

Fazeley

Neighbourhood Development Plan 2026 - 2043

Regulation 15 Draft Plan for Submission



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Prepared by the Fazeley Neighbourhood Plan Steering Group
On behalf of Fazeley Town Council
With support from



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Map 1: Fazeley Town Council and Neighbourhood Area



1. Introduction and Background



Housing at Mile Oak

1.1 What are Neighbourhood Development Plans?

- 1.1.1 Neighbourhood Development Plans (also called 'NDP's or 'Neighbourhood Plans') were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities. The planning policies in NDPs are used to help determine planning applications which may come forward for new development or changes of use of land and buildings.
- 1.1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the statutory development plan for their area.
- 1.1.3 An NDP can cover a range of planning related issues or just have one, single policy.
- 1.1.4 NDP Policies should not conflict with nor duplicate national or strategic policies but should support these by providing more local detail which reflects the particular issues and local character of the parish (or 'neighbourhood area'),

here the same area as the area covered by Fazeley Town Council and shown on Map 1.

- 1.1.5 The Fazeley Neighbourhood Development Plan (FNDP) takes into account the consultation responses to the [Vision, Objectives and Key Planning Themes](#) document, which proposed that the NDP should have a strong focus on heritage and design, reflecting the area's distinctive and important built heritage and waterways, Green Belt location and proximity to Tamworth.

1.2 Planning Policy and Basic Conditions

- 1.2.1 NDPs cannot be prepared in isolation. They have to be 'in general conformity' with strategic planning policies - in this case, the strategic policies in the [Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015](#) and the [Local Plan Allocations 2008 – 2029 Adopted 16 July 2019](#).
- 1.2.2 Lichfield District Council made the decision to withdraw the new Local Plan 2040 from examination in October 2023 and is now working on a new [Lichfield District Local Plan up to 2043](#). Once adopted it will replace the current local plan strategy and the local plan allocations document.
- 1.2.3 The Plan period for the Fazeley NDP is up to 2043 - the same as the emerging new Lichfield District Local Plan.
- 1.2.4 NDP Policies also have to 'have regard to' national planning policy, as set out in the [National Planning Policy Framework \(NPPF\)](#) which was updated on 12th December 2024, and other National Planning Practice Guidance, Ministerial Statements and Government advice.
- 1.2.5 Overall, the Plan has to meet a set of 'basic conditions.' These include having regard to national planning policies, contributing to the achievement of sustainable development, and not having the effect of preventing housing development from taking place which is proposed in the development plan. For further information please refer to the **Basic Conditions Statement** which is published on the neighbourhood development plan page of the Town Council's website.

1.3 Preparing the Fazeley NDP

- 1.3.1 Fazeley Town Council decided to prepare a Neighbourhood Plan at a Town Council meeting on 11th June 2018 and applied to Lichfield District Council for designation on 20th June 2018. The Fazeley neighbourhood area was designated on 11th July 2018 – see Map 1. This area is important as the Plan policies can only apply to development within this boundary.
- 1.3.2 A steering group of local people and parish councillors was set up to meet regularly and oversee the Plan's preparation – see <https://fazeleytowncouncil.co.uk/neighbourhood-plan-minutes/>.
- 1.3.3 The Town Council published a Draft Vision, Objectives and Key Planning Themes document for public consultation in Spring 2022. This set out the

proposed approach and scope of FNDP and included a draft Vision and Objectives. A drop in event was held on the evening of 28th March 2022 at the Town Hall. The responses to the consultation were considered by the steering group and used to help shape the policies and proposals in the Draft Plan.

