

# HAMMERWICH NEIGHBOURHOOD PLAN

2008-2029



Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

For Consultation: July 2019

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# Section 1: Background to Plan

- 1.1 The Localism Act 2011 promoted neighbourhood engagement in the planning process. It introduced a new kind of plan, called a Neighbourhood Development Plan (or Neighbourhood Plan, for short), that could be prepared by Parish Councils. One of the key aims of the legislation is to enable people to contribute to the long-term development of their own community. A Neighbourhood Plan can make a real difference to how development is carried out in the Parish, because once it has been through all the stages of preparation and been 'made' (adopted) by Lichfield District Council, it becomes part of the District's Development Plan, alongside the Local Plan. The planning policies will therefore be used in the decision-making process when planning applications within the Parish are considered by the Local Planning Authority.
- 1.2 The Hammerwich Neighbourhood Area was designated by Lichfield District Council on December 9<sup>th</sup> 2014 for the purposes of producing a Neighbourhood Plan for Hammerwich Parish. This Plan has been prepared by a Neighbourhood Plan Steering Group, which reports to the Parish Council.
- 1.3 The period covered by this Neighbourhood Plan is 2008-2029, so it aligns with the Lichfield District Local Plan Strategy (LPS). This will ensure that any Lichfield District Council evidence base used is for the same time period, and it will also help to make sure that review dates of the LPS and this Neighbourhood Plan coincide. There has been some delay in presenting this report due to initial proposals by Lichfield District Council to see significant housing development in Burntwood and Hammerwich, Hammerwich Parish Council now believes that this report should be submitted for consultation.
- 1.4 FOLLOWING ON FROM A SUCCESSFUL SURVEY OF PARISH RESIDENTS, AND AS FAR AS POSSIBLE, ITS BUSINESSES, THE PARISH COUNCIL HAS PRODUCED THIS FIRST DRAFT, AND IS NOW INVITING COMMENTS FROM ANYONE WHO HAS AN INTEREST IN THE FUTURE DEVELOPMENT AND PROTECTION OF THE PARISH. THE CONSULTATION PERIOD RUNS FOR SIX WEEKS FROM **22/07/2019** TO **02/09/2019**. COMMENTS CAN BE SENT VIA EMAIL TO: [Hammerwich-consultation@outlook.com](mailto:Hammerwich-consultation@outlook.com)

# Section 2: Local History and Context

- 2.1 *Wich* is derived from Old English *wic*, a settlement that was already old in Saxon times, i.e. dating back at least to the Roman era. *Hamor* is derived from the Old English for 'hammer', which has led to the interpretation of *Hammerwich* as 'the old settlement with a smithy'. (Mills, p.162; Poulton-Smith, p.57)
- 2.2 Although no physical evidence has yet been recovered which proves Roman settlement in Hammerwich, the presence of a major Roman military highway, Watling Street, only ¾-mile from the village would tend to support the existence of Hammerwich in Roman times.
- 2.3 A desktop archaeological study by Birmingham University (in 2007), which predates the finding of the Staffordshire Hoard in Hammerwich, and which focussed on land off Coppy Nook Lane revealed that the study area has experienced little historical development, originating as heath land cleared from the Royal Cannock Forest, some of which passed into the ownership of the Bishop of Chester and Lichfield in the 13<sup>th</sup> century and to the Paget family (later the Marquis of Anglesey) in the 16<sup>th</sup> century following the Dissolution of the Monasteries.
- 2.4 Throughout its history the area appears to have remained common heath land with farmland and pasture.
- 2.5 Extensive urban development to the west, associated with the rise of coal mining in the later 19<sup>th</sup> century, has not encroached upon the parish, which has retained its rural, agricultural aspect.
- 2.6 Today, a southern urban extension to Burntwood has created the Triangle Ward at the north-western corner of the parish, providing a contrast to the village of Hammerwich which is currently surrounded by green belt land. The M6 Toll Road and A5 highways traverse the Parish's southernmost parts, from west to east, and Chasewater Park lies immediately to the west
- 2.7 The 2011 Census Neighbourhood Statistics, published by the Office for National Statistics, reveals some interesting facts about Hammerwich ward 3412 'usual' residents live in 1406 households but the percentage of people who are self-employed, work part-time or who are retired are higher in each case than the percentages for Lichfield District as a whole, the West Midlands percentage and the England percentage and the England percentage – see below:

## Section 2: Local History and Context

	% of economically active in Hammerwich ward	% of economically active in Lichfield District	% of economically active in West Midlands	% of economically active in England
Self-employed	11.1	10.4	8.5	9.8
Part time employed	15.2	14.6	14.0	13.7
Retired	26.9	18.6	14.4	13.7
Unemployed	2.3	3.4	5.1	4.4
Full time employed	34.0	38.6	37.4	38.6

- 2.8 The age profile of the Parish mirrors the economic profile above. There are fewer young people, and more people who are older, in Hammerwich than elsewhere. Compared to the three areas above, Hammerwich's percentage of population in the age cohorts between 0 and 44 years is lower in every case. However, from 45 to 75, Hammerwich has more in these age cohorts than in Lichfield, West Midlands or England. Above 74, the percentages for all four areas are about the same. The greatest disparity occurs in the 65-74 range which accounts for 19.6% of Hammerwich's population, but only 11.9% of Lichfield's, 9.0% of the West Midlands' and 8.6% of England's.
- 2.9 The very high proportion of retired and older people compared even to Lichfield (around twice the national average in both cases of retired and older people) points to the need for planning policy to ensure that there is suitable housing for those who are older, and highlights the importance of good local services accessible by public transport, particularly for those people who may no longer be able to drive a car (or who prefer not to
- 2.10 As one would expect for a largely rural parish, the percentage of households with no access to a car or van is very small – 7.8%, compared to 13.6% for Lichfield District, 24.7% for the West Midlands and 25.8% over England as a whole. The percentage of households with more than one car per household is higher than all the above areas, too.

