

WHAT IS A NEIGHBOURHOOD PLAN?

- A Plan which sets out policies in relation to the development and use of land in the whole, or any part of, a particular neighbourhood area specified by the Plan. In our case the Neighbourhood Plan will cover the Parish of Mavesyn Ridware.
- A community led plan to help guide development, regeneration and conservation in an area.
- The Local Plan prepared by Lichfield District Council provides the strategic policies and strategic allocations for development. The Neighbourhood Plan provides details below this, in the format of additional allocations, designations and more detailed policies that are locally relevant to our Parish.

WHAT CAN A NEIGHBOURHOOD PLAN DO?

IT CAN

- Identify areas of protection from inappropriate development.
- Identify locally distinct policies for shaping the form of development.
- Identify development proposals in addition to those contained within Lichfield District Council's Local Plan.
- Identify infrastructure improvements needed to support development.

WHAT CAN A NEIGHBOURHOOD PLAN NOT DO?

IT CAN'T

- Provide general improvements to existing services such as telephones, highways maintenance and sewerage. These are covered by other statutory bodies.
- Be used to resist planned development that Lichfield District Council identifies for the parish in their Local Plan.

WHY DEVELOP A NEIGHBOURHOOD PLAN?

- The plan provides planning policies to address local issues that are not covered in the Lichfield District Local Plan.
- The Parish will receive 25% of any Community Infrastructure Levy (CIL) arising from development within the Parish (£55 per square metre of development for new homes).
- All planning decisions are considered against a Development Plan. Lichfield District does not yet have an up-to-date Local Plan in place. This means we are more susceptible to unplanned development within the Parish.
- The plan provides a further level of protection against unplanned development if Lichfield District Council fails to demonstrate a sufficient supply of deliverable housing sites. We are particularly vulnerable in this Parish as we have no Green Belt protection unlike the majority of land elsewhere within Lichfield District.
- The Neighbourhood Plan will form part of this Development Plan and provide a range of policies and proposals to protect elements of the parish that are most important to the local community and direct future change within other parts of the Parish. All planning applications will be considered against the Neighbourhood Plan.

HOW HAS THE PREPARATION OF THE NEIGHBOURHOOD PLAN BE FUNDED?

- The Parish Council secured a Government Grant which enabled us to instruct an independent consultant Urban Vision to assist in drafting the Neighbourhood Plan. Therefore, the cost of preparing the Plan did not use any Parish Council funds.
- The Neighbourhood Plan is underpinned by a range of evidence to justify our policies and proposals. Much of this evidence has been prepared by AECOM and paid for through Government technical assistance packages.



Mavesyn Ridware
NEIGHBOURHOOD PLAN



WHAT DOES THE NEIGHBOURHOOD PLAN COVER?

The Neighbourhood Plan covers a period of time from 2023 to 2040 and provides a suite of policies and proposals to protect important parts of our parish and identify where change will be directed.

The Neighbourhood Plan is a land use planning tool. Any issues that fall outside of the remit of 'land use planning' will inform an action plan, to be provided to the Parish Council. Some of the issues identified will need signposting to other bodies such as Staffordshire County Council or utilities providers where necessary.

Our draft Neighbourhood Plan seeks to identify, protect and enhance important local green spaces and habitats, existing services and facilities, historic buildings and the Mavesyn Ridware Conservation Area that should be protected.

The Neighbourhood Plan also seeks to support a limited amount of new development to meet our local needs in the Parish including new homes, additional burial spaces, appropriate education related development at the former Westwood School in Blithbury, rural employment, local renewable energy generation and the provision of a new convenience store.

The Neighbourhood Plan also provides a range of policies designed to assist in shaping planning proposals that come forward in the parish. This design guidance is to ensure that any new development reflects our local character and has regard to important matters such as increasing biodiversity, increasing pedestrian and cycle connectivity, improving energy efficiency and responding to climate change.

WHAT HAS BEEN ACHIEVED TO DATE AND WHAT ARE THE NEXT STEPS?

