biodiversity of connectivity that already exists.

8.6.30 Colwich Parish Council has begun to estimate possible infrastructure costs that might be incurred. An idea of what these may be is set out in the estimates shown in Table 2. Please note that these are only indicative figures.

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21 Stafford Borough Council Open Space, Sport and Recreation Study Update 2013.



## Colwich Neighbourhood Plan

**Table 2. Indicative Estimates of Possible Infrastructure Costs and Potential Future Funding Source.**

| Item                  | Cost                  | Notes  |
|-----------------------|-----------------------|--|
| Administer CiL funds  | £1k                   | Clerk's salary for administration.   |
| Highways work.        | £16k<br>£100k         | Dropped kerbs. CiL funding(50%) + SCC<br>Appendix I deficiencies. CiL funding(50%) + SCC                             |
| Footpaths and cycling | £10k                  | CiL funding.   |
| Public transport      | £30k<br>£5k           | Bus service improvements. CiL funding(50%) + SCC<br>Support Voluntary Car Scheme. CiL funding                        |
| Car Parking           | £50k                  | Off street or bays contiguous with carriageways.<br>S106 + CiL funding(50%) + SCC                                    |
| Flood mitigation      | £50k                  | Coley Lane. S106 + CiL funding(50%)  |
| Green infrastructure  | £260K<br>£10k<br>£35k | Open space funded by s 106 agreements<br>Green Infrastructure Plan. CiL funding<br>Green Infrastructure. CiL funding |
| Allotments            | £20k                  | 1.4ha land for 50 plots. CiL funding   |
| Burial Ground         | £120k                 | 0.4ha site, 20 yr capacity. CiL funding  |
| Recreation            | £26k                  | Funded by CiL  |
| <b>Total</b>          | <b>£690k</b>          | <b>£350k from CiL</b>  |



8.6.31 Any estimate of CiL income is going to be extremely speculative but assume that the amount of rural housing overshoots the planned amount by 75% repeating the historic position in Stafford Borough over the last decade. Assume that CiL is set to £85 per sq. m. and that the average house is 97 sq. m. Allowing for 25% to be paid to the Parish Council then this gives a figure of  $0.75 \times 259 \times 85 \times 97 \times 0.25 = £459k$ . Rounding this down for exempt properties gives £400k. £350k is taken as a possible achievable figure. What is spent where will depend on the amount of funding and the priorities in the Plan.

## Colwich Neighbourhood Plan

### 8.7 Local Monitoring and Review.

8.7.1 The purpose of local monitoring and review is to examine how the policies in the Neighbourhood Plan are achieving the objectives of the Plan and whether the vision for Colwich Parish will be realised in the Plan period.

8.7.2 Considerable development is expected in the early years of the Plan period and this will be unplanned in the sense that it is developer-led. A review in 2020 will examine what effect this development has had on the Plan, its vision and its objectives. The review will examine whether the requirements of people with different cultures, backgrounds and beliefs are catered for by this Neighbourhood Plan. The review will be informed by detailed infrastructure studies. HS2 will have a considerable effect on the Parish, especially in its construction phase, and this will also be included in the revision.

8.7.3 The issue of the lack of a mechanism to revise Neighbourhood Plans has been raised with Defra and it is hoped that new legislation will remedy this situation. Should this not be the case then Colwich Parish Council will work with Stafford Borough Council on the latter's review of the Plan for Stafford Borough.

# Colwich Neighbourhood Plan

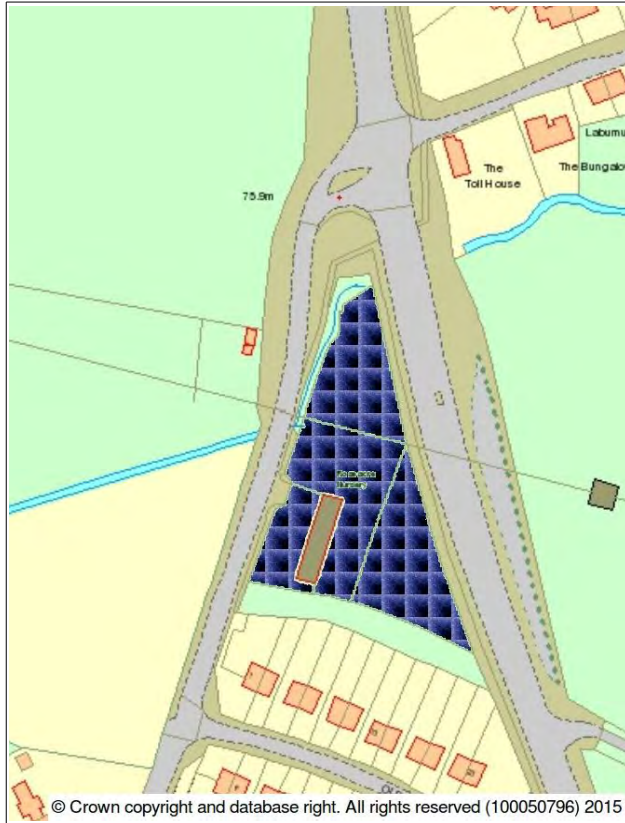
## 9. Site allocations.

### 9.1 Site specific requirements.

#### SA1. Roseacre site.

The following site specific policy applies to the allocated site.

#### Map 21 Roseacre site.



#### 9.1.1 Key Considerations.

This 0.44ha site has been considered as a site for a new surgery in the recent past but failed to attract funding. With more development and the pressure on the existing surgery NHS England are again looking at local sites.

This site is within the settlement boundary. It is near the centre of the area served by the present surgery. The overhead power line and the closeness of the proposed HS2 site make it less than ideal for housing.

An indicative map from developers suggests that there is room for 46 car parking spaces and room to expand the medical facility to cater for further demand.

#### SA1 Land at Roseacre Nursery.

**The development of a medical centre and associated car parking will be supported at the site identified on Map 22, Roseacre Nursery.**

### 9.2 Land at Gt. Haywood Junction.

Colwich Parish Council would like to see more use made of the land identified on the Map below for recreational and possibly, leisure purposes. Therefore the Parish Council will explore ways of bringing this land forward, subject to the sensitivities outlined below.

# Colwich Neighbourhood Plan

## Map 22. Gt. Haywood Junction.



### 9.2.1 Sensitivities.

This 2ha canalside site is an agricultural site presently used for grazing. It is bounded to the north by Mill Lane, on the east by the embankment of the West Coast Main Line and to the south by the public garden of the Lock House Restaurant.

The canal fronts the whole of the western boundary of the site and beyond that Gt. Haywood junction with its Grade II listed and scheduled bridge number 109. As the Conservation Area Appraisal says 'It is a striking landscape feature viewed from Mill Lane,

and the setts and copings are well - preserved.'

The whole site is in the Gt. Haywood and Shugborough Conservation Area and most of the western side is also in the Trent & Mersey Conservation Area.

The southern part of the site is well wooded, especially along the canal frontage.

At the southern extent of the site a tunnel gives access from the site to an open area through which a Right of Way runs. This Right of Way runs along the east of the railway embankment from Mill Lane to Gt. Haywood centre.

There is the potential to supplement the very limited car/bike parking in Gt. Haywood centre by providing parking on this site.

There is also the opportunity to provide a valuable recreational facility with pathways and access to Gt. Haywood for shops and refreshments. Some of the flooding caused by the inadequate size of the culverts under the canal can be managed on site. Car/bike parking can be accessed from Mill Lane. A bus service runs along Mill Lane from Stafford.



## Colwich Neighbourhood Plan

### 10. Sustainable Development.

10.1 In considering the sustainability of the Colwich Neighbourhood Plan the Plan for Stafford Borough's Sustainability Assessment objectives have been used as a framework for appraisal. This was seen as a logical starting point, as the Colwich Neighbourhood Plan must accord with higher level policy and so the Colwich Neighbourhood Plan Sustainability Assessment objectives are unlikely to be significantly different from the Plan for Stafford Borough.