- 1.3.4 **FNDP** has a strong emphasis on heritage and design. The built heritage and waterways dating from the early Industrial Revolution are very important to Fazeley's unique identity and character, and local people want to see them conserved and enhanced. Furthermore, this approach is encouraged in national planning policy; NPPF paragraph 132 advises: *'Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'* For these reasons the Town Council commissioned Design Codes through the Locality Technical Support programme for neighbourhood plans.
- 1.3.5 Independent consultants AECOM prepared design guidelines and codes based on a detailed character analysis of Fazeley's built form, inclusive of both historic and more recent development. [Fazeley Civil Parish Design Guidelines & Design Codes](#) document is published on the Town Council's website and comments are invited. Responses will be considered and used to inform the final version. This document forms an important part of the evidence base underpinning FNDP and has been used to underpin detailed policies on design. It forms Appendix 3 of FNDP.
- 1.3.6 The Draft Plan was published for formal consultation (Regulation 14) for just over 6 weeks from Monday 9th March 2026 until midnight on Tuesday 21st April 2026. The Town Council arranged two Public Drop In events where stakeholders could find out more, read the Plan and summary document and provide comments. These were in Fazeley Town Hall on Saturday 21st March from 11.00am until 1.00pm and in Mile Oak Community Centre on Tuesday 24th March from 7.00pm until 8.30pm. The Draft Plan, Design Guidelines & Codes and various background documents were available to view and download from the NDP pages of the Fazeley Town Council website and hard copies could be borrowed from the Clerk to the Town Council on request. Consultation Bodies and other stakeholders were notified by email. For further information about the consultation process and how the responses have informed changes to the submission plan please refer to the **Consultation Statement** which is published on the neighbourhood development plan page of the Town Council's website.
- 1.3.7 FNDP is now at Submission Stage. Lichfield District Council will check FNDP and then publish it for a further 6 weeks consultation before it proceeds to examination by an independent examiner. The examiner will assess whether the Plan meets the required 'basic conditions' or whether any further changes are needed to meet this requirement.

- 1.3.8 The final version of the Plan will be subjected to a local referendum. Everyone on the electoral register will be invited to vote on whether FNDP should be used to determine planning applications in Fazeley. If there is a majority Yes vote (50% of turnout + 1), the Plan will be 'made' (adopted) by Lichfield District Council and used to help determine planning applications alongside the policies in the Lichfield Local Plan.
- 1.3.9 Preparing an NDP is therefore a complex and lengthy process, reflecting the requirements that NDP policies and proposals have to be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation. FNDP still has several more stages to go through before it can be made (adopted) by Lichfield District Council and used to help determine planning applications. These stages are set out Government regulations: the Neighbourhood Planning (General) Regulations 2012 (as amended). This process, with estimated timescales for FNDP, is summarised in Figure 1 on p10.

Figure 1 Fazeley NDP Process and Estimated Timescales



2.0 Local Context



Fazeley centre

2.1 A Portrait of Fazeley

- 2.1.1 Fazeley is in the local authority area of Lichfield District Council within the County of Staffordshire. It is located approximately 7 miles south-east of Lichfield and 1.3 miles south of the centre of Tamworth, which Fazeley adjoins to the north. It is a small town with a population of about 4,600 in 2021.
- 2.1.2 The built-up area is concentrated from the area around the road junction of Lichfield Street, Atherstone Street, Coleshill Street and Fazeley Road, with linear development extending westwards along Lichfield Street/Watling Street towards Mile Oak. It is surrounded by Green Belt the north, south and west.
- 2.1.3 Fazeley has an important and interesting heritage. The town lies on the route of the old Roman Road of Watling Street which once ran from Dover in Kent to Holyhead on Anglesey. The Birmingham and Fazeley Canal runs through Fazeley towards the River Tame. The Fazeley and Bonehill Conservation Area includes mills, watercourses, pools and other buildings and structures relating to the Peel family dating from around 1790 - 1850. The waterways have more than local significance – they represent one of the most important waterpower systems dating from the early part of the Industrial Revolution. There are 21 Listed Buildings in the neighbourhood area.