- The Parish was designated as a Neighbourhood Development Plan Area on 16th December 2019. This designation allows for a Neighbourhood Plan to be prepared
- A Household Survey was sent to every household in the Parish in 2021 to identify a range of issues to be considered through a Neighbourhood Plan
- A Steering Group to formulate the plan for the Parish Council was established in Summer 2022
- Grant support for preparing the Neighbourhood Plan was secured in September 2022 and consultants appointed
- The local housing needs and character assessment was completed in late 2022 which demonstrated a local housing need of between 19 and 33 homes to 2040
- A local consultation event on the draft vision, objectives and emerging policies and proposals took place in late 2022
- The Design Code document was completed in 2023 and sets out the character of our villages in the parish and provides detailed design guidance to inform planning applications
- A Sustainability Appraisal and Habitats Regulations Assessment were produced in 2024 to support the draft Neighbourhood Plan
- The Neighbourhood Plan is currently subject to a 6 week local consultation
- Once we are happy with the Neighbourhood Plan, the Parish Council will submit it to Lichfield District Council who will undertake a 6 week formal consultation
- Following this six week consultation an independent examiner will be appointed by Lichfield District Council to consider the plan
- A referendum will be undertaken in the Parish to either approve or reject the plan
- Adoption by Lichfield District Council will be required provided the referendum shows local support.

Mavesyn Ridware
NEIGHBOURHOOD PLAN



OUR VISION

WHAT IS OUR VISION FOR MAVESYN RIDWARE PARISH TO 2040?

The following draft Vision and supporting Objectives have been prepared based upon the feedback from the household survey. We would welcome your feedback.

OBJECTIVES

1 CREATING SUSTAINABLE COMMUNITIES

To achieve a sustainable future for Hill Ridware, Mavesyn Ridware, Blithbury and Pipe Ridware, with a strong, stable and safe community supported by the right services and facilities, living in suitable homes, and enjoying a pleasant and attractive local environment.

2 PROTECTING & ENHANCING LOCAL SERVICES

To preserve existing services within the Parish and to support the provision of new facilities within Hill Ridware in order to improve the quality of life enjoyed by existing and future residents and to reduce the need to travel.

3 MEETING LOCAL HOUSING NEEDS

To ensure that the Parish population is sustainable, by providing the right housing in terms of size, type and tenure to meet current and future needs of existing residents.

4 ACHIEVING HIGH QUALITY DESIGN

To ensure that any new development achieves a high standard of design, respecting the established character in each of our villages, the rural location and identified heritage assets.

5 PROTECTING OUR NATURAL ENVIRONMENT

To protect the local landscape setting of our villages, to manage and, where possible, reduce flood risk, and to support agriculture in the surrounding countryside where this does not conflict with the quality of life enjoyed by existing and future residents.

6 PROTECTING OUR NATURAL ENVIRONMENT

To ensure that the quality of life enjoyed by the residents of Mavesyn Ridware Parish and the character of the villages and surrounding countryside are protected from inappropriate new development, including in terms of residential amenity and traffic impact.

(Order is not a ranking)

VISION TO 2040

THE RESIDENTS OF MAVESYN RIDWARE PARISH WANT TO PROTECT THE IDENTITY OF THEIR SEPARATE VILLAGES AND SUPPORT THEM TO BECOME STRONGER, SAFER AND MORE SUSTAINABLE COMMUNITIES.

IN ACHIEVING THIS, MAVESYN RIDWARE PARISH WILL BECOME BETTER CONNECTED, WITH HILL RIDWARE REPRESENTING A HUB THROUGH THE PROVISION OF A WIDER RANGE OF SERVICES FOR RESIDENTS AND VISITORS.

DEVELOPMENT WILL BE SUPPORTED WHERE IT MEETS IDENTIFIED LOCAL NEEDS, CAN BE SUPPORTED BY EXISTING OR IMPROVED INFRASTRUCTURE AND IS NECESSARY TO SUPPORT THE VIABILITY OF OUR DISTINCT COMMUNITIES.