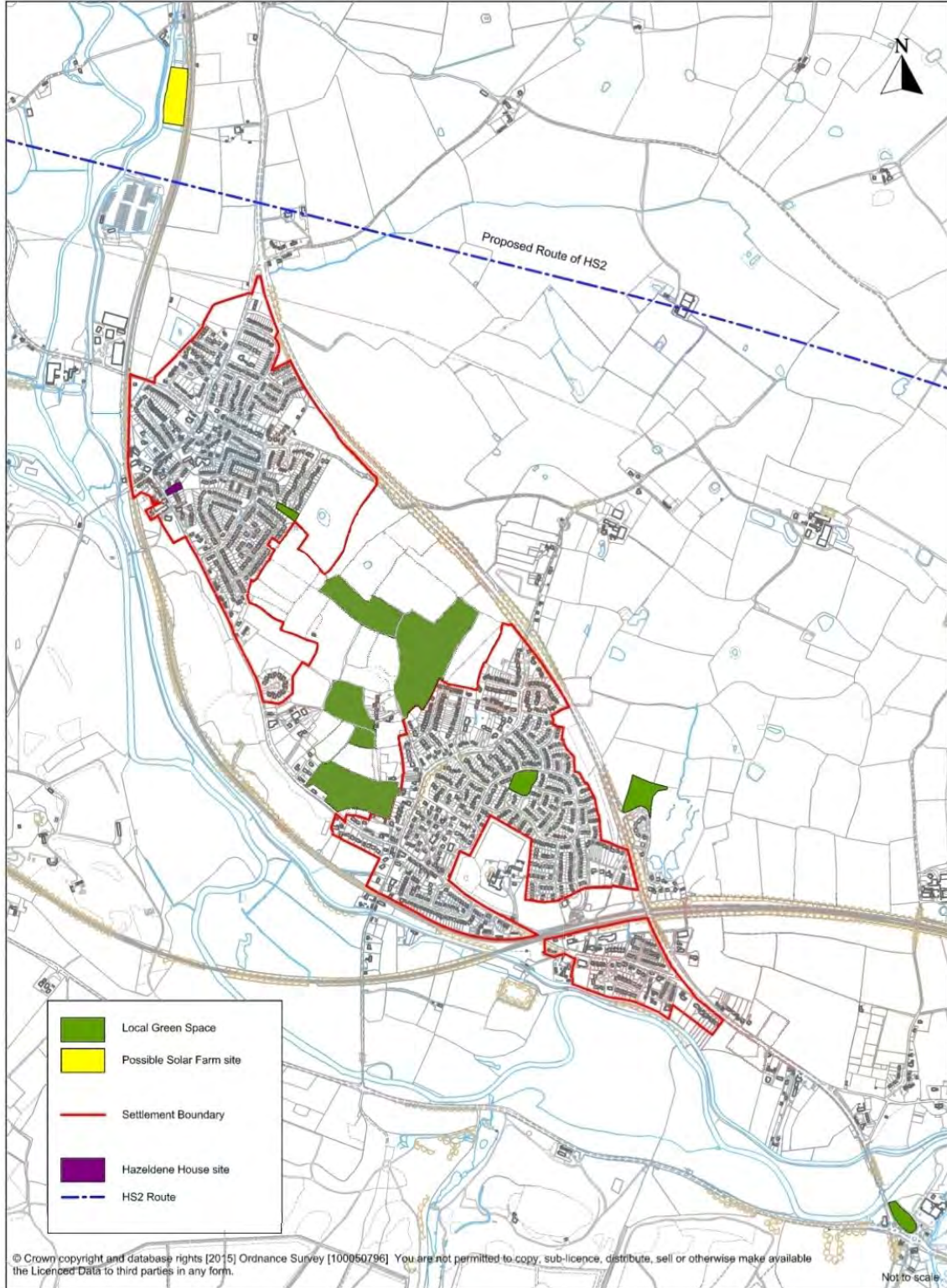
The appraisal looked at the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and the geographical scope of the Plan.

10.2 The SA highlighted five areas where Colwich Neighbourhood Plan objectives might be negatively compatible with the Sustainability Objectives of the Plan for Stafford Borough. These were addressed by revising policies so that the way they met the objectives would show Neutral or Positive compatibility across all objectives in a revised SA.

# 11. Proposals map.

Map 23

Colwich Neighbourhood Plan  
Proposals Map



# APPENDIX A

## Glossary.

**Achievability.** A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

**Affordable Housing.** Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It includes social rented, shared ownership homes and key worker housing. Does not include low cost market housing. Affordable housing is generally restricted to people who can not afford open market house prices or rents and who have a local connection to the area (this varies from housing scheme to scheme).

**Affordable Rented Housing.** Homes let at rents higher than social rents but no more than 80% of local market rents. These are sometimes called intermediate rents. They are generally managed by housing associations.

**Aged or veteran tree.** A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

**Air Quality Management Areas.** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Allocations.** Sites specified on the proposals map for development.

**Almshouses.** Charitable housing provided to enable people (typically elderly people who can no longer work to earn enough to pay rent) to live in a particular community.

**Amenity.** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

**Ancient Woodland.** An area that has been wooded continuously since at least 1600 AD.

**Annual Monitoring Report.** Part of the Local Development Framework which the Borough Council is required to prepare annually showing progress in preparing local Development Documents compared to targets in the Local Development Scheme, and monitoring the implementation and effectiveness of its policies and proposals in local Development documents.

**Appeal.** The process by which a planning applicant can challenge a planning decision that has been refused or had a planning condition imposed. There is no mechanism for challenging an application that has been granted other than by a Judicial Review.

**Appropriate Assessment.** The purpose of appropriate assessment is to ensure that protection of the integrity of European sites, which are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species, such as Special Areas of Conservation (SAC), as part of the planning process.

**Archaeological Interest.** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Area Action Plan.** A document forming part of the Local Plan containing proposals for a specific defined area.

**Area of Outstanding Natural Beauty.(AONB)** A national designation to protect areas of landscape importance.

**Article 4 direction.** A direction restricting permitted development rights within a specified area. They are often used in Conservation Areas for things like doors, windows, chimneys, etc.

**Assets of Community Value.** Building or land used to further the social wellbeing in particular, though not exclusively, the cultural, recreational or sporting interests of the local community.

## Colwich Neighbourhood Plan

**Availability.** A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems such as multiple ownerships, or operational requirements of landowners. This means that is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.

**BANANA.** An extreme kind of NIMBY – Build Absolutely Nothing Anywhere Near Anyone.

**Best and most versatile agricultural land.** Land in grades 1,2 and 3a of the Agricultural Land Classification.

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

**Biodiversity Action Plan (BAP).** A framework used to achieve the conservation of biodiversity based on the targeting resources towards specific priorities.

**Biodiversity Alert Site (BAS).** One of a number of local designations for important sites for Nature Conservation.

**Birds and Habitats Directives.** European Directives to conserve natural habitats and wild fauna and flora.

**Blue Spaces.** Lakes and other open water. Water equivalent of 'Green Spaces'.

**Building Research Environment Environmental Assessment Method (BREEAM).** An assessment method used to determine the environmental performance of new and existing commercial buildings.

**Brownfield sites.** Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

**Buildings at Risk.** A term used to describe historic buildings that are vacant and/or in poor condition.

**Building for Life (Bfl).** A Design Council initiative to improve the design of new housing schemes through assessing the design quality using 12 criteria.

**Business Area.** An area covered by a Neighbourhood Plan which is wholly or predominantly business in nature. The designation of a business area allows businesses to vote in the referendum in addition to those living in the area.

**Call In.** A discretionary power of the Secretary of State for Communities and Local Government to 'call-in' certain planning applications and subject them to a public enquiry if the granting of planning permission may substantially conflict with the National Planning Policy Framework or with local planning policy. It also refers to the process whereby Stafford Borough Councillors 'call-in' planning applications to be considered by the Planning Committee rather than by officers.

**Campaign to Protect Rural England (CPRE).** A campaigning group that involves itself in planning matters. It has an office in Stafford.

**Capacity Building.** Training, education and awareness raising initiatives, often used as part of community engagement initiatives, to inform people about things like Neighbourhood Planning and related issues.

**Capital Funding Guide.** Contains the rules and procedures which Housing Associations must follow in order to receive public funds.

**Case Law.** Decisions by the courts on the interpretation of legislation.

**Certificate of lawfulness.** A certificate that can be obtained from the local planning authority to confirm that existing development is lawful.