(Source of all information in this section: ONS Neighbourhood Statistics – Economic Activity, Car and Van Availability, Age Structure - Hammerwich Ward – Census 2011)

# Section 3: Planning Summary

- **Suggested Programme for Adoption of Neighbourhood Plan**

1. Presentation of Draft Neighbourhood Plan to Lichfield District Council to ensure that all necessary processes have been followed (by \*\*\*\*\*2019).
2. Response from Lichfield district Council and action taken by Hammerwich Parish Council to informally consult with listed organisations and individual residents of Hammerwich via Website, Library etc. (complete by 2<sup>nd</sup> September 2019).
3. Collate and forward response to Lichfield District Council.
4. Lichfield District Council to formally consult with all residents of Hammerwich Parish on the Electoral Register (Response by \*\*\*\*\*2019).
5. Process completed by \*\*\*\*\*2019 and decision conveyed to Hammerwich Parish Council by \*\*\*\*\*2019.

# Section 3: Planning Framework and Evidence Base

- 3.1 Neighbourhood Plans are prepared by identifying local community ambitions whilst also paying due regard to national and European legislation. This includes European law on environmentally sensitive sites such as Cannock Chase Special Area of Conservation (SAC), and national planning advice, such as the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). NPPF states that the Neighbourhood Plan must also be in general conformity with the strategic policies of the Local Plan – in Hammerwich’s case this is the LPS. The policies contained in this Plan are linked to relevant paragraphs from the NPPF and the LPS, and these are set out in the Basic Conditions Statement.
- 3.2 This plan is compliant with the adopted Lichfield District Local Plan Strategy 2008-2029 (LPS) and the National Planning Policy Framework.
- 3.3 The process to develop a Parish Neighbourhood Plan began in March 2014 and a significant proportion of the population of Hammerwich has engaged with the process to provide an evidence base, which has been used to identify key areas and form the basis of the plan policies. **A Parish Survey was undertaken in 2016, and the results of this form a key part of the evidence base for this Plan. The details of this Survey are set out in the Consultation Statement accompanying the Plan.**
- 3.4 The Plan identifies issues which should be material considerations for future planning; the acceptable levels of new development and criteria for assessing development sites.
- 3.5 If rural farmland is to be protected in a parish of approximately 9km<sup>2</sup>, the potential for development sites in the Parish is already very limited given that much of the parish lies in designated green belt
- 3.6 Future development in the Parish has to find a delicate balance between identified constraints and the need to remain sustainable, in order to ensure that it meets the needs of local people in the future.
- 3.7 Currently, the land use is a mixture of farming, residential, retail and commercial.
- 3.8 Unit 15 of the Chasewater and Southern Coalfield Heaths Site of Special Scientific Interest (SSSI) lies in Hammerwich Parish. It is nationally important for its wet and dry lowland heath with dwarf shrubs. Pipe Hill Common Site of Biological Importance (SBI) is a small remnant of lowland heath, which is also classified for its biological importance. Lowland heath is rare across the world and 80% of the UK’s habitat has been lost. Some areas were destroyed locally for the construction of the M6 Toll Road.

## Section 3: Planning Framework and Evidence Base

- 3.9 It is a priority habitat for nature conservation and needs protection from development to ensure no further loss. The SSSI forms part of an ecological network between Cannock Chase and Sutton Park and links between habitats are essential to allow the movement of species. Biodiversity within the parish needs protecting and enhancing in line with Lichfield District Council's Biodiversity Strategy and also with the Staffordshire Biodiversity Action Plan. This is important not only for its intrinsic value but also for its role in promoting sustainable development and a sense of wellbeing.
- 3.10 Lichfield District Council's adopted LPS no growth areas or large-scale development have been identified within the Parish – the nearest is the land east of Burntwood Bypass where capacity for around 375 new homes has been identified and where construction is underway.
- 3.11 There are no proposals in the LPS to change the boundaries of the Green Belt, which, as can be seen from Figure xx below, covers the whole of the Parish except for the existing built up area of Triangle Ward and the village of Hammerwich itself. In the parish survey work undertaken to underpin this Plan (see below) maintaining the extent of the Green Belt was identified frequently in responses. NPPF paras 89-92 set out the limited range of development that may be permissible in the Green Belt. The Strategic Green Belt Review of 2012, which underpinned Lichfield District Council's LPS,



found it difficult to identify exceptional circumstances that might justify amending the Green Belt boundary, other than for minor amendments for (affordable housing) "exception sites" (see para 3.13 below)

3.12 Lichfield District Council are currently preparing the second part of their Local Plan – the Allocations document. The most recent draft of this document does not contain any proposals within the neighbourhood area.

## **Section 3: Planning Framework and Evidence Base**

- 3.13 However, that is not to say that this Neighbourhood Plan is negative towards development. LPS Policy Rural 1 makes it clear that Lichfield District Council is seeking around 500 new homes to be constructed over the Local Plan period between all those settlements, such as Hammerwich, identified as 'Other Rural Settlements' in Core Policy 6 (i.e. they are not identified as key rural settlements). This rural demand will be met within the village boundaries, Policy Rural 1 continues, from conversions and from 'rural exception sites' (see below) although allocations can also be made via a Neighbourhood Plan or the Local Plan Allocations document currently under preparation (though these must be in broad conformity with the LPS). LPS Core Policy 1 states that "Smaller villages will accommodate housing to meet local needs, mainly within identified village boundaries, unless supported as a rural exception site...Limited affordable housing for local community needs in the Green Belt will be supported on small rural exception sites where development complies with Policy H2 – Provision of Affordable Homes."
- 3.14 Policy Rural 2 of the LPS says: "Support will be given to rural settlements wishing to provide small scale development to meet local needs, where the need for this can be clearly and robustly evidenced by the local community and where this accords with policies in the Local Plan."
- 3.15 Within the constraints to development outlined above (Green Belt, SSSI site, SBI site) the strategy of this Neighbourhood Plan is to be positive towards development proposals within the development boundaries, subject to them meeting criteria that prevent harm to the amenity of the residents and on other planning considerations such as the impact on local infrastructure.