Bonehill Mill

- 2.1.4 The historic hamlet of Bonehill, situated just off Watling Street is an important remnant of the area's agricultural past and despite the developments of the twentieth century still retains a peaceful, rural character.
- 2.1.5 The town of Fazeley is largely residential in character. There are a few local shops and services concentrated around the road junction, including a small convenience store, public houses, takeaways and a petrol station and the Town Hall and public square. There is another small group of shops at Mile Oak. There are several small industrial estates and workshops in converted former mill buildings, largely clustered around the canal.
- 2.1.6 Community facilities include the Town Hall, St Paul's Church, Mile Oak Community Centre, Millfield and Longfield Primary Schools and Sir Robert Peel Hospital. With two primary schools and no secondary school, one doctor's surgery and no dentist, local infrastructure is at capacity.
- 2.1.7 Fazeley has good access to the national motorway network, a regular bus service to Tamworth and Birmingham and a rail station at Tamworth which has a Crossrail service to London and services to Derby and Birmingham. There is also a station at Wilmcote.
- 2.1.8 The area includes a small Site of Biological Importance (SBI) adjacent to the canal south of Bonehill Bridge and several areas of woodland including ancient woodland at Kendall's Wood and Pipes Wood north of the A5. There are a couple of priority habitats including a small area of traditional orchard and areas of wood pasture and parkland at Seventeen Acre Wood and Longwood House to the south of the neighbourhood area. Areas of wildlife importance are shown on **Map A in Appendix 1**.
- 2.1.9 Parts of Fazeley are low lying and at risk of flooding and multiple water courses criss-cross the area. The River Tame runs to the east of Fazeley and a section forms part of the neighbourhood boundary. The Birmingham and Fazeley Canal runs northwards through the built-up area and then northwest along the District and Fazeley neighbourhood area boundary. In addition, there are numerous channels and watercourses with sluices and weirs and reservoirs.

These were constructed to provide water supplies to the mills in the late 1700s / early 1800s and form an important feature in the area. Areas at risk of flooding are shown on **Map B in Appendix 2**.

- 2.1.10 Today Fazeley is sometimes viewed as one of the more run-down parts of Lichfield District, in need of economic investment and public realm improvements. There are significant opportunities for heritage-led regeneration and growing the visitor economy and FNDP provides a supportive planning framework for the town's renaissance.
- 2.1.11 The high levels of traffic with associated problems of congestion, noise and air pollution particularly at the main crossroads during the summer months are significant concerns for local people. Fazeley, Mile Oak and Bonehill are predominantly built off both sides of Watling Street, with two busy roads at both ends – Coleshill Street and Sutton Road. Sutton Road gets very busy at peak times, with traffic backing up both ways to Ventura Park and up towards Drayton Bassett most days, and traffic on Coleshill Road / Coleshill Street gets very busy during Drayton Manor opening times. The junction at Mile Oak traffic lights often sees road accidents because of the volume of traffic and a poor road layout. Fazeley Town Council believes that this junction needs to be improved if any significant housing is to be built in that area. Fazeley is known for its takeaways and restaurants, but as a result suffers from congestion and parking issues on Coleshill Streets with illegal and often dangerous parking at peak times. In addition, due to parking restrictions at Sir Robert Peel Hospital, Plantation Lane is often full of parked cars making entry and exit difficult.
- 2.1.12 Fazeley Town Council believes the town needs an infrastructure-first, community-led approach to housing locally, and that urban sprawl without infrastructure improvements will add further pressure to our roads that are already at capacity.

2.2 Lichfield District Planning Policy Context

- 2.2.1 In the settlement hierarchy of the adopted Local Plan Strategy 2015, Fazeley is identified as one of 6 Key Rural Settlements which will provide approximately 16% of housing, be a focus for rural employment creation and where there will be retention of local services and facilities to meet the needs of the local population and smaller outlying villages (see Core Policy 1: The Spatial Strategy and Table 4.1 Proposed Settlement Hierarchy).
- 2.2.2 The Local Plan Strategy contains a Vision and several policies for the Fazeley, Mile Oak & Bonehill area. Policy Faz1: Fazeley, Mile Oak & Bonehill Environment supports initiatives to improve the local environment including bringing derelict buildings back into use, improving the town centre and improvements to green infrastructure and green spaces. The separate identities of the different settlements will be respected, and the Conservation Area protected. Policy Faz2: Fazeley, Mile Oak & Bonehill Services & Facilities resists the loss of local community facilities and supports initiatives to enhance existing provision of amenities and services. Policy Faz3: Fazeley, Mile Oak and Bonehill Economy supports initiatives which improve

accessibility to jobs and training and new businesses particularly where they support tourism. Policy Faz4: Fazeley, Mile Oak & Bonehill Housing supports the delivery of 280 to 350 homes. Infill development and the re-use of existing buildings and brownfield land is prioritised and homes will meet the needs of the local community by providing a suitable range of house types and tenures.