**Certified Sites.** Some organisations are exempted for the terms of the Caravan & Control of Development Act 1960 by Natural England. These exempted organisations may issue certificates for camping and touring caravan sites, stating that the land has been approved by the organisation for the use of its members for the purposes of recreation.

**Change of use.** A material change in the use of land or buildings that is of significance for planning purposes. Eg. Retail to Residential.

**Character Appraisal.** An appraisal, usually of the historic character of conservation areas or other historic areas such as terraced housing.



## Colwich Neighbourhood Plan

**Choice Based lettings.** A system where available properties to rent are advertised to all registered applicants who are invited to 'bid' for suitable homes.

**Climate Change.** Refers to the impact of human activities on the planet which is melting ice caps, raising sea levels, changing weather patterns and raising global temperatures.

**Code for Sustainable Homes.** The Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable.

**Community Asset Transfer.** Is the transfer of management and/or ownership of land or buildings from a public body to a community-based organisation, at less than market value, in order to promote social, economic or environmental well-being.

**Community Forest.** An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

**Community Infrastructure levy (CiL).** CiL is a new charge that local authorities can levy on development to ensure that it contributes to infrastructure costs.

**Community Right to Bid.** Allows communities and parish councils to nominate buildings or land for listing by the local authority as an asset of community value.

**Community Right to Build.** A new power that gives local organisations the right to bring forward small-scale community-led developments.

**Community Right to Challenge.** The right for community organisations to say that they are interested in running a particular public service and potentially get the chance to bid to do this.

**Community Strategy.** The plan which local Strategic Partnerships are required to prepare for improving the economic, environmental and social well being of local areas and by which Councils are expected to co-ordinate the actions of the public, private, voluntary and community organisations that operate locally.

**Conservation Area.** An area of special architectural and/or historic interest that deserves preservation or enhancement of its character or appearance, designated by the Borough Council.

**Considerate Constructor Scheme.** An initiative that encourages constructors to be good neighbours.

**Consultation statement.** A statement required to be submitted to Stafford Borough Council with the submission version of the Neighbourhood Plan. It should give details of people and organisations consulted and how they were consulted. It should contain a summary of the main issues and concerns raised during consultation and describe how these issues and concerns were considered and addressed in the proposed Neighbourhood Plan.

**Core objective.** An objective developed specifically for the Colwich Neighbourhood Plan through consultation with local people.

**Core Strategy.** A Development Plan Document setting out the spatial vision and objectives of the planning framework for the Borough.

**Decentralised energy.** Local renewable energy and low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

**Deliverability.** A deliverable site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

**Department of Community and Local Government (DCLG.)** The government department responsible for local and regional government, housing, planning, regeneration, social exclusion and neighbourhood renewal to enable the creation sustainable communities.

**Department of the Environment Food and Rural Affairs (Defra)** Government department responsible for policy and regulations on environmental, food and rural issues.

**Design and Access Statement (DAS.)** are documents that explain the design thinking behind a planning application. These include a written description and justification of the planning application.

## Colwich Neighbourhood Plan

**Designated Heritage Asset.** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Developable.** A developable site is in a suitable location for housing and there is a reasonable prospect that the site is available for, and could be developed at the point envisaged

**Development Brief.** This is a document which builds upon the scope of local planning policies to guide development proposals for large, complex and/or important sites.

**Development Management.** This is the function of the Borough Council which determines planning applications.

**Development Plan Document (DPD).** The statutory plan setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. **Dwelling mix.** The mix of different types of homes provided on a site. May typically include a range of types, say 2 bedroom houses up to larger 4 and 5 bedroom houses.

**Discounted Sale.** Homes sold by private developers at a discount where the initial sale price is restricted in line with the Council's Affordable Housing Prices. When the home is sold the sale price has to be discounted in line with the original discount percentage to make it more affordable for future purchasers.

**Ecological networks.** These link sites of biodiversity importance.

**Economic Development.** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecosystem services.** The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Environment Agency (EA).** Public body charged with protecting and improving the environment in England and Wales.

**Environmental Impact Assessment.** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**European Site.** These are sites that are afforded the highest levels of protection in the UK through **European legislation.** They include Special Areas of Conservation (SAC), candidate (cSAC), Special Protection Areas (SPA), proposed (pSPA), European offshore Marine Sites and Ramsar sites. qv.

**Evidence base.** The researched, documented, analysed and verified basis for preparing the Colwich Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been prepared by Stafford Borough Council as part of the process of developing its Core Strategy.

**Evidence base summary.** A document produced as part of the process of developing the Colwich Neighbourhood Plan. It supports the plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new developments should be located in Colwich Parish.

**Flood Risk.** This refers to the probability that a river or watercourse will flood and the effect on any particular site or area of land.

**Front runners.** A mix of urban and rural communities selected and sponsored by government that have spearheaded Neighbourhood Planning.

**General Permitted Development Order.** The Town and Country Planning Act General (Permitted Development) Order is a statutory document that allows specific minor kinds of development (such as small house extensions) to be undertaken without formal planning permission.

**General Power of Competence.** A power conveyed by the Localism Act 2011 to give local authorities (including qualified parish councils) the ability to undertake any action in the best interests of their community unless it is against the law.

**Geodiversity.** The range of rocks, minerals, fossils, soils and landforms.

**Green Belt.** The statutory designated open land in the north of the Borough (North Staffordshire Green Belt) and the south of the Borough (West Midlands Green Belt)

## Colwich Neighbourhood Plan

**Greenfield site.** Land (or a defined site) usually farmland, that has not previously been developed.

**Green infrastructure.** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It is the open spaces, waterways, gardens, woodlands, green corridors, wildlife habitats, street trees, natural heritage and open countryside.

**Green space.** Those parts of an area that are occupied by natural, designed or agricultural landscape as opposed to built development: open spaces, parkland, woodland, sports fields, gardens, allotments and the like.

**Gypsies and Travellers.** These are persons of a nomadic habitat, but also includes people who may have stopped travelling.

**Gypsy and Traveller Accommodation Needs Assessment (GTAA).** An assessment of the accommodation needs of Gypsy and Traveller pitch requirements over the lifetime of the plan period.

**Habitats Directive.** The European Union Habitats Directive aims to protect the wild plants, animals and habitat that makes up our diverse natural environment.

**Habitats Regulations Assessment.** The European Union (EU) Habitats Directive protects certain species of plants and animals which are particularly vulnerable. The Directive specifically relates to Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites known as Natura 2000 sites. The UK Habitats Regulations are used to implement the EU Directive and require a Habitats Regulations Assessment (HRA).

**Heritage Asset.** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Highways Agency.** The Government agency responsible for key trunk roads and motorways such as the M6.

**Highway Authority.** The body with legal responsibility for the management and maintenance of public roads. In Staffordshire this is the County Council.

**Historic environment.** All aspects of the environment resulting from the interaction of people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic Parks and Gardens Register.** The national register, managed by English Heritage, which provides a listing and classification system for historic parks and gardens.

**Homebuy.** This is the Government's term used for its affordable housing products to buy a home.

**Homebuy Agent.** An organisation which keeps a register of those people looking for shared ownership homes.

**Homes and Communities Agency(HCA).** A government body that provides public funding to Housing Associations.

**Housing Associations.** Not-for-profit organisations providing homes mainly for those in housing need.

**Housing Needs Survey.** A local evidence gathering process to establish how many people are in need of affordable housing.

**Housing Trajectory.** This shows the net and expected housing completions on a year and year.

**Independent Examination .** An examination of a proposed Neighbourhood Plan, carried out by an independent person, set up to consider whether a Neighbourhood Plan meets the basic conditions required.

**Infrastructure.** Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

## Colwich Neighbourhood Plan

**Judicial Review.** Legal challenge of a planning decision to consider whether it has been made in a proper and lawful manner.

**Key Diagram.** May be used to illustrate the broad strategy for the area, including locations for change or strategic development, major transportation issues, and main patterns of movement and constraints. It provides the means to show links and relationships with other strategies and with the plans of neighbouring areas.

**Landscape Character Assessment.** A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.

**Legislation.** The Acts of Parliament, regulations and Statutory Instruments which provide the legal framework within which public law is administered.