# Section 4: Consultation

- 4.1 The activities the Steering Group undertook to engage the groups and individuals in the Parish are set out in more detail in the Consultation Statement which accompanies this Plan. Of fundamental importance to this work was the sending out of a parish survey questionnaire in summer 2014, the analysis of which forms the primary evidence base document for this Plan. Key findings are set out in the following sections, linked to the Policies which flow from them. The Consultation Statement also includes summaries of comments from 'open' questions, which capture more precisely the concerns of local residents, albeit not all refer to planning matters. Other evidence base sources are acknowledged within the text – mainly the LPS and other documents produced by Lichfield District Council.
- 4.2 The Plan did seek to engage with local businesses but anyone making even a cursory evaluation of the area and its poor links to freight routes would immediately discover why there are no significant retail/industrial operations in the parish and hence little engagement in the survey from local business.
- 4.3 Since the discovery of the Staffordshire Hoard in Hammerwich, projects have been initiated by the County Council which have reinforced the Parish identity as evidenced by local heritage being one of the most popular reasons for enjoying living in Hammerwich.
- 4.4 It is intended to alert other authorities to the information pertinent to them and to use other elements to inform Hammerwich Parish Council's forward programme, where these comments are not directly related to the content of this plan.

# Section 5: Issues and Vision

- 5.1 Through the Parish Survey, the local community identified the following as the **MAIN ISSUES** that were important for them, which should be addressed by the Neighbourhood Plan:
1. Maintaining local facilities – especially as some of these had recently been lost – and, if possible improving provision;
  2. Being able to guide the size of housing development in the Parish, the types of housing within them, their location and their design;
  3. Concerns on even small developments causing traffic difficulties, given the narrowness of some lanes in the Parish;
  4. Poor public transport;
  5. Support for local recreational projects;
  6. Protection of open spaces, parks and the openness of the countryside, and of key views across the landscape.
- 5.2 From the main issues that came out of the Parish Survey, the Steering Group has tried to distil a Vision of how the community would want to see Hammerwich Parish at the end of the Plan period:

**By 2029, Hammerwich Parish will continue to be protected from inappropriate development by the Green Belt designation. New developments within the development boundary of Hammerwich village will have been well-designed and well - integrated into the village. In Triangle Ward, new development will have contributed to enhancing the area and the facilities available to local residents. Any development permitted in the Green Belt will have been small-scale and will not have adversely affected the openness of the countryside, or key views across the Parish to Lichfield Cathedral.**

- 5.3 Having noted the main Issues the people of the Parish have identified the rest of the Plan puts forward realistic development planning POLICIES that work together with the District Council's policies to help achieve the Vision stated above.

# Section 6: POLICIES

## Parish and Community Facilities

### **POLICY F1 PROTECTING AND ENHANCING LOCAL FACILITIES**

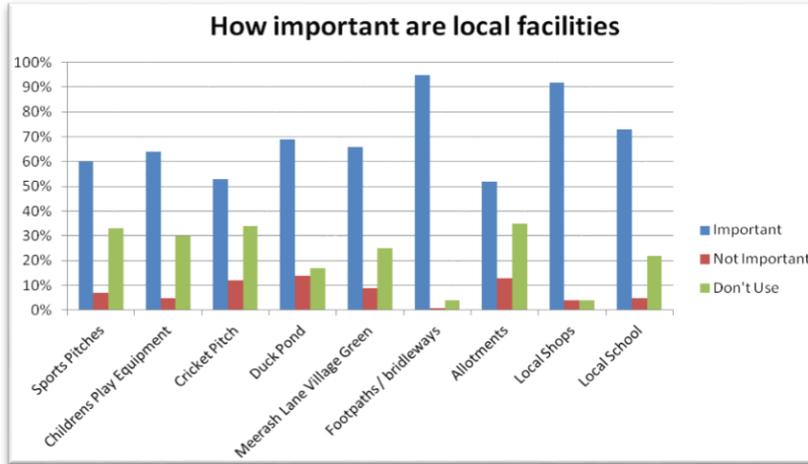
Proposals which enhance or extend facilities within the Neighbourhood Plan Area will be supported where they are appropriate to their location, and do not conflict with other policies in this Plan. Where the loss of facility is threatened, appropriate compensatory provision for the loss of that facility which is of the same or a better quality and is in an accessible location, will be supported.

- 6.1 The Survey responses showed clearly the residents' desire to preserve and develop, where possible, local services and facilities to ensure that the parish is a thriving and sustainable community.
- 6.2 Hammerwich Parish has the following facilities and amenities available within easy walking distance:
- |                     |                         |                          |
|---------------------|-------------------------|--------------------------|
| ➤ Bowling Greens    | Cricket Club            | Pharmacies               |
| ➤ Butchers          | Dog kennels/Dog groomer | Vehicle servicing        |
| ➤ Chinese takeaways | Community Centre        | Post office              |
| ➤ Churches          | Social Centre           | Football Club            |
| ➤ Fishing complex   | Fish and Chip Shops     | GP Surgery               |
| ➤ Care Home         | Public House            | Indian Restaurant        |
| ➤ Petrol station    | Small Supermarket       | Leisure classes          |
| ➤ Chiropodists      | Off Licences            | Hairdressers             |
| ➤ Football Club     | Florists                | Betting shop             |
| ➤ Retail Shops      | Optician                | Horse Riding and Stables |

# Section 6: POLICIES

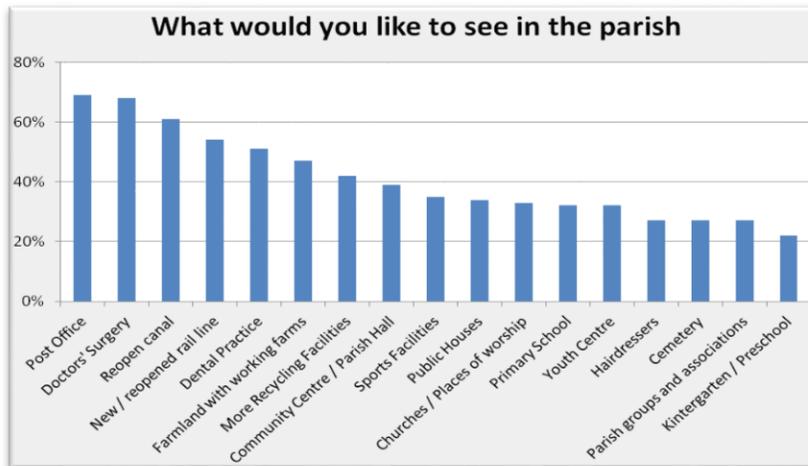
6.3 The chart (fig 1) indicates what people want and the chart below (fig 2) indicates which local facilities are important to most.