- 2.2.3 Part of the built-up area is designated as a Conservation Area (Fazeley and Bonehill Conservation Area). Core Policy 14: Our Built & Historic Environment sets out that the District Council will protect and improve the built environment and have special regard to the conservation and enhancement of the historic environment through positive action and partnership working.
- 2.2.4 Outside the built-up area Fazeley neighbourhood area is protected by Green Belt (Adopted Local Plan Strategy Policy NR2: Development in the Green Belt).
- 2.2.5 These higher-level policies all contribute to the strategic planning context for FNDP.
- 2.2.6 The District Council was in the process of preparing a new Local Plan, but the proposed submission version of the local plan was withdrawn following a decision made at a full council meeting on 17th October 2023. Lichfield District Council has started working on a new local plan for Lichfield District and this is at early stage of preparation.

3.0 Vision and Objectives for the NDP

- 3.1 The Vision and Objectives for the NDP have been informed by the responses to the consultation on the Vision, Objectives and Key Planning Themes and the Regulation 14 public consultation.

Vision

By 2043 the unique heritage of Fazeley will be celebrated as an asset and integrated into Fazeley's regeneration and physical enhancement. Local communities throughout the area will be more prosperous and healthier, benefitting from safe, attractive and accessible green spaces and recreation facilities, and enhanced transport connectivity which encourages active and sustainable travel choices and reduced reliance on cars. Local wildlife and biodiversity will be protected and enhanced.

Objectives

Objective 1: To promote high quality and sustainable design which is sensitive to local character and heritage, whilst ensuring development is resource efficient and fit for the future.

This will be delivered through FNDP Policies F1, F2 and F3.

Objective 2: To provide an attractive, safe and high-quality public realm which attracts further business investment, is accessible for all and alleviates parking problems in the area.

This will be delivered through FNDP Policies F4 and F5.

Objective 3: To encourage suitable business and visitor related uses of former mills and historic buildings and investment in local shops and services.

This will be delivered through FNDP Policies F4 and F6.

Objective 4: To support improvements in local public open spaces and recreation facilities.

This will be delivered through FNDP Policies F4, F7, F9 and F10.

Objective 5: To protect and enhance Fazeley's historic local waterways for wildlife and recreation uses.

This will be delivered through FNDP Policies F5, F7 and F8.

Objective 6: To ensure opportunities are taken to secure nature recovery and enhancements to wildlife and biodiversity throughout the Fazeley neighbourhood plan area.

This will be delivered through FNDP Policies F3 and F7.



Fazeley Church

4.0 Fazeley NDP Planning Policies

The following sections set out the planning policies for Fazeley NDP area. The Policies will be used to help determine planning applications for development. The evidence and rationale behind each Policy are set out in the supporting text. They have been informed by the responses to the Vision, Objectives and Key Themes consultation and the responses to the formal Regulation 14 public consultation on the Draft Plan. Design policies are underpinned by the Fazeley Civil Parish Design Guidelines & Design Codes which sets out detailed design guidance for development in Fazeley.

The policies are necessarily wide ranging in their scope and taken together, should help to deliver future development within the town which is both sustainable and appropriate.

4.1 Heritage, Design and the Public Realm

Built Heritage and Local Character



Tolson's Mill, recently converted to residential use

Public Consultation

- 4.1.1 The responses to the consultation on Vision and Objectives and Key Planning Themes showed support for the NDP to address built heritage and design. There were several comments including the need to deal with derelict properties and that Fazeley needs to be seen as an important part of history not valueless. There was also a comment that new housing developments must conform to zero carbon footprints. FNDP therefore includes policies to help ensure the design of development is sensitive to Fazeley's heritage and character whilst incorporating principles of sustainable design.

Policy F1: Design Guidance for Heritage Assets

Development should preserve and enhance the character of the Fazeley and Bonehill Conservation Area, listed heritage assets, and non-designated heritage assets.

Proposals should give careful consideration to any potential impacts on these assets and respond positively to the relevant Design Codes set out in Part 4.3 Heritage Assets of Fazeley Civil Parish Design Guidelines & Design Codes (see Appendix 3).

A. Fazeley and Bonehill Conservation Area

Development proposals within the Conservation Area or which may impact on its setting must:

- 1) Not result in the loss or alteration of features which make a positive contribution to the character area.
- 2) Respect the character of the surrounding built form within the conservation area, in terms of design, scale, massing, material and height.
- 3) Create areas of positive character by retaining as much historic fabric as possible and responding to prevailing characteristics in terms of street patterns, density and layout, built form, materials and details.