**Lifetime Homes.** A housing standard developed by the Joseph Rowntree Federation that enables new housing to be designed to meet the changing needs of the occupiers over time. There are 16 design features to be fulfilled to obtain lifetime homes standard.

**Listed Building.** A building that has statutory protection due to its special architectural or historic interest. The grades of listing are 1, 11\* or 11 with 1 being the highest.

**Listed Building Consent.** The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

**Local Authority.** Usually referring to 'principal councils'. ie Stafford Borough or Staffordshire County Council although some legislation includes parish and town councils within the definition.

**Local Connection.** See appendix J.

**Local Designations.** Designations of land, usually for its landscape or nature conservation interest, by local authorities in development plans. Confers a level of protection less than that which applies to national statutory designations like national park but greater than that which applies to undesignated areas.

**Local Development Document (LDD).** Comprising two main types, Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not. Together LDDs form the main part of the Local Development.

**Local Development Framework (LDF)** A portfolio of Local Development Documents which sets out the planning policy framework for the Borough. It also includes the Local Development Scheme, the Statement of Community Involvement and the Annual Monitoring Report.

**Local Development Order.** An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants permission for a specific development proposal or class of development.

**Local Development Scheme (LDS).** A statutory document setting out the Borough Council's programme for the preparation of Local Development Documents.

**Local Enterprise Partnership (LEP).** A partnership between local authorities and businesses. Formed in 2011 to help determine economic priorities and lead economic growth and job creation within the local area.

**Local Green Space.** This is a designation in Local and Neighbourhood Plans to provide special protection against development for green areas of particular importance to local communities.

**Localism.** Shifting power away from central government control to the local level. Making services more local accountable. Devolving more power to local communities, individuals and councils.

**Local list.** A list produced by a local authority to identify buildings and structures of special interest which are not included in the statutory list of listed buildings.

**Local Nature Reserve (LNR).** LNRs are sites of importance for wildlife, geology, education or public enjoyment.

**Local Plan.** The name for the collection of documents prepared by Stafford Borough Council for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statement of community

## Colwich Neighbourhood Plan

involvement.

**Local Planning Authority.** For Colwich this is Stafford Borough Council.

**Local Referendum.** A direct vote in which communities will be asked to either accept or reject a particular proposal.

**Local Strategic Partnership (LSP).** Initiative by every local authority to develop partnership working between public agencies, voluntary groups and business and to more effectively deliver public services.

**Local Transport Plan (LTP).** The Staffordshire Local Transport Plan is the statutory long-term transport strategy for the county which is used by the Department for Transport (DfT) to allocate funds for local transport improvements.

**Low cost home ownership.** People who cannot afford to buy on the open market purchase a share in a home and live in it as their own.

**Major Development.** Large scale major development is development of more than 199 houses. **Market housing.** Housing for sale or rent at where prices are set in the open market.

**Minerals of local and national importance.** Minerals which are necessary to meet society's needs, including aggregates, brickclay, silica sand, cement raw materials, gypsum, salt, flourspar, shallow and deep mined coal, oil and gas, tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

**Minor Development.** Minor development is between 1 and 9 houses.

**Mitigation Measure.** A measure designed to avoid, reduce or offset adverse effects of a plan or policy.

**Mixed use.** Development where more than one use is constructed.

**Natural England.** An organisation formed by bringing together English Nature, the Countryside Agency and the Rural Development Service. Aims to conserve and enhance the natural environment for its intrinsic value, the wellbeing and enjoyment of people and the economic prosperity that it brings. AONB

**National Planning Policy Framework (NPPF).** The Framework sets out nationally important issues and policies and leaves other matters for local councils and communities to decide themselves. The Framework is based on the policy of sustainable development. The NPPF replaces all Planning Policy Guidance and Planning Policy Statements.

**National Trails.** Long distance routes for walking, cycling and horse riding.

**Negative views.** In a Conservation Area negative views are views that detract from the quality of the area.

**Neighbourhood Development Order.** An order made by a local planning authority through which Parish Councils can grant planning permission for a specific development proposal or class of development.

**NIMBY.** Person who says that development should be anywhere but Not In My Back Yard.

**Occupancy rating.** Occupancy rating provides a measure of whether a households' accommodation is overcrowded or under occupied. There are two measures of occupancy rating, one based on the number of rooms in a household's accommodation, and one based on the number of bedrooms. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bed room than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.

**Open Space.** All open space of public value, including not just land but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building.** A building that existed on 1 July 1948 or, if constructed after that date, as it was built originally.

**Planning Condition.** A condition imposed on a grant of planning permission or a

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condition included in a Neighbourhood Development Order. Eg. That the development should include an agreed landscaping plan.

**Planning Inspectorate.** The government body established to provide an independent judgement on planning decisions that are taken to appeal.

**Planning Obligations/ S106 agreements.** These are contributions secured by the Borough Council to help provide or fund infrastructure items or services that will help make development acceptable in planning terms.

**Previously Developed Land.** See Brownfield.

**Priority habitats and species.** Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Public Open Space.** Open space to which the public have free access.

**Place shaping.** See Spatial Planning.

**Plan-led system.** The 'plan-led system' is one of the fundamental principles that guides how planning works. The meaning comes from Section 54a of the Town and Country Planning Act 1990, which states that decisions made under any of the planning acts 'shall be made in accordance with the development plan unless material considerations indicate otherwise'.

**Plan for Stafford Borough.(PFSB)** is the first part of the local plan for Stafford.

**Plan period.** The period for which Colwich Neighbourhood Plan will set policy for Colwich Parish. This will be from 2011 until 2031.

**Planning Gain.** The principle of a planning applicant agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development.

**Planning Policy Guidance (PPG).** Guidance produced by central Government setting out its policies on specific planning topics. Being updated and replaced by Planning Policy Statements.

**Planning Policy Statement (PPS).** Statements produced by central Government setting out its policies on specific planning topics. Regional Spatial Strategies and Local Development Frameworks must take account of and conform to national planning policy. The National Planning Policy Framework replaced all Planning Policy Statements.

**Proposals Map.** A map, illustrating clearly on an Ordnance Surveyor similar base the spatial extent of policies and proposals, must be prepared and maintained to accompany all Development Plan Documents. This may contain inset maps, where necessary.

**Quiet Lanes.** Under the Transport Act 2000, local authorities are able to designate minor rural roads for which they are responsible as Quiet Lanes.

**Quota site.** An open market development where a proportion of affordable housing must be provided if the homes exceed a set number.

**Ramsar Site.** An international designation for wetlands of international importance.

**RDB** Residential Development Boundary

**Referendum.** See Local Referendum.

**Regeneration.** Upgrading an area through social, physical and economic improvements.

**Regional Spatial Strategy (RSS).** The statutory replacement for Regional Planning Guidance prepared by the West Midlands Leaders Board and issued by the Secretary of State. It forms part of Stafford Borough's statutory development plan and provides a spatial framework to inform the preparation of Local Development Documents, the Local Transport Plan and regional and sub regional strategies.

**Register of Historic Parks and Gardens.** Register of parks and gardens of special historic interest in England held by Historic England and identifies over 1,600 sites assessed to be of particular significance.

**Registered Providers (RP).** Providers of social housing that are registered with the Housing and Communities Agency (HCA). Most are housing associations but they also include trusts, co-operatives and companies.

**Renewable Energy.** Energy that is derived from sustainable sources such as solar or

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wind power, as opposed to non-renewable energy derived from fossil fuels such as gas and coal.

**Residential Development Boundary(RDB).** Defines an area around a community within which there is a presumption that residential development applications will be granted. Those in Stafford Borough ceased to apply at the end of March 2013. Now called 'Settlement Boundaries' (qv).

**RIGS** Regionally Important Geological and Geomorphological Sites.

**Rural Exception Site.** Sites used specifically for affordable housing in rural communities that would not normally be used for housing.

**Rural Diversification.** The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities).

**Rural Housing Enabler.** An independent person who liaises with Parish Councils, principle local authorities and housing associations to assess housing needs and potentially suitable sites for development.