THIS WILL BE ACHIEVED WHILE PROTECTING MAVESYN RIDWARE PARISH'S UNIQUE CHARACTER AND DISTINCT QUALITIES WHICH WILL INCLUDE PRESERVING AND ENHANCING THE CHARACTER OF BUILDINGS, OPEN SPACES AND OTHER VALUED COMMUNITY FACILITIES IN EACH VILLAGE AND PROTECTING THE PARISH-WIDE HABITAT FEATURES AND LANDSCAPE QUALITY.



HOUSING

WHAT IS OUR HOUSING REQUIREMENT?

The Office for National Statistics (ONS) mid-2020 population estimate for Mavesyn Ridware Parish considers there are 1,229 individuals living in the District, showing an increase of 101 individuals (8.9%) since the 2011 Census.

In 2011 there were 446 homes within the Parish (2011 Census). There has been some housing development in the Parish since 2011, including the development of 89 new homes (The Maltings and Greywood Rise).

The Housing Need Survey, prepared by AECOM, has evidenced a local housing need of between 19 and 33 new homes between 2023 and 2040. This represents a reduction in the increase of homes experienced in the last 10 years within the Parish. Lichfield District Council has confirmed our local housing need in line with the AECOM report.

Our Neighbourhood Plan does not need to allocate a site (or sites) to meet this local housing need, however there are a number of important benefits to us as a local community if we do. Firstly, we are best placed to determine the best option for meeting this need. Secondly, we can be specific about what benefits any development site should provide. In addition, Neighbourhood Plans that allocate sites to meet an identified need are provided with extra protection from unplanned development for a period of five years from adoption. This is therefore important to allow us to remain in control locally of the level of homes built to 2040.

WHAT TYPE OF HOMES DO WE NEED?

Detached, large homes are prominent within the Parish due to our rural character with many homes under-occupied (83.2% of homes have at least one spare bedroom). By 2040 we are likely to have an older population and a decrease in household size. In addition, house prices in the Parish are higher than those in the wider District and affordability is a key issue.

The evidence concludes that there is a need for 1 to 3 bedroom homes to attract newly forming households (couples and young families) and allow older people looking to downsize. This would also help balance the stock of existing homes within the Parish.