Fig 1



Some unexplained spikes may be explained by the age profile of our respondents who tended to be in the older age group.

Fig 2

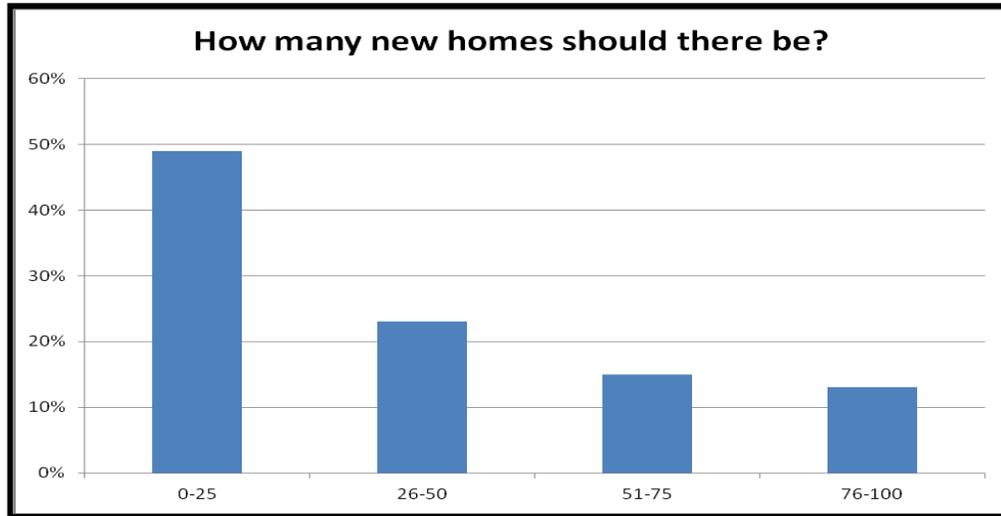


6.4 Hammerwich is not well served in terms of accessible dental services. but already have most of the other items noted. The inference has to be that these are valued facilities and should be retained.

## **Section 6: Policies**

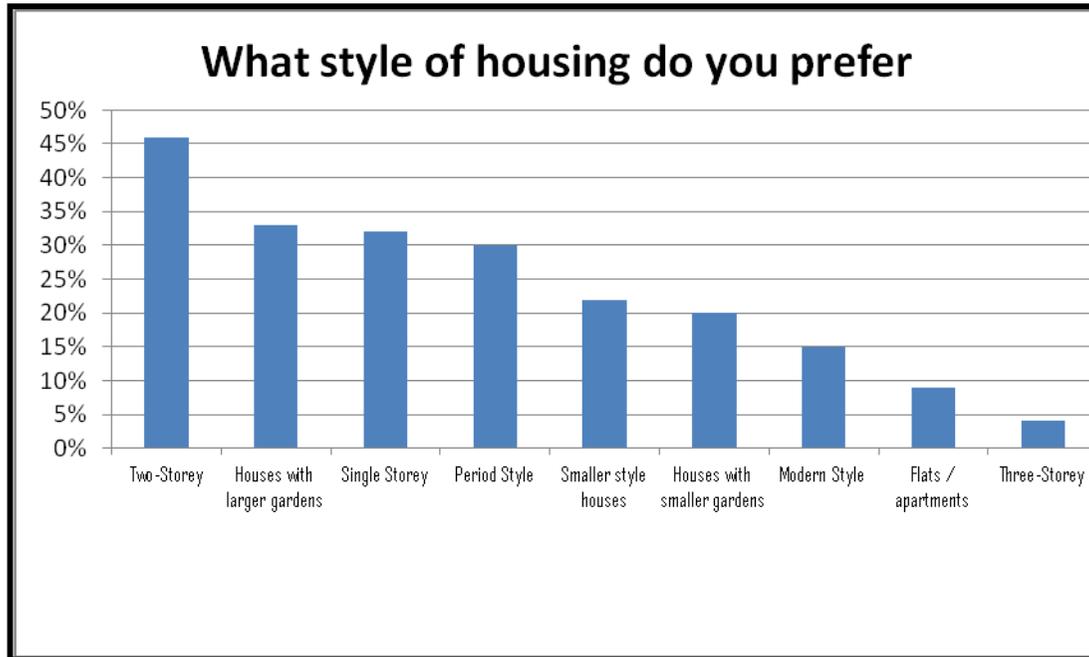
- 6.5 It is the view of the Steering Group that sustainability may require change and believes the responses from the questionnaire indicate that the community supports this view.
- 6.6 The range of stable services were identified as one of the attractions of living in Hammerwich and retaining/enhancing or providing these services must be embedded in this plan.
- 6.7 Village/community halls are owned and operated by the WI and charitable/voluntary groups including Hammerwich Youth and Community Centre.
- 6.8 In recent years the Environment Group/Hammerwich Wildlife has separately undertaken archaeological digs and aerial surveys.
- 6.9 Residents support retaining and enhancing existing facilities but have identified some extra facilities they would like to see.
- 6.10 For younger children there are several groups in the village. However, with no youth club, there is limited provision of activities for teenagers.
- 6.11 Village groups endeavour to include teenagers as much as possible but there remains no central venue where young people can meet to simply spend time with each other.