**S 106 agreement.** Section 106 agreements, also known as planning obligations, are agreements between developers and local planning authorities that are negotiated as part of a condition of planning consent. S 106 of the Town and Country Planning Act 1990 enables local authorities to negotiate contributions towards a range of infrastructure and services, such as community facilities, public open space, transport improvements and/or affordable housing.

**S 278 agreement.** Where a new development requires work to be carried out on the existing (publicly maintained) highway it will be necessary to enter in to an agreement with the Highways Authority under Section 278 of the Highways Act 1980.

**SANGS.** Suitable Alternative Natural Green Space. A designation dropped in Autumn 2014.

**Scheduled monument.** In the United Kingdom, a scheduled monument is a 'nationally important' archaeological site or historic building, given protection against unauthorised change.

**Screening Assessment(SA).** An SA is a written statement of the opinion of the relevant planning authority as to whether an Environmental Impact Assessment(EIA) is required.

**Secured by Design.** A Police initiative supporting the principles of designing out crime through the use of effective security standards and crime prevention in new developments.

**Sequential test.** A principle for making a planning decision based on developing certain types of land before others, for example, developing brownfield land before greenfield sites.

**Setting.** The immediate context within which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated.

**Settlement Boundary.** New name for Residential Development Boundaries (qv)

**Shared Equity.** This is similar to shared ownership but there is no rent payable.

**Shared Ownership.** This is where you purchase a share of the property (its equity – generally between 25% and 80%)and the rest is owned by a housing organisation (usually a housing association). A small rent is payable (the smaller the equity share bought the higher the rent will be). Generally purchasers will be able to purchase more of the equity as they can afford to do so.

**Site allocation plan.** A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed. Eg residential or retail development.

**Sites and Monument Record. (SMR).** List of 'nationally important' archaeological sites and historic buildings, which are protected against unauthorised change.

**Small scale development.** Small scale major development is for development of between 10 and 199 houses.

**Social enterprise.** A business that trades primarily to achieve social aims, whilst making a profit.

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**Social Infrastructure.** The definition of social infrastructure can include a huge range of services and facilities that meet the needs of residents, promote social interaction and enhance the overall quality of life within a community. These can include elements such as schools, health centres, leisure and recreation facilities, libraries, local shops, open spaces, transport and utility services, community halls and meeting places and religious facilities.

**Social Rented Housing.** Homes let by social landlords (usually housing associations) at rents significantly lower than open market rents charged by private landlords.

**Soundness.** The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified, whether it is effective and whether it is consistent with national and local planning policy. Plans found to be unsound cannot be adopted by the local planning authority. It should be noted that Neighbourhood Plans are NOT required to meet these tests of soundness.

**Spatial Planning.** Spatial planning is also called 'place shaping' and has a wider focus than traditional land use planning. It's about identifying a vision for the future of a place which responds to local needs and circumstances, including community views, and is based on evidence.

**Special Area of Conservation (SAC).** Special Areas of Conservation are strictly protected sites designated under the EC Habitats Directive.

**Space standards.** Quantified dimensions set down by Stafford Borough Council to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments.

**Spatial Portrait.** A description of the area, designed to portray its individual character, key trends and the current 'drivers for change'.

**Special Protection Area.** A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

**Site of Special Scientific Interest (SSSI).** Sites of Special Scientific Interest are protected by law. **Stakeholders.** Individuals and organisations with an interest in a particular area or issue.

**Statement of Community Involvement (SCI.)** Sets out the Borough Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local Development Documents.

**Stepping stones.** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic Environmental Assessment.** Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans when required.

**Strategic Flood Risk Assessment (SFRA).** This is an overview of flood risk from all sources within Stafford Borough's local area.

**Strategic Housing Market Assessment (SHMA).** A component of the Local Plan evidence base which examines how many houses the Borough needs to build to resolve housing need problems.

**Submission Stage.** When the Council formally hands in documents to the Government for their assessment and examination.

**Sustainable Development.** The most commonly used definition is that given in the Brundtland Report in 1987 which says the 'Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. It contains two key concepts: Firstly the concept of "needs" to which overriding priority should be given and secondly the idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs.

**Sustainable Drainage Systems (SuDS).** Measures to increase permeable surfaces



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in an area therefore allowing a slow release of water rather than fast run-off.

**Sustainable Transport Modes.** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Supplementary Planning Document (SPD).** These cover a wide range of issues on which the plan making authority wishes to provide policies or guidance to supplement the policies and proposals in development plan documents. They do not form part of the development plan and they are not subject to independent examination.

**Sustainability Appraisal (SA).** A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors).

**Third Sector.** Also called the voluntary sector in contrast to the public sector and private sector.

**Tranquillity Map.** Map produced by CPRE to illustrate the geographical distribution of tranquillity.

**Transport assessment.** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures need to be taken to deal with the anticipated transport impacts of the development.

**Travelling Showpeople.** These are members of a community who travel the country holding fairs and circuses but may include people who may have stopped travelling.

**Tree Preservation Order(TPO)** A TPO is made by a Local Planning Authority to protect specific trees or a particular area, group or woodland from deliberate damage and destruction.

**Village Design Statement.** A VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area. Colwich has recently revised its VDS.

**Wildlife corridor.** Areas of habitat connecting wildlife populations.

**Windfall sites.** Sites not allocated for development in the Colwich Neighbourhood Plan that unexpectedly come forward for development.

**Working Group.** A group formed around a specific topic (such as housing) from the main Neighbourhood Plan Committee.

# **APPENDIX B**

## **Relevant Plan for Stafford Borough Strategic Policies.**

### **Overall objectives of the Plan for Stafford Borough.**

- 21. Provide for high quality new small-scale housing development at appropriate villages that reflects their distinctive local character,*
- 22. Deliver sensitive additional facilities to provide an improved level of local services appropriate to settlements, reduce the need to travel and be in keeping with the local character, the historic environment and the rural setting,*
- 23. Provide increased rural employment through agricultural and livestock businesses, renewable energy schemes, low impact hi-tech industries in agricultural buildings and sensitive new tourist attractions that enhance the high quality environment of the area,*
- 24. Deliver new employment land through the expansion of existing industrial areas,*
- 25. Provide new high-quality homes, including new affordable homes, on appropriate sites in existing villages, to support sustainable rural communities in the future*
- 26. Support increased habitat maintenance, restoration and creation, and the encouragement of a diverse range of species as part of the strategic green infrastructure network across the Stafford Borough area, whilst also protecting designated sites, including the Special Areas of Conservation,*
- 27. New open space, sport and recreational facilities to meet the needs of the community, including through increased multi-use provision such as community halls,*
- 28. Encourage the sustainable management of heritage assets, especially those identified as at risk, and deliver development which respects local character and distinctiveness*

### **Strategic policies and proposals in the Plan for Stafford Borough.**

The Plan for Stafford Borough sets out its development strategy in 7 Spatial Principles.

1. The overall presumption in favour of sustainable development,
2. The scale of housing & employment Borough-wide,
3. The sustainable settlement hierarchy,
4. The distribution of housing growth between the settlements in the hierarchy,
5. The distribution of employment growth,

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6. Achieving rural sustainability,
7. Appropriate mechanisms for achieving the distribution of development.

SP7. Settlement Boundaries will be established in accordance with the following criteria. Prior to the establishment of the actual boundaries these principles will be used to assess the acceptability of individual proposals at the Settlements. Settlement Boundaries will be defined to ensure that development within that boundary will, in principle, be acceptable because it:

- a) is in, or adjacent to, an existing settlement;
- b) is of an appropriate scale to the existing settlement;
- c) is accessible and well related to existing facilities;
- d) is accessible by public transport, or demonstrates that the provision of such services could be viably provided;
- e) is the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address development issues;
- f) will not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals;
- g) will appropriately address the findings of the Landscape Character Assessment, and the conservation and enhancement actions of particular landscape policy zone / zones affected;
- h) will not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;
- i) will not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);
- j) will not be located in areas of flood risk or contribute to flood risk on neighbouring areas;
- k) will ensure adequate vehicular, pedestrian and cycle access as well as cycle and short stay parking facilities on the site; and
- l) will not adversely affect the residential amenity of the locality.

Development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites. Only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released.