B. Listed Buildings

- 1) Proposals which involve the substantial harm to (or significant loss of) Listed Buildings including demolition will not be permitted unless it can be demonstrated that the substantial harm or loss is necessary to achieve overriding public benefits which outweigh that harm or loss.
- 2) Materials and architectural styles must respect the Listed Building and minimise any work that may affect the heritage assets located near to any development.
- 3) Development close to Listed Buildings should relate appropriately in terms of scale, height and massing.

C. Non designated Heritage Assets

- 1) New development and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to it, should ensure that the setting is not compromised.
- 2) Any loss of the whole or part of such an asset will require clear and convincing justification.
- 3) Development within the setting of a non-designated heritage asset will be required to give due consideration to its significance and ensure that the setting is protected or enhanced where possible.

Planning Policy Context

- 4.1.2 Lichfield Adopted Local Plan Strategy Core Policy 14: Our Built & Historic Environment sets out that *'the significance of designated heritage assets*

including nationally protected listed buildings and their settings, ancient monuments, archaeological sites and conservation areas and their settings, will be conserved and enhanced and given the highest level of protection. Other heritage assets including locally listed buildings, and locally important parks and gardens will also be conserved and enhanced.’ The Policy goes on to say that ‘Opportunities to improve understanding of the District’s heritage assets will be supported through partnership work with local communities and societies using a range of historic characterisation tools, the County Council’s Historic Environment Record, the expansion of the local list and the programme of Conservation Area Appraisals and Management Plans.’

- 4.1.3 Regard should also be had to the adopted [Lichfield District Design Code SPD, adopted December 2024](#) which includes design codes for different area types including those identified in Fazeley. Mile Oak & Bonehill. These include codes for Neighbourhood Suburban, Village Suburban, Employment and Villages area types.

Justification

- 4.1.4 Part 4.3 Heritage Assets of Fazeley Civil Parish Design Guidelines & Design Codes contains design guidance for heritage assets within Fazeley neighbourhood area. These are: A. Conservation Area (Design Code HA-CA); B. Listed Buildings (Design Code HA-LB); and C. Other Historic Features (Design Code HA-OHF). FNDP Policy F1 sets out design guidance for these different heritage assets to help ensure Fazeley’s unique and important heritage is protected and where possible, enhanced.
- 4.1.5 Historic features play an important role in Fazeley, which boasts various heritage assets that contribute to its historic character. The heritage of the area is valued and enjoyed by visitors and residents and contributes to the area’s strong local identity and sense of community. Careful consideration of any potential impacts on these assets from developments is necessary, and relevant historic organisations should be consulted.
- 4.1.6 Part of the old Roman Road of Watling Street bisects the area southeast to northwest and there has been a settlement at Fazeley since the medieval period. The area’s importance grew towards the end of the 18th century with the opening of the Birmingham and Fazeley Canal at about the same time that the Coventry Canal was completed, meaning that the Trent and Mersey Canal was linked to the Thames at Oxford.
- 4.1.7 Fazeley has 21 [Listed Buildings](#), all Grade II, and including St Paul’s Church, several mills, bridges and a milepost as well as various residential properties.
- 4.1.8 Fazeley and Bonehill Conservation Area (see Map 2) extends from south of the centre of Fazeley, northwestwards to encompass part of the small hamlet of Bonehill and an area of open space. It includes mills, watercourses, pools and other buildings and structures relating to the Peel family. Overall Fazeley and Bonehill represent a remarkably intact industrial community of the period 1790-1850 based around an important canal junction. The Conservation Area is currently on Historic England’s heritage at risk register - see Listed Buildings.