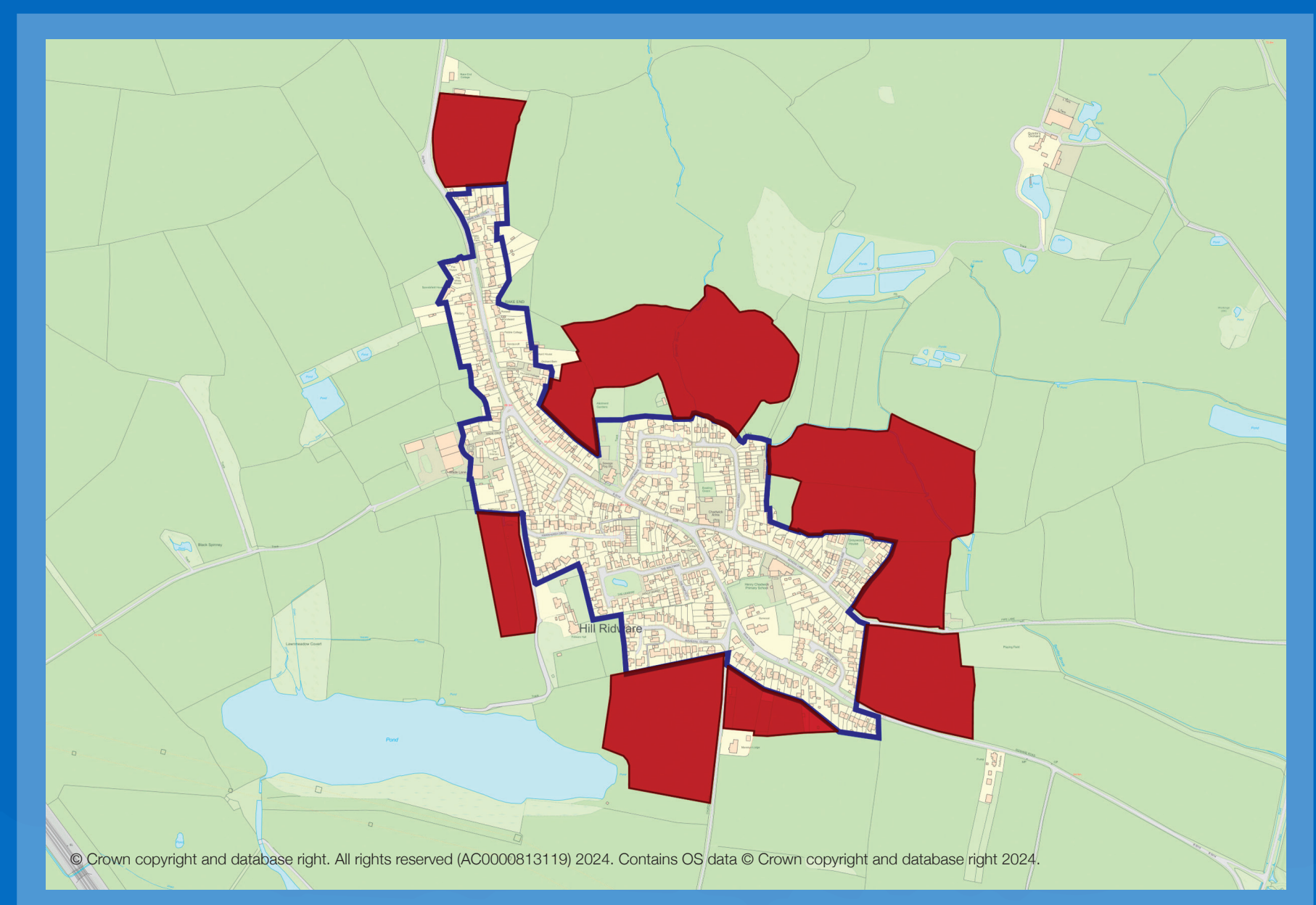
The adopted Local Plan requires up to 40% of new homes, on sites of 10 or more homes, to be delivered as affordable (which includes social rented, shared ownership and the Government's new First Home's tenures). It would be difficult for the Neighbourhood Plan to change this requirement.

The evidence also highlights a need for specialist homes for older people within the Parish but recognises that the Mavesyn Ridware Parish may not represent the most suitable and sustainable location for these specialist homes.