# APPENDIX C

## Evidence Base.

### Local Documents:

1. Revised Village Design Statement. 2014
2. Jubilee Playing Field Survey. Oct 2011
3. Jubilee Event Report. July 2012
4. Minutes of Stafford Borough Council Cabinet Meeting 7th Feb 2013
5. Notes of meeting with Walking Group May 2013
6. Notes of meeting with Rangers. May 2013
7. Report on May Community Engagement Event. May 2013
8. Notes of meeting with Guides. May 2013
9. Notes of meeting with Wednesday Club. May 2013
10. Notes of meeting with Parents and Toddlers Group. May 2013
11. Notes of meeting with schoolchildren. May 2013
12. Report of June Community Engagement Event and Parish Meeting. June 2013
13. Notes of meeting with Staffordshire Wildlife Trust and Cannock Chase Area of Outstanding Natural Beauty Unit. June 2013.
14. Notes on meeting with Shugborough Estate. June 2013
15. Notes on meeting with Developers. June 2013.
16. Notes on meeting with Landowners. June 2013
17. Notes on meeting with Businesses. June 2013
18. Colwich Housing Needs Survey 2011
19. Local Traffic Count conducted on behalf of Colwich Parish Council April 2015

### Borough Council Documents:

Plan for Stafford Borough

Local Plan 2001

### Housing.

The Housing Monitor: Land for new homes (2014)

Strategic Housing Land Availability Assessment (2015)

[Strategic Housing Market Area Assessment \(2012\)](#)

5 year Housing Land Supply Statement (2014)

Affordable Housing Viability Study (2011)

### Employment and the Economy

[Employment Land Review \(2012\)](#)

### Community

Settlement Assessment of Services and Facilities (2008)

### Transport

[Local Transport Plan for Staffordshire \(2011\)](#)

[Stafford Borough Integrated Transport Strategy \(2011\)](#)

### Climate Change

[Strategic Flood Risk Assessment \(2014\)](#)

[South Staffs Surface Water Management Plan \(2011\)](#)

### Tourism, leisure & recreation

[PPG 17 Planning for Open Space, Sport and Recreation \(2009\)](#)

[Open Space, Sport and Recreation Study Update 2013.](#)

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Rights of Way Improvement Plan for Staffordshire.

## Environment & landscape

[Green Infrastructure Strategy](#)

[Landscape and Countryside Character Assessment - descriptions](#)

[Habitats Regulations Assessment \(Appropriate Assessment\)](#)

[Stafford Borough Local Development Framework Ecological Desk Study 2008](#)

[Staffordshire Biodiversity Action Plan \(updated early 2011\)](#)

[Stafford and Surrounds Health and Wellbeing Strategy 2013 – 2015](#)

## Historic Environment

[Historic Environment Character Assessment for Haywoods \(July 2009\)](#)

[Gt. Haywood and Shugborough Conservation Area Appraisal.](#)

[Colwich and Lt. Haywood Conservation Area Appraisal.](#)

[Trent & Mersey canal Conservation Area Appraisal.](#)

## Infrastructure

[Stafford Borough Infrastructure Strategy: Stage 1 Final Report \(July 2009\)](#)

[Stafford Borough Infrastructure Strategy: Stage 2](#)

[Infrastructure Delivery Plan \(July 2012\) and Infrastructure Study Inputs](#)

[Stafford Review of Viability Assumptions Report.](#)

[Visit Stafford web site.](#)

## Other Documents:

[Agricultural Land Classification Map. Natural England.](#)

[Alternatives to Travel in the Public Sector' JMP Consultants for Dept. of Transport 2012.](#)

[Biodiversity Strategy to 2020. EU](#)

[Budget Handbook 2015/2016. Office of the Police and Crime Commissioner for Staffordshire.](#)

[Canal and Rivers Trust. Business Plan 2014 – 2017](#)

[Cannock Chase AONB Management Plan and planning protocol](#)

[Cannock Chase District Integrated Transport Strategy 2011 – 2026](#)

[Cannock Chase Local Plan.](#)

[Cannock Chase Visitor Impact Mitigation Strategy \(March 2010\)](#)

[Capacity of single – track rural lanes. Sweet. Somerset CC](#)

[Census 2001 & 2011](#)

[Community Infrastructure Levy Regulations 2010](#)

[Environmental Stewardship funding. Natural England and Defra](#)

[Education Planning Obligations Policy V 1.6. SCC](#)

[Flood Map for Planning. Environmental Agency](#)

[Garden Grabbing – letter from Chief Planning Officer \(2010\)](#)

[Government forestry policy statement. Defra](#)

[Home-to-school travel and transport statutory guidance. DFE \(2014\)](#)

[High Speed Rail, Phase two](#)

[Leading for a Connected Staffordshire 2014 – 2018. SCC](#)

[Magic Map \(Defra\)](#)

[Minerals Local Plan \(emerging\) – Staffordshire County Council \(2015\)](#)

[National Character Area Profile: 68. Needwood & South Derbyshire Claylands. Natural England. \(2013\)](#)

[National Planning Policy Framework](#)

[New Homes Bonus: final scheme design](#)

[Nitrate Vulnerable Zones in England. Guidance. Defra.](#)

[Noise Policy Statement for England. Defra.](#)

[Planning for Landscape Change maps & plans. Staffordshire County Council](#)

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[The Quiet Lanes and Home Zones \(England\) Regulations 2006](#)

[River Basin Management Plan, Humber River Basin District. Environment Agency.](#)

[Soilscapes Map. Cranfield University](#)

[Staffordshire Ecological Record](#)

[Staffordshire Flexicare Housing Strategy 2010 – 2015.](#)

[Staffordshire Definitive Map \(Rights of Way\)](#)

[Staffordshire and Worcestershire Conservation Area Character Appraisal.](#)

[Stoke-on-Trent and Staffordshire Fire and Rescue Authority's Corporate Safety Plan for 2014 -2017](#)

[sustrans. National Cycle Network](#)

[Tranquility map of England. CPRE.](#)

[Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)

[White Paper. The Natural Choice - Securing the Value of Nature 2011.](#)

# APPENDIX D

### **Community Aspirations.**

In addition to the statutory provisions of the Neighbourhood Plan the Parish Council intends to provide support to meet community aspirations by:

- Improving public transport in cooperation with adjacent parishes.
- improving funding to the Community Transport Group in the Parish.
- seeking to re-establish a railway station in the Parish.
- increasing the provision of bus waiting shelters and working with service providers to install Real Time Information systems.
- promoting sustainable transport by encouraging novel means of delivery such as quadcopters.
- promoting modern digital services in order to support local businesses and reduce the need to travel.
- supporting local businesses.
- encouraging home-working.
- supporting the proposed Sustrans National Cycling Route 5 route along the Trent & Mersey Canal.
- promoting increased take-up by landowners of the Countryside Stewardship Scheme.
- working with the Cannock Chase Area of Outstanding Natural Beauty to improve the AONB area within the Parish.
- working with local schools to address the problem of congestion caused by parents doing the 'school run'.
- encouraging walking and cycling.
- use the Community Paths Initiative to improve Rights of Way.
- providing permissive routes for both pedestrian and equestrian use.
- promoting better policing.
- Provide a large sports facility on the outskirts of the villages.
- Community use for Zion Chapel or surrounds.