# Section 7: Housing



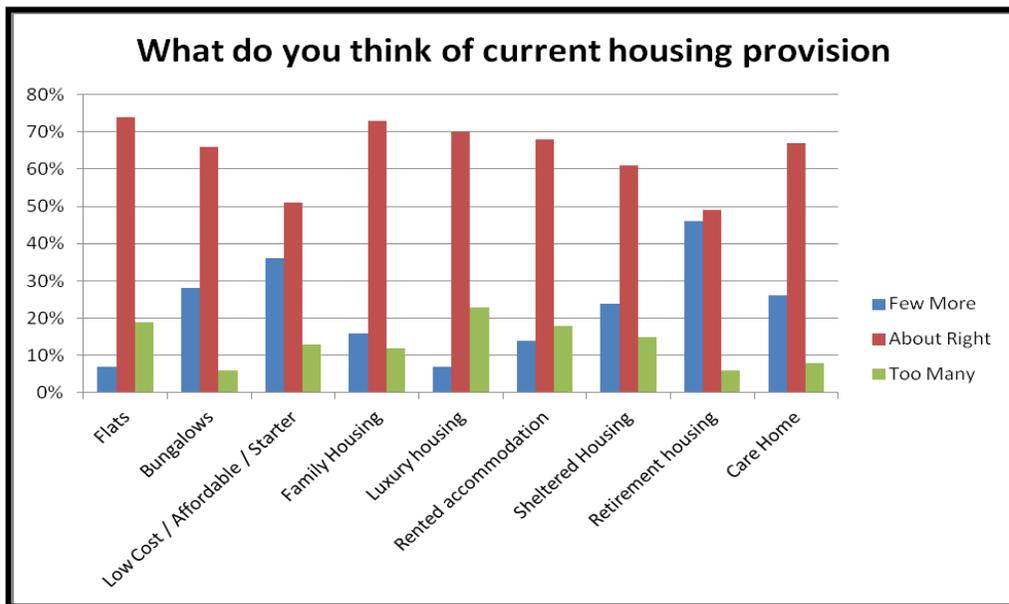
**The survey results show clear desire for small scale development**

## Section 7: Housing



**The survey results show preference for two-storey buildings**

# Section 7: Housing



7.1 As can be seen there has been a variety of responses regarding style and size of accommodation but clearly, there is little appetite for large-scale housing development. However, as set out in section 3 above, this Plan conforms with the strategic housing policies of the LPS, and it is acknowledged that small-scale development within the development boundaries would be acceptable.

7.2 The results of the Survey did not give a clear indication that there was a need for one type of housing more than another, although retirement housing and low-cost/affordable/starter housing recorded the highest scorings under the “a few more” category.

7.3 Policy H1 of Lichfield’s LPS (based upon evidence from the Southern Staffordshire Districts Housing Needs Survey and Strategic Housing Market Analysis 2012 Update) indicates that the aim is that in order “to deliver a balanced housing market, new residential developments will include an integrated mix of dwelling types, sizes and tenures”. According to LDC, there is currently an imbalance of dwelling types within the District and so to redress this, they are actively promoting the delivery of smaller properties, including two bed apartments and two and three bed houses. They are also promoting the delivery of supported housing and care homes to reflect the needs of the changing demographic profile of the District’s population to 2029, and also dwellings built to lifetime homes standards as set out in their Sustainable Design Supplementary Planning Document (SPD). The provision of units which allow for home-working will also be supported, particularly in the rural communities, (such as Hammerwich).

7.4 Table 8.2 in the LPS sets out the housing mix that will be required to meet the forecast demand to 2029. This is:

Four Bed +	Three Bed	Two Bed	One Bed
12%	41%	42%	5%

# Section 7: Housing

7.5 The LPS states that the Rural Housing Needs Survey (2008) identified that size of dwelling was the main reason given in relation to residents finding their property unsuitable for their needs, that is the home being too large for the family's need. The Rural Housing Needs Survey results also demonstrated that there was greatest demand for two and three bed properties, particularly by newly forming households. Given the evidence from both the Parish Survey and from LDC's own evidence base the following Policy H1 sets out the Parish's position on housing provision in the Parish.

## **POLICY H1**

**New small-scale infill housing development and conversions will be supported within the designated greenbelt boundary on suitable sites.**

**Development on such sites should seek to provide, where appropriate, accommodation suitable for older people – such as bungalows, properties constructed to lifetime homes standard, supported housing or care home. Where a site is large enough to support a mix of housing types, accommodation for older people should form a part of the development, unless there are overriding viability reasons why this is not feasible.**

- 7.6 It is recommended that new housing development should meet the standards set out in the District Council "Sustainable design supplementary planning document".
- 7.7 Unlike some areas where there is a strong unifying style or character to the local buildings, perhaps due to the widespread use of a locally occurring building material, this is less the case in Hammerwich. Therefore, rather than trying to match a settlement-wide style of new development, it is more important that any new housing development respects the style and scale of its neighbours.
- 7.8 Clearly, the design, location and impact of any development is critical if the Green Belt setting and rural nature of much of the Parish is not to be compromised. New homes also need appropriate local services and access to recreational facilities. The policies in this section are designed to achieve the following:
- Protect existing facilities to preserve the character of the parish;
  - Preserve the capacity of local services
  - Improve the environment
- 7.9 The following paragraphs in National Planning Policy Framework have been considered when producing this policy:  
2, 7, 9,17, 34, 35, 40, 54,62, 65, 70, 94, 99, 101, 103, 109, 111, 113, 114, 118, 123, 125, 126, 128, 131, 132, 136, 155, 184, 1

# Section 8: Traffic and Transport

## Transport

- 8.1 Respondents have raised concerns in respect of speeding vehicles and volume of vehicles that travel within the Parish. Further concerns were expressed in respect of parking problems and the size of vehicles using narrow lanes and roads within the area. It is, therefore, reasonable to expect a Transport Statement to be prepared to assist in the consideration of highway matters whenever there is likely to be a significant impact on the local roads, bearing in mind some lanes in the parish are single track or of sub-standard width. (See Planning Practice Guidance “*Travel plans, transport assessments and statements in decision-taking*” para 013). The Transport Statement will enable the Highways Authority (Staffordshire County Council) to make a decision as to whether the applicant will be required to *fund highway* improvements or not, and make a recommendation to Lichfield District Council who, as Local Planning Authority, will decide the application.
- 8.2 A County Council traffic survey, undertaken in early 2014, has suggested that any perceived speeding problem is greater than reality but, given the response from residents, we must take note that any changes that would improve the situation would be welcomed and, further, any potential developments must not add to the problem. The Parish Council joined the Speed watch programme of the County Council in 2017 and regular Speed watch sessions have resulted in a significant number of drivers being warned by the Police Authority.
- 8.3 Parking is also an issue in parts of the parish with local narrow roads and properties which have no ‘off street’ parking facility and whilst there is little that can be done to improve the arrangement within existing residential areas it is, once again, a consideration for future changes within the area surveyed.
- 8.4 Public transport provision is perceived to be inadequate with local bus services and, no longer covering Hammerwich. The Parish Council will investigate supporting local initiatives to provide demand responsive bus services, using smaller, less polluting but intensively used vehicles.
- 8.5 The N54 National Cycle Route lies close to Triangle Ward and gives access to Chasewater Country Park. The Steering Group is aware of an example of shared footway use for pedestrians and cyclists along the A51 between Beacon Park toucan crossing and Abnalls Lane, toward Burntwood. There is an opportunity to create such a facility between Muckley Corner and the Pipe Hill roundabout.