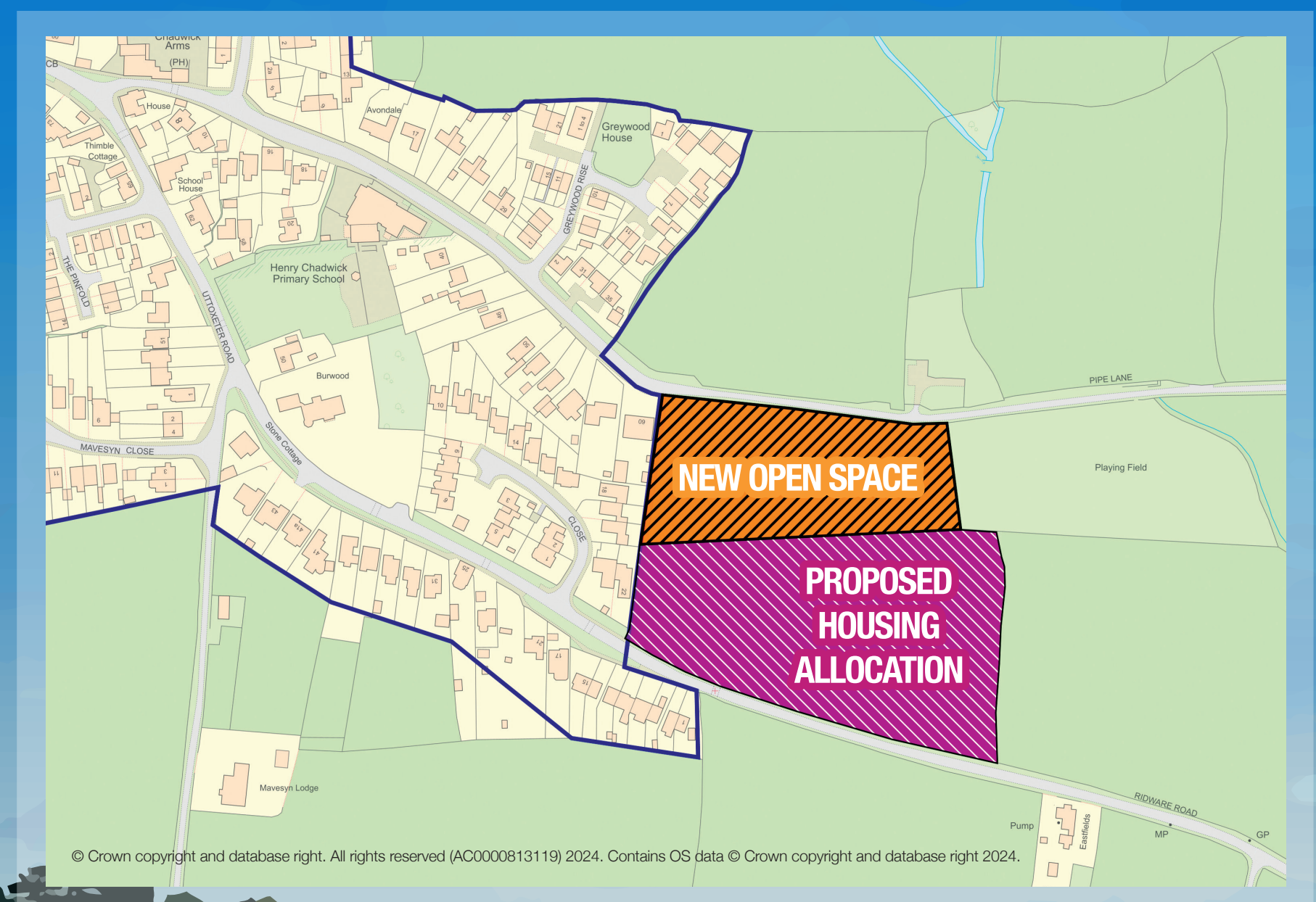
WHERE DO WE SUGGEST THESE NEW HOMES SHOULD BE LOCATED WITHIN THE PARISH?

The Neighbourhood Plan Steering Group undertook a 'call for sites' exercise to allow local landowners to put forward potential sites for consideration for residential development. The exercise was clear that only sites within or adjacent to the existing Hill Ridware village boundary would be considered.

The plan below sets out the range of sites that have been considered and assessed:



The sites were subject to detailed assessment having regard to matters such as flood risk, heritage impact, biodiversity, landscape impact, connectivity, ground conditions and other local considerations. The majority of the sites were relatively constraint free, however the site considered to perform the best was land to the east of Hill Ridware and north of Uttoxeter Road and south of School Lane. The detailed site assessment is available on the Parish Council website.



HOUSING

WHY ARE WE PROPOSING TO ALLOCATE THE SITE AT RIDWARE ROAD?

This site scored well through our site assessment. It lies outside of the functional flood plain, is well connected to existing footpaths and contains no biodiversity or heritage designations. The site also provides the opportunity to deliver the following local benefits:

- New footpath between Hill Ridware and the existing playing field on School Lane
- Delivery of substantial new multi-functional green space along School Lane
- Enhancement of existing Public Right of Way between Uttoxeter Road and School Lane
- Frontage on B5014 provides best opportunity to deliver a small convenience store to serve the parish
- Exploration of additional foul water storage to reduce current issues experienced along the footpath and existing properties to the east of the village.