# **APPENDIX E**

## **Listed Buildings and Scheduled Historic Monuments.**

### **Listed Buildings.**

#### **Shugborough (24)**

Trent Lodge, Grade II  
Temple of the Winds, Grade II  
Farmhouse at Shugborough Park Farm, Grade II\*  
North Range of Outbuildings, Shugborough Park Farm, Grade II  
South Range of Outbuildings, Shugborough Park Farm, Grade II\*  
Walled Garden and Gardeners' Cottages, Grade II  
Lichfield Drive Railway Bridge, Grade II  
Lichfield Lodges, Grade II  
Railway Tunnel Entrances in Shugborough Park, Grade II  
White Barn Farm, Grade II\*  
Hay Barn and Cottages near White Barn Farm, Grade II\*  
The Triumphal Arch, Grade I  
The Dark Lantern, Grade I  
Stafford Wood Lodge, Grade II  
Shugborough Hall, Grade I  
Outbuildings to SW of Shugborough Hall, Grade II  
Footbridge [Blue Bridge], Shugborough Park, Grade II  
The Ruins, Shugborough Hall, Grade II  
The Fountain, Shugborough Hall, Grade II  
The Doric Temple, Shugborough Hall, Grade I  
The Chinese House, Shugborough Hall, Grade I  
The Garden Bridge [Red Bridge], Shugborough Hall, Grade I  
The Cat's Monument, Shugborough Hall, Grade II  
The Shepherd's Monument, Shugborough Hall, Grade II\*

#### **Great Haywood (17)**

Parish Church of St. Stephen, Grade II  
Trent House, Trent Lane, Grade II  
Former Great Haywood Post Office, Trent Lane, Grade II  
Cottages 1-4, Trent Lane, Grade II  
Cottages opposite 1-4, Trent Lane, Grade II  
Trent Lane Railway Bridge, Grade II  
Trent Lane Canal Bridge, Grade II  
Canal Milepost, Trent and Mersey Canal, near Mill Bridge, Grade II  
Middle Bridge, No. 75, Trent and Mersey Canal, Grade II  
Mill Lane Railway Bridge, Grade II  
Barn next to Abbey House, Mill Lane, Grade II  
Abbey House, Grade II  
Haywood House, Grade II  
Roman Catholic Church of St. John the Baptist, Grade II



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Churchyard Cottage, Grade II

### **Hoo Mill (2)**

Canal Milepost, near Hoo Mill Lock, Grade II

Hoo Mill Bridge No. 76, Trent and Mersey Canal, Grade II

### **Little Haywood (4)**

Lodge to Shugborough Hall, off A513. Grade II

The Yeld, off Main Road. Grade II

Lamb and Flag Inn and Taylor's Premises, Grade II

St. Mary's Abbey, Grade II

### **Colwich (9)**

Colwich Bridge No. 71, Trent and Mersey Canal, Grade II

Colwich Lock No. 21, Trent and Mersey Canal, Grade II

Colwich Lock Cottage, Trent and Mersey Canal, Grade II

Colwich Lock Cottage Privy, Trent and Mersey Canal, Grade II

Former Railway Station House off Main Road. Grade II

Parish Church of St. Michael and All Angels, Grade II\*

Church of England Primary School, Grade II

School House and Old School Buildings, Grade II

Gibson's Shop on Main Road. Grade II

### **Wolseley Bridge (3)**

Wolseley Bridge, Grade II

Barn, SE of Wolseley Arms, Grade II

Wolseley Bridge Tea Rooms and Associated Buildings, Grade II

### **Bishton and Moreton (5)**

Bishton Hall, Grade II\*

Orangery, Bishton Hall, Grade II

Stables and Coach House, Bishton Hall, Grade II

Doric Screen, Garden Walls Terrace and Parterre, Bishton Hall, Grade II

Moreton House, Grade II

### **Scheduled Ancient Monuments in Colwich Parish (4)**

Circular Earthworks, 400 yards E. of Bishton Hall.

Essex Bridge, Great Haywood.

Great Haywood Canal Bridge, No. 109

Moated Site, SW of St. Michael and All Angels' Church

# APPENDIX F

### Green Infrastructure

#### Local Wildlife Sites.

- a) Cannock Chase. Special Area of Conservation.
- b) Wolseley Bridge, between canal and river. Biological Alert site.
- c) Colwich Brickworks, East of A51 adjacent to Colwich. Site of Biological Importance.
- d) The Wolseley Centre, Staffordshire Wildlife Trust HQ and Nature Reserve.
- e) Bishton, hedges either side of lane from Bishton to Moreton Grange. Biological Alert site.
- f) Moreton Brook, brook, surrounding ditches and grassland, Biological Alert site.
- g) Lount Farm, 5 fields of unimproved grassland, Site of Biological Importance.
- h) Shugborough Hall, lowland wood pasture, Site of Biological Importance.
- i) Rugeley Fen, adjacent to new by-pass at junction with A51. Site of Biological Importance.
- j) Stafford Brook, Part of section between A51 and Bower Lane. Local Wildlife Site.

#### Local Green Space.

LGS1) The central green area in St. Mary's estate bounded to the north by St. Marys Road and to the south by Hillside Drive.

LGS2) Land between A51/A513 junction and Wolseley Garden Centre.

LGS3) Land north of Kingfisher Drive. This land is crossed by FP37.

The Historic Environment Character Assessment for the Haywoods gave the zone between the two villages (HHECZ 7) the second highest score after Shugborough. The historic landscape character of both of these zones originated from former arable open fields of medieval origin, which continue to be legible within the current landscape in the form of post medieval piecemeal enclosure. Designating the whole area as Local Green Space would have been very desirable but unfortunately the NPPF precludes designating an extensive tract of land.<sup>22</sup> For this reason only six areas between the villages, LGS4, LGS5, LGS6, LGS7, LGS8 and LGS9, are designated. All of the Rights of Way across these spaces are used extensively by dog walkers.

LGS4) Land north of Back Lane, Lt. Haywood, and bounded to the west by the stream and to the east by houses along Coley Grove and then a field boundary continuing the same line.

LGS5) Field called The Slade running NW to SE across the middle of The Butts area.

LGS6) Land North of the Red Lion, Lt. Haywood.

LGS7) Land at the end of the private road known as The Butts.

LGS8) Land north of LGS 6.

LGS9) Field between playing field and Anson Row.

#### Sports fields.

Sports field, BMX, MUGA and Skateboard Park on the Jubilee Playing Fields, Lt.

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<sup>22</sup> NPPF para 77

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Haywood.

Sports field attached to St. John's School, Gt. Haywood.

Sports Field attached to Anson School Gt. Haywood.

Sports Field north of Colwich School, Colwich.

Sports Field south and east of St. Bede's Preparatory School and Nursery.

Sports fields east of the walled garden on Shugborough Estate.

### Childrens Play Areas

Equipped area on Jubilee Playing Fields, Lt. Haywood.

Equipped Area in LGS2

### Amenity Green Space

Green area on corner of Mill Lane and Main Road, Gt. Haywood.

Land between Oldfields Crescent and A51, Gt. Haywood.

Land bordering Abbeyfields, Gt. Haywood.

Green spaces in The Uplands development, Gt. Haywood.

Green area opposite The Old Forge, Gt. Haywood.

Land on southwest side of Cliff Road, Gt. Haywood.

Land at the end of Marlborough Close, Gt. Haywood.

Land along the south side of Little Tixall lane between The Stables and Hazeldene, Gt. Haywood.

Land bordering entrances to Main Road from A51, Gt. Haywood and Colwich.

Wide green verges at the lower end of St. Mary's Road, Lt. Haywood.

Land at end of Forest Close, Lt. Haywood

Land east side of Back Lane between Coley Grove and Coley Lane, Lt. Haywood.

Land at the end of Pinewood Drive, Lt. Haywood.

Land bordering east side of Coley Lane, Lt. Haywood.

Land between Kingfisher Drive and A51, Colwich.

Land on the south side of the entrance to Kingfisher Drive, Colwich.

## **APPENDIX G**

### **Non-designated Heritage Assets.**

#### **Outside villages.**

The White House – on Mill Lane, Gt. Haywood.

Hoo Mill – Lock and cottage on Trent & Mersey canal.

Second world war type 26 pillbox on A513 near to Wolseley Bridge.

#### **Colwich.**

Church Farm – 17th C?. Possesses a stone plinth suggesting initial timber framing.

Kentrill Cottage – Victorian. Characteristic gabled dormers and decorative bargboarding.

Lyndale cottage - Victorian. Characteristic gabled dormers and decorative bargboarding.

Canal maintenance building opposite Colwich lock house.

#### **Lt. Haywood**

## Colwich Neighbourhood Plan

18th & 19th century estate cottages on Main Road

Trubshaw House, Main Road – interesting architectural features.

Cherry Orchard, Meadow Lane – 1864. Unusual walls and interesting architecture.

The Hollies, Fernleigh, Heather Brae and Ivy cottages - coursed stone boundary walls.

Orchard Cottage, Coley Lane – Built 1836

Anson's Row. Former 16th C longhouse and estate cottages built in about 1806 for displaced workers from Shugborough.