Former Chapel, converted to flats

4.1.9 [Fazeley & Bonehill Conservation Area Appraisal, January 2011](#) notes that the Conservation Area is significant for the following reasons:

- It represents a remarkably intact industrial community of the period 1790-1850. It contains all the principle building types necessary to sustain the community; terraced housing, mills, factories, a church, a chapel, public houses, a school and prestigious detached Georgian houses.
- The waterways, pools and associated structures built by Robert Peel Snr are an important part of Fazeley's industrial heritage and have archaeological significance. Their significance extends beyond just the immediate locality as they represent one of the most important waterpower systems dating from the early part of the Industrial Revolution.
- The historic hamlet of Bonehill, situated just off Watling Street is an important remnant of the areas agricultural past and despite the developments of the twentieth century still retains a peaceful, rural feel.
- It has a direct association with the nationally renowned Peel family.
- Fazeley was chosen as the location for industrial development due to its transport links, most significantly was the important canal junction. The close relationship of buildings to the canal is integral to the significance of the area.

4.1.10 The Conservation Area Appraisal describes the character of the Conservation Area including built form, natural elements, public realm and open spaces in some detail. Fazeley comprises an urban residential and commercial area and is a densely built, compact community based linearly along the two principal roads and the canal. Bonehill has a more rural feel with narrow roads and some unadopted roads and includes a grand house, Bonehill House, and elements of a landscaped park.

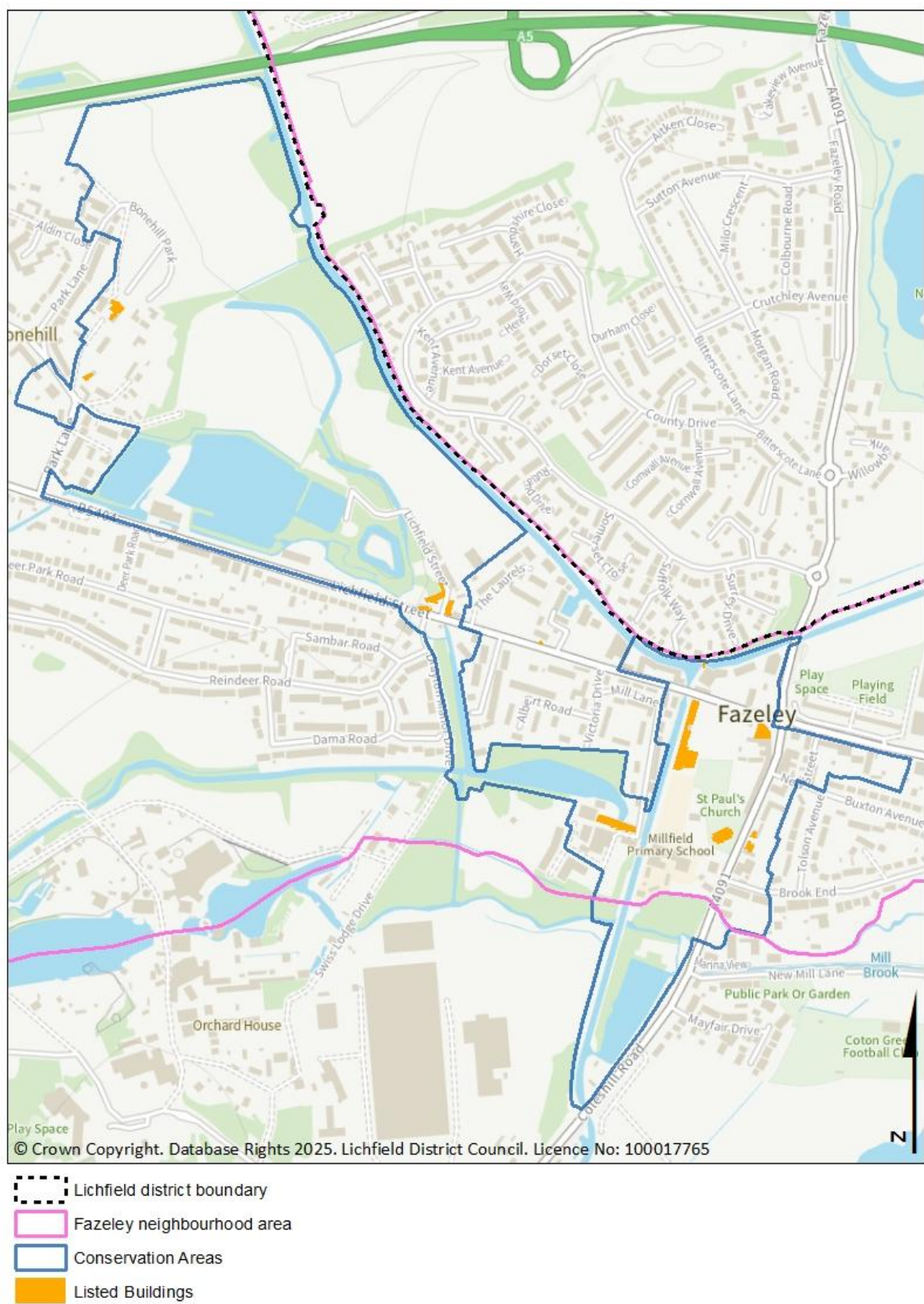
4.1.11 Various issues are noted including buildings suffering from lack of maintenance and unsympathetic alterations/repairs carried out in non-traditional materials, buildings in such a poor condition that they are at risk and