## **Section 8: Transport**

- 8.6 With an extension along the path from the Pipe Hill roundabout to the Three Tuns roundabout and in the other direction to Brownhills High School, there would be a continuous link from NCN route 5: Chasewater to Lichfield, which would keep cyclists off the busy A5 and A461. The group would also support the creation of such a route along the A5190 between Farewell Lane and the Pipe Hill roundabout.
- 8.7 Developments should ensure disabled access where reasonably possible. (NPPF para. 69 and 75) (see Policy H2(b) (8) above)
- 8.8 The group is aware of a move to re-open local Canals and supports the proposal in LDC's Local Plan to protect the course of the canal as they can potentially provide both leisure and an alternative transport facility.

### **POLICY T1.**

**Hammerwich Parish Council will provide support for proposals or initiatives which seek to improve or alleviate the issues in relation to public transport, parking and speeding.**

# Section 9: The Local Environment

## POLICY LEnv 1 PARKS AND PUBLIC SPACES

In the open spaces identified, proposals of an appropriate scale that enhance the facilities for sport and recreation will be supported. The Parish Council will investigate funding sources for improving facilities.

- 9.1 Overwhelmingly the community wants to retain its parks and open spaces. The parish, thanks in part to the construction of the M6 Toll and requirement to replace open space, has a number of accessible open space areas owned or leased by the Parish Council. It also has sports pitches managed by other organisations such as the Cricket Club in Hammerwich.
- 9.2 In addition to the parks identified on the map, the Council leases open space from LDC at Hospital Road which is now leased by the Burntwood Dragons & Phoenix Football Club. It owns a children's play area at Mansion Drive in Hammerwich Village and a small village green on Meerash Lane, again, in Hammerwich village.
- 9.3 Open space is regarded as of paramount importance and, as the community has indicated, during its campaign to protect the Green Belt, it would not welcome development encroaching on its open spaces.
- 9.4 Open spaces are vital to help relax and provide stress-free areas for local residents. Parish residents have planted 8 acres of new woodlands and more are envisaged. The community has also helped to plant approximately 2.5 kilometres of new hedgerows providing wildlife corridors.
- 9.5 The work supports LDC with its biodiversity targets, which encourages the planting of new woodland and hedgerow, helping to provide wildlife corridors. (Local Plan Strategy Core Policy 13, Policies NR3-NR6) These will need to be maintained and attention paid to a;;eviating the impact of dog faeces in open spaces.
- 9.6 Work is continuing on developing and strengthening the green corridor that has been created linking Hammerwich with its neighbouring parishes. As a result, wildlife can now move between Cannock Chase, Gentleshaw Common, Chasewater Country Park, Anglesey Branch Canal towpath, Hammerwich Woodlands, Pipe Hill Heathland, Beacon Park and through to the National Memorial Arboretum at Alrewas and the National Forest at Barton under Needwood. The local community supports the maintenance and improvement of these wildlife "stepping stones".

## Section 9: The Local Environment

- 9.7 With the protection afforded all these open spaces through national and local designations, it is not considered necessary to insert a Policy in this Plan that would merely duplicate existing policies and guidance. Instead, developers should refer to the relevant Lichfield LPS policies:
- Core Policy 12 and policies NR2.NR3, NR4, NR5, NR6 and NR7.
- 9.8 Unlike other communities, the parish has very little allotment provision but there seems to be no identified pressure to provide allotments. This is possibly because the parish has access to locally produced food and the support for working farms indicates that this is highly important in the evaluation of the parish as a desirable place to live.

**POLICY LEnv 2– PROTECTING THE SPECIAL VIEWS ACROSS THE COUNTRYSIDE TO AND FROM HAMMERWICH VILLAGE**  
All development should respect the visual amenity and sense of place afforded by the two views identified at para 9. 9 below. Developments which take account of important local views will be supported where they do not conflict with other policies in this Plan or the Local Plan.

## Section 9: The Local Environment

9.9 Hammerwich has two iconic views: (1) from the Church of St John the Baptist an uninterrupted view to Lichfield and (2) a view towards the village that incorporates the Church and a traditional windmill. A proposal for a wind turbine was dismissed by a Planning Inspector in February 2012 (APP/K3415/A/11/2162338/NWF) who noted the attractive view of Lichfield Cathedral and many other attractive vistas from the village of Hammerwich and concluded that this proposed development would have harmed visual amenity and heritage assets.

Hammerwich has the following listed buildings (15<sup>th</sup> April 2019):

➤	Church of St John the Baptist, Church Lane	Grade II
➤	Hammerwich House Farm, Hall Lane	Grade II
➤	Hammerwich Place Farm, Lions Den	Grade II
➤	Milepost at SK086072,A461	Grade II
➤	Overton Manor, 79 Overton Lane	Grade II
➤	Pipe Hill Farmhouse, Walsall Road	Grade II
➤	Wyrley and Essington Canal Bridge, Ogleby Junction	Grade II
➤	The Old Mill, Mill Lane	Grade II
➤	Mill House, Mill Lane	Grade II
➤	Hammerwich Hall Farm Barn	Grade II

*Local Heritage assets, as listed by Lichfield District Council, include Mill House, Cherry Cottage, Ash Tree Farm and Old Smithy.*

*LPS Core Policies 1 and 14 protect the views of Lichfield Cathedral, CP14 stating:*