Ridge and Furrow system around Anson's Row

Navigation Farm and former Navigation Inn.

Shenley Cottage – Victorian house in own grounds.

Shenley Cottage outbuilding – brick built and pre-dating Shenley Cottage.

The Stone House

### Gt. Haywood.

Hollyhock, Hazel and Honeygot cottages on main road – historic fenestration.

The Old Tollhouse – at junction of London Road and Tolldish Lane, Much altered.

High Meadows – Arts & Crafts/William Morris house early 20th century. Lately restored to Arts & Crafts style of decoration.

Fox & Hounds – 18th/19th century former alehouse/cottages, formerly Hare & Hounds, now converted to modern housing.

Haywood Farmhouse – 18th/19th century farmhouse of Haywood Farm.

Abbey Cottages – four former cottages of coopers, opposite Abbey House. Two are now village shop. Remains of coopers' workshop at rear.

The Manor House – 19th century home of Brewery owner/manager. Now apartments.

Rose Garth – former offices Haywood Brewery, now dentists.

The Firs – next to St. John's churchyard, 19th century?

St. John's Presbytery- attached to church. Mid-19th century brick building. Tolkien connections.

Trent Villa and Holmleigh - "The New Villas" - early 20th Century semi-detached dwellings.

Rockside Cottages on London Road – 18th/19th century farm workers' cottages with original steps and wrought iron handrails.

Terrace of cottages opposite and above Rockside Cottages - 18th/19th century farm workers' cottages.

The Mount – former farmhouse on London Road.

Clifford Arms – 1930 Mock Tudor design. Replaced older building possibly based on gatehouse

of Haywood Hall.

Cottage attached to Trent House in Square – last remaining cottage of long terrace that used to

stretch up to Vicarage.

Hazeldene House Surgery – outbuildings of Hazeldene House. Much altered and extended.

Tolkien connections.

Memorial Hall - 1922 village hall dedicated to dead of First World War.

Sports & Social Club – originally 1869 Reading Room and Library given by Anson family to village.

## Colwich Neighbourhood Plan

Tolkien connections.

Rock Cottage – medieval cruck cottage, now modernised. Tolkien Connections.

Mount Zion Chapel - opened 1845 as Congregational chapel, later Methodist.

Butts Cottage - 18th/19th century farm worker's cottage.

Cliff View – two cottages, formerly ale house called the 'Blue Pig'

Cordwainer's Cottage – former shoemaker's workshop 19th century.

Yew Tree House – formerly Yew Tree Cottage.

Butts Farmhouse - former farmhouse of Butts Farm, also tearoom and butchers.

Butts Haven – converted outbuildings of Butts Farmhouse.

The Knot – formerly the 'Staffordshire Knot' alehouse, early 19th century, possibly older.

Estate Wall – running from Little to Great Haywood. Reputed 'make-work' wall built after Napoleonic Wars, about 1820, marking the boundary of Shugborough Estate.

Tolkien connections.

Haywood Cliffs – National Trust area of grazing, old quarry, woodland.

Anson School - original part built 1868.

The Old Vicarage – originally a farm cottage, much extended and improved in early 19th century as home for estate manager, then doctor's house, then vicarage, now private dwelling.

The Old Forge – modern, but attractive block of apartments in village centre. Historic connections.

Railway Viaduct – Lichfield driveway. Stone built with design dictated by Ansons.

Cast Iron Bridge No 72a – remains of longer bridge that also crossed Trent carrying driveway from Shugborough. Early 19th century.

The Lock House - originally lock keeper's cottage, now canal side restaurant.

Banksman's cottage, Haywood canal junction -

Wharf House, cottages and old stables, Haywood Junction – 18th century, remains of busy canal junction.

Old Toll House – Haywood junction, 18th century.

Aqueducts – two, taking Staffs. and Worcs. Canal over mill tailrace and Trent.

Haywood Mill – now derelict but with lucams and other historical features.

Mill House – former home of village millers.

Banksman's lobby at Haywood Junction

Wharfinger's House, stabling and stores, Gt. Haywood canal junction.

Shore House – L shaped farm building to rear.

# APPENDIX H

## Site assessments.

| Ref  | Location   | Size    | Developable?               | Notes.   |
|------|--|---------|----------------------------|--|
| CP1  | Racecourse, Main Road, Gt. Haywood                       | 7.7 ha  | Not currently developable. | Constraints: power lines, pipelines and HS2 route. Flooding risk. Within Mineral Safeguard Area for Sand & Gravel.   |
| CP8  | Zion Chapel site, Main Road, Gt. Haywood                 | 0.18 ha | Developable                | Constraints: In Conservation Area. Within Mineral Safeguard Area for Sand & Gravel. TPOs   |
| CP9  | Land opposite Anglo Welsh, Gt. Haywood                   | 2 ha    | Not currently developable  | Constraints: Adjacent to Conservation Area and within AONB. Within Mineral Safeguard Area for Sand & Gravel. Probable presence of protected species. Outside Settlement Boundary. Not currently developable but considerable tourism, recreation, water management and amenity value of this site could be delivered by allowing one house to be built as an exception and also small car park on least sensitive area ie north east corner. |
| CP28 | Land off Mill Lane, Gt. Haywood                          | 2.9ha   | Not currently developable  | Constraints: Surface water flooding. Within Mineral Safeguard Area for Sand & Gravel. Not adjacent to a sustainable settlement.  |
| CP37 | Land at the rear of the oracle, Main Rd, Wolseley Bridge | 1 ha    | Not currently developable  | Constraints: Flood risk on part of site. Within Mineral Safeguard Area for Sand & Gravel. Adjacent to Conservation Area and not adjacent to a sustainable settlement.  |
| CP38 | Land at Back Lane and south of Ansons Row, Lt. Haywood   | 1 ha    | Not currently developable  | Constraints: Not well placed in relationship to sustainable settlement. In high value historic environment zone. Western half of site is Local Green Space. Adjacent to Conservation Area. Access poor.  |
| CP39 | Land off Back Lane, east of Ansons Row, Lt. Haywood      | 0.17 ha | Not currently developable. | Constraints: In Conservation Area. Access challenging. Land ownership unclear. Japanese knotweed. Not adjacent to sustainable settlement.  |
| CP49 | Land at 1-4 The cottages, Main Road, Wolseley Bridge     | 0.02 ha | Not currently developable. | Constraints: In AONB. Not adjacent to sustainable settlement.. Within Mineral Safeguard Area for Sand & Gravel.  |
| CP53 | Land off Lt. Tixall Lane adjacent to A51, Gt.            | 1.9 ha  | Developable.               | Constraints: Important views. Access on to rural lane.   |

## Colwich Neighbourhood Plan

|       | Haywood   |         |                           |  |
|-------|---|---------|---------------------------|--|
| CP64  | Land adjacent to Shenley Cottage and The Butts, Main Road, Lt. Haywood. | 30.98ha | Not currently developable | Constraints: Outside Settlement Boundary. Not adjacent to a sustainable settlement. Historic and Natural Environment, Zone of Separation, Local Green Space, Important views, School capacity. Gas, water and sewerage capacity. |
| CP86  | Land off Bower Lane, Rugeley  | 11.3 ha | Not currently developable | Constraints: In Green Belt, Outside Settlement Boundary and next to AONB. Within Mineral Safeguard Area for Sand & Gravel.   |
| CP101 | Land between Marlborough Close and Lt. Tixall Lane, Gt Haywood          | 7.29 ha | Developable.              | Constraints: TPOs within boundary. Home to protected species. Important views. Right of Way. Access on to rural lane.  |

## APPENDIX I

### Highways deficiencies.

1. Inadequate junctions at Main Road/A51 at Gt. Haywood and Colwich.
2. Narrow railway bridge on Mill Lane, Gt. Haywood.
3. Two narrow railway bridges and a narrow river bridge on Meadow Lane, Lt. Haywood.
4. Poor visibility exiting from Meadow Lane into Main Road, Lt. Haywood.
5. Footway along Main Road between Gt. Haywood and Lt. Haywood too narrow.
6. No footway on upper part of Coley Lane.
7. Poor signage at Wolseley Bridge traffic islands.
8. Parking problems widespread.
9. Poor or missing dropped kerbs with no tactile paving in villages.