POLICY MR-02: LAND EAST OF HILL RIDWARE

1. Land at Ridware Road (see Map) is allocated for residential development and retail development (Use Class E).
2. Retail development should:
 - a) be located to front onto Uttoxeter Road;
 - b) should provide a maximum of 500 square metres of convenience retail floorspace.
3. Development of the site should meet the following design and landscape requirements, in addition to the requirements in Policies MR05 and MR07:
 - a) the scheme should present an active frontage to Ridware Road to create an attractive approach to the village;
 - b) the layout, landscape design and boundary treatments should create a soft transition between the built development and surrounding landscape setting, including the retention of the hedgerow to the east boundary;
 - c) providing good pedestrian and cycle permeability and connectivity with the village to the west and playing field to the northeast;
 - d) green infrastructure provision should include garden and street trees and hedges to create a high-quality public realm;
 - e) Sustainable Drainage Systems (SuDS) should be incorporated into landscape design and green infrastructure.
4. Vehicular access should be made from Uttoxeter Road.
5. Development should include the retention and enhancement of the Public Right of Way (CP15) to the west boundary of the site, meeting the requirements of Policy MR11.
6. The green open space requirement should be met by the flood plain land to the north of the site, with good connectivity to the built development and a new link to the playing fields to the east of the site.



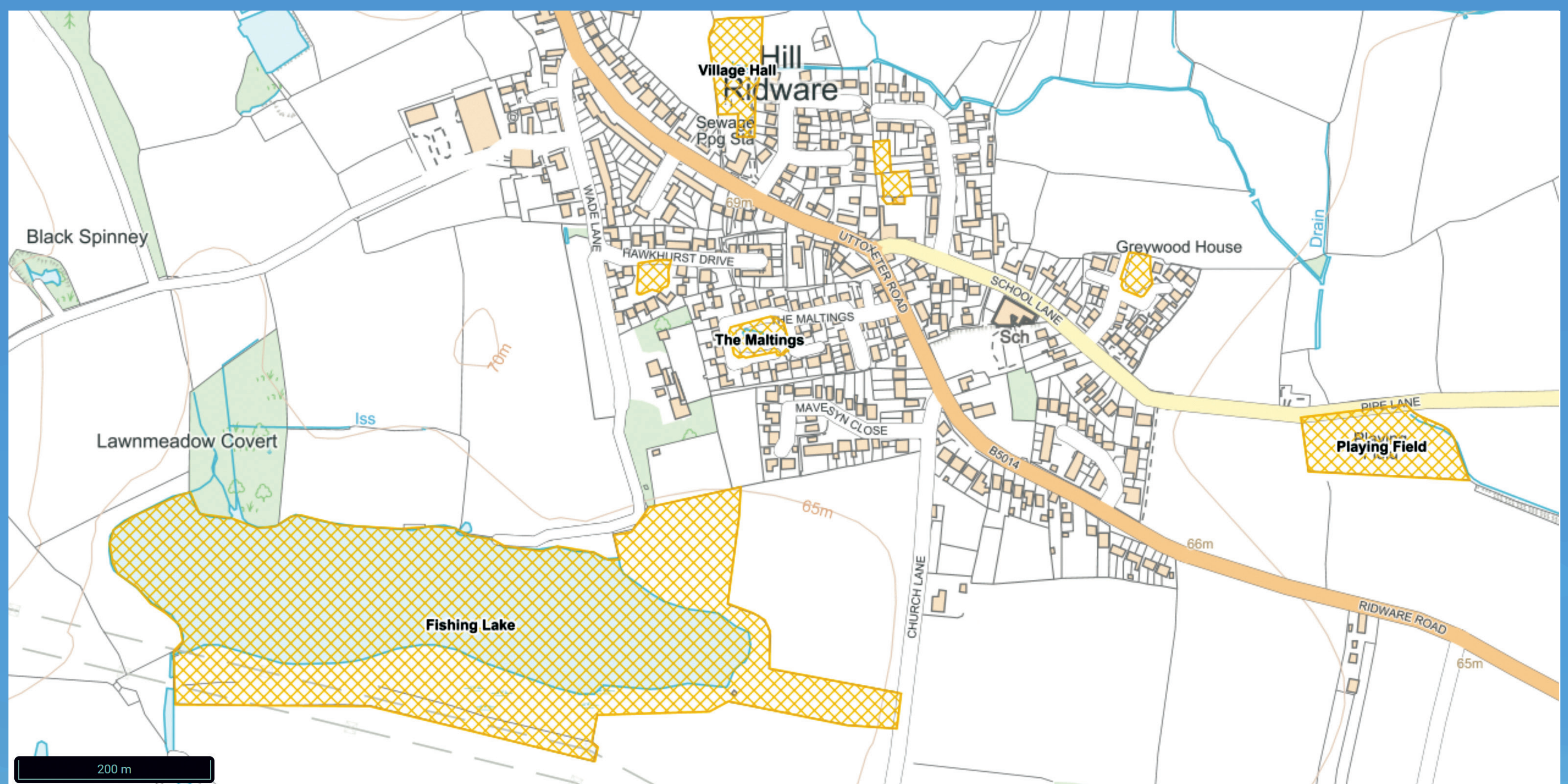
GREEN SPACES

WHAT GREEN SPACES ARE WE LOOKING TO PROTECT?

National guidance allows communities to identify and protect green areas of particular importance to them. These local green spaces need to be:

- Reasonably close to the community it serves;
- Demonstrably special to a local community and holds particular significance; and
- Local in character and not an extensive tract of land.

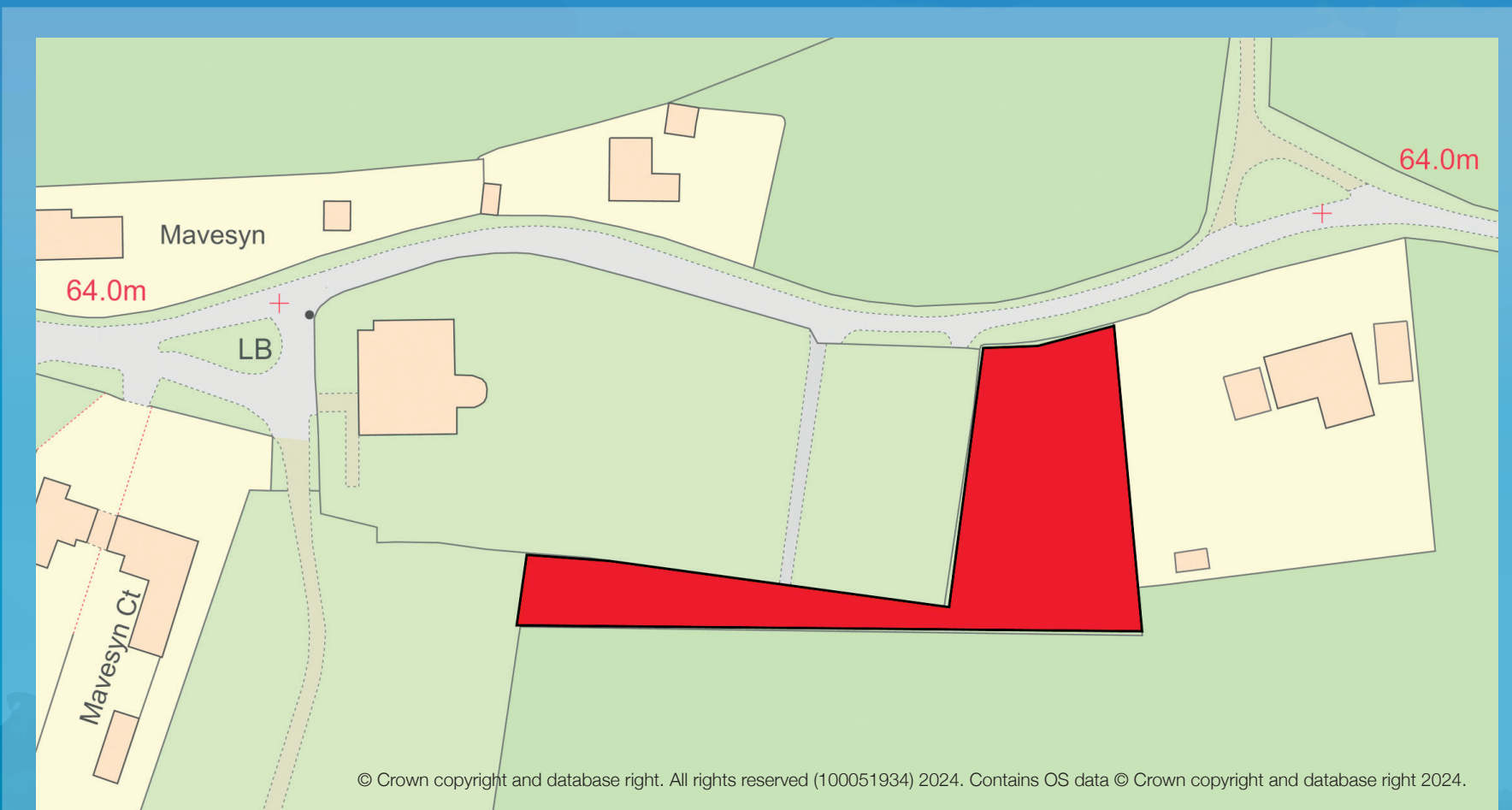
The following sites have been identified as potential local green spaces important to local communities within the Parish:



BURIAL SPACES

The number of burial plots available at the Church of St. Nicholas is severely limited. The Neighbourhood Plan proposes to allocate a new burial ground that wraps around the existing graveyard to provide further burial plots to 2040.

The Parish Council is currently working with landowners to determine how this new facility will be delivered and managed.



OTHER TOPICS

DESIGN

Consultants have prepared a Design Code for the Parish. The purpose of the Design Code provides an appreciation of the existing character of villages within Mavesyn Ridware Parish and creates a set of design guidelines that apply to any future development within the Parish..

This document provides an assessment of local character through:

- Providing an overview of the historic growth of our villages
- Identifying our listed buildings and conservation areas
- Considering landscape character and biodiversity
- Identifying key constraints such as areas at risk of flooding
- Establishing key movement corridors and connectivity with local facilities
- Setting out the common features that can be identified within the Parish.

The document establishes aims and design principles to guide development proposals. Design principles include building materials, sustainable design, biodiversity net gain and resilience to climate change.

This document will sit alongside the Neighbourhood Plan.



HERITAGE

The Parish of Mavesyn Ridware includes the Mavesyn Ridware Conservation Area and a number of Listed Buildings of national importance. The Neighbourhood Plan has an opportunity to identify additional ‘locally listed buildings’ that should be afforded some level of protection for historic or architectural interest, good design quality or make a significant contribution to the character of our Parish.

WHAT BUILDINGS ARE WE PROPOSING TO LOCALLY LIST?

The Mavesyn Ridware Conservation Area Appraisal identifies the following locally listed buildings:

- Outbuildings 4m North of Church Cottage, Church Lane
- Mavesyn Ridware (Former) Residential Home, Church Lane
- Bothy, Church Lane
- Manor Farm Cottage, Manor Lane
- Stable Cottage, Manor Lane

The Neighbourhood Plan is proposing to add the following properties to the local list:

- Monks Cottage, Uttoxeter Road, Hill Ridware
- Pipe Ridware Church and churchyard, Pipe Ridware
- Thatch Cottage, Uttoxeter Road, Hill Ridware