*“The skyline of Lichfield City, characterised by the five spires emerging above the roofs and tree canopy will be protected and should inform the height, scale and layout for new developments. This and other locally important views and vistas shaping a strong sense of place in new development layouts will also be encouraged”*

## **Section 9: The Local Environment**

### **POLICY LEnv 3 – LOCAL HERITAGE ASSETS**

**For proposals requiring consent which affect the Local Heritage Assets it must be demonstrated how they protect or enhance the Asset. It should also be demonstrated how the development takes account of the individual significance of the Asset, its conservation, enhancement and its setting. The renovation or alteration of any Asset should be designed sensitively, taking into account its historical and architectural interest.**

**The Local Heritage Assets protected by this Policy will be put forward for consideration by Lichfield District Council for inclusion on their Local List of non-designated heritage assets.**

**Proposals that seek to ensure that Local Heritage Assets remain in active and viable use, and are maintained, will be considered favourably, as will schemes that bring back an Asset into use in a manner sensitive to their heritage value.**

**Applicants should consider the Historic Environment Record for the Asset if one has been prepared and consult with the Historic Environment Record Officer at Staffordshire County Council.**

**All new development must take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.**

- 9.10 Since they currently have no protection against their loss, or their being developed in an inappropriate way, Policy LEnv 3 seeks to identify them and protect them, with the intention that they may be considered and approved for inclusion on the Local List of non-designated heritage assets prepared by Lichfield District Council.
- 9.11 Bearing in mind the discovery of the Staffordshire Hoard and the presence of the Roman road Watling Street in the Parish, together with the location of the Roman settlement of Letocetum in neighbouring Wall Parish where Watling Street and Rykniel Street cross, the likelihood of there being other significant archaeological remains in the Parish is probably quite high. In proposing development, and in its construction, developers should be mindful of this likelihood and take appropriate actions to allow proper archaeological study, recording, and, if necessary, preservation of any finds.

# Section 10: Local Economy

## **POLICY H2 - SUPPORT FOR RETAIL AND COMMERCIAL USES**

With regard to retail and commercial uses support will be given to proposals which enhance or improve existing facilities, and to new small-scale provision, subject to compliance with other policies of this Plan and the Local Plan Strategy.

- 10.1 There has been a small decline in the number of self-employed businesses located within the parish (113 currently listed) and this Plan recognises the importance of supporting local businesses.
- 10.2 A local hairdressing business has been lost in the recent past and the local post office has closed.
- 10.3 This Plan sees it as important, based on community views, to retain working farms and the Steering Group believes that food supply sustainability should be considered where any application for diversification or conversion of farm buildings is submitted.
- 10.4 The Federation of Small Businesses annual report 2013 states that small businesses, nationally, account for 33% of economic turnover and 47% of private sector employment in Hammerwich, the self-employed residents (of whom Hammerwich has a high proportion compared to other areas – see para. 2.7 above) are largely providing goods/services which are not offered directly to the local population but are indirectly supporting the local economy.
- 10.5 The Neighbourhood Plan did not undertake a specific business survey as it has so few trading from the parish. However, any support that the parish could give to small businesses will be provided to try to attract new businesses to ensure continuing vitality. In particular small – scale tourism – based business ventures, such as holiday lets in converted buildings or bed and breakfast accommodation, serving the attractions of the area, would be welcomed.

## **POLICY LE1.**

Conversion of redundant barns and other farm buildings to residential use will be supported where these meet the relevant criteria of Policy H2 above. If the development is in the Green Belt it must meet the requirements of paragraph 89 of the National Planning Policy Framework in relation to extensions and replacement buildings and conform with Policies NR2 and H2 of the Lichfield Local Plan strategy if it proposes affordable housing rural exceptions site.

# **Section 11: Monitoring and Reviewing the Neighbourhood Plan**

- 11.1 Lichfield District Council has a duty to produce an Authority Monitoring Report on the Local Plan each year, which checks how well the Local Plan's policies are performing. As a result, any need for an early review of policies that are either poorly performing or have become out of date can be 'flagged up'. As part of the District's Development Plan, all "made" Neighbourhood Plans need to be monitored by the Parish Council and any policies that need to be reviewed highlighted.
- 11.2 It is intended that the Parish Council work with the District Council to monitor the performance of the Hammerwich Neighbourhood Plan once it has been "made". If there is need for significant change to the Plan, then this will be undertaken. The updating of the Plan will be important because the Government have made it clear that all Plans should be kept up-to-date, and up-to-date Plans – and Government guidance - will override older ones. *Where a policy has been in force for a period of time, other "material considerations" may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust.*
- 11.3 However, the Government have also made it clear that if a Neighbourhood Plan is to be updated it must go through all the stages of preparation again - there is no short-cut route.

# Section 12: The Next Steps

- 12.1 The Neighbourhood Plan Steering Group has taken ‘on board’ the many comments expressed in the Parish Survey, and this Plan is the result of that work. Before the Parish Council submits the Plan to Lichfield District Council, it is running this six-week statutory consultation, to allow for further comments and possible modifications. Once submitted to Lichfield District Council, the latter will undertake a further six weeks consultation period.
- 12.2 Following these two rounds of consultations, an approved Independent Examiner will assess the Plan. The role of the Examiner is to ensure that the Basic Conditions and legal requirements have been met throughout the process and within the document itself. If his or her recommendation is that the Plan should move forward, a referendum will be held, at which all registered Parish electors will be eligible to vote.
- 12.3 A ‘yes’ or ‘no’ vote on the Plan must obtain over 50% approval from those who take part for it to be “made” (adopted) by Lichfield District Council.
- 12.4 If there is a ‘yes’ vote, the Neighbourhood Plan becomes part of the statutory Development Plan for Lichfield District, thereby ensuring that all future development must be compliant with it. This status gives the document considerable weight when it comes to future planning applications.

An anticipated timescale for major decisions is set out below: -

- **Plan submitted for six weeks Public Consultation 22/07/2019**
- **Lichfield District Council Consultation period \*\*\*\*\***
- **Plan submitted for Independent Examination \*\*\*\*\***
- **Referendum and Adoption \*\*\*\*\***

# **Section 13: Appendix**

## **APPENDIX 1**

**Attached are four plans that show the Village Settlement Boundary and Green Belt together with the Lichfield District Council/Hammerwich Parish Council and Green Belt boundaries.**

Priority Projects in the Parish to be Funded by Community Infrastructure Levy or pursued with Other Funding Sources: -

- Promotion of a Post Office Service.
- Promotion of small scale housing, including specialist housing for older people.
- Promotion of all the objectives in this report.

## **APPENDIX 2**

- Hammerwich Parish Council Draft Neighbourhood Plan has been compiled by the Parish Council with significant work undertaken by the Steering Group, JMI Planning and gjPlanHelp. The costs have been met by the Parish Council and a grant from Locality.

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for housing.



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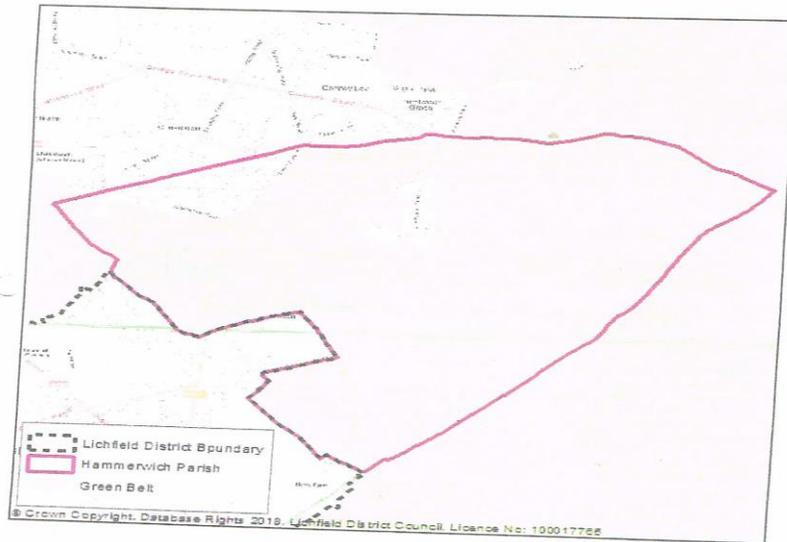
## Hammerwich

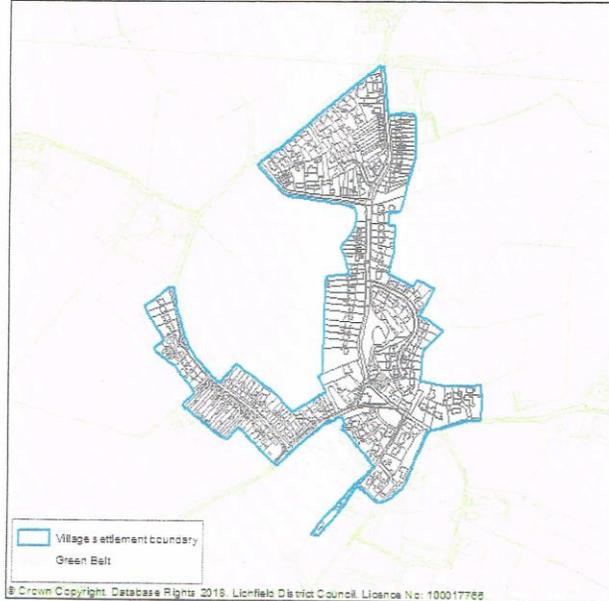
SHLAA Sites 2016-2017

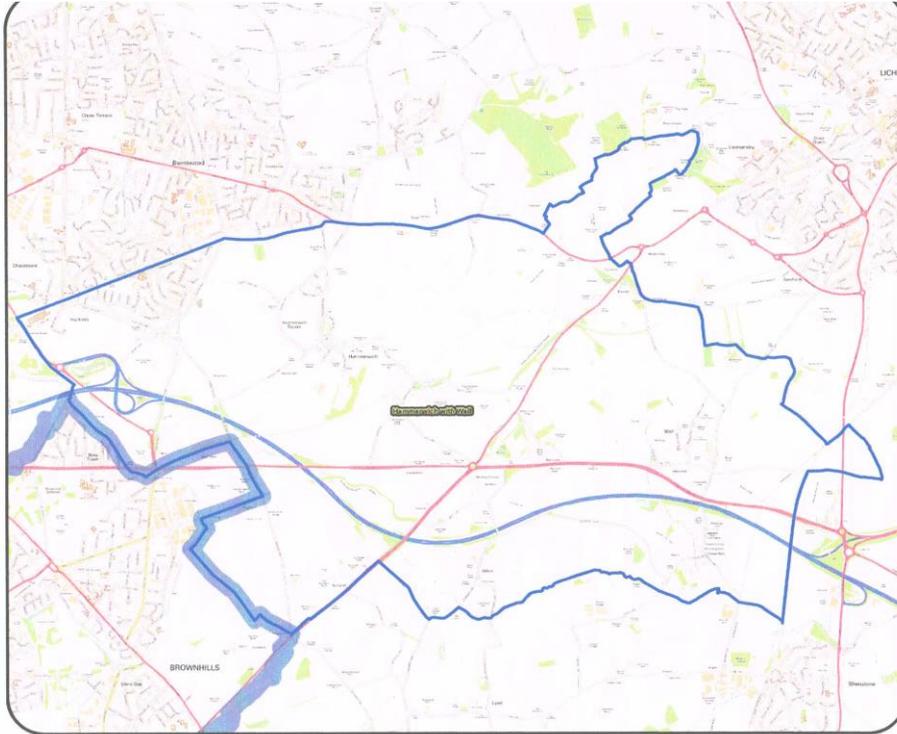
- Complete
- Deliverable
- Developable
- Not Developable
- Green Belt Site
- Settlement Boundary
- District Boundary
- Site with Planning Permission
- Site under construction
- Proposed for allocation in emergency LPA

NOT TO SCALE









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 False Northing: 600,000.0000  
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 False Westing:



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The Hammerwich Neighbourhood Plan has been prepared with the assistance of JMI Planning and gjplanhelp



Help with your Neighbourhood Plan