vacant buildings in a poor condition. The public realm in the centre of Fazeley is described as uncoordinated and uncared for with a tired appearance and there is significant clutter of street furniture. However, the waterways passing through areas of dense tree cover and vegetation give a rural, tranquil feel which is a pleasant contrast to the noise and activity of the main roads and provide a habitat for wildlife and vegetation. There is a need for restoration to benefit this ecological and historical resource.

4.1.12 The Appraisal does not include detailed design guidance, but a number of actions are identified including:

- Action 8 - Historic shopfronts should be retained where possible. The Council will work with applicants to ensure any new shopfront preserves or enhances the special character of the Conservation Area; and
- Action 13 - The Council will continue to monitor all planning applications very carefully and ensure that new development does not have an adverse impact on the existing buildings or important landscape features of the conservation area in accordance with policy C2 in the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

Map 2: Fazeley and Bonehill Conservation Area



Local Character

Policy F2: Responding to Local Character

Development should demonstrate a high standard of design which responds to the specific site and context to create a locally distinctive sense of place.

In order to achieve this, designs will be expected to incorporate the following design principles:

A. Block Structure and Building Line

- 1) Generally buildings should align with the street, with their main facade and entrance facing it.
- 2) In areas of medium-higher density development and where the existing housing typology is generally uniform, formal building lines should be applied.
- 3) In areas of lower density development informal building lines should be applied and the alignment should respond to the context of surrounding landscape. Gardens should be provided in the front and rear, or there should be a small buffer as a minimum;
- 4) The layouts of developments should be permeable.

B. Building Heights and Roofline

- 1) New development should be compatible in height and scale with the surrounding context.
- 2) Developments should respect uniform rooflines in urban settings and in areas of higher density.
- 3) In the historic core, on the countryside edge and on slopes, varied rooflines may be appropriate.
- 4) Roofing materials, eaves, pitch, verge details, chimney stacks, or other features visible above the ridge line should respect the surrounding context.

C. Building Typologies, Materiality and Design

- 1) New development should enhance Fazeley's character through innovative, varied and high-quality design and construction.
- 2) Three storey terraced houses will be supported for prominent or key buildings and on wider primary routes. Such developments should have simple pitched roof volumes, consistent setbacks and ridge and eaves lines.
- 3) Semi-detached houses should be mainly 2 storeys, with 2.5 storeys used in key buildings. Setbacks should be consistent and buildings should relate to the street scene.
- 4) Detached houses should be mainly 2 storeys, with 2.5 storeys for key buildings. Bungalows may also be acceptable. Variable frontages and more varied building massing, ridgelines and rooflines will be supported.

D. Density and Housing Layout

- 1) Housing density should be mixed across strategic sites, with each of the development parcels delivering a different density of units. Low density units should be located to the edges of the settlement and higher density development located in the core and along primary routes.
- 2) Density will be expected to take into consideration the need for high quality design, historic and environmental integration, local built and landscape character and identified local housing needs.

E. Materials and Design

- 1) Developments should respect the existing local character and material palette in Fazeley which is primarily dominated by red brick, slate, and tile roofs.
- 2) High-quality, natural materials that blend well with the natural landscape should be used to help reinforce local character whenever possible.
- 3) Whilst developments should be sensitive and complementary to their surroundings, they should avoid merely replicating existing styles and imitating architectural details. Contemporary architectural solutions will also be supported where they enhance the street scene and respect local character.

Justification

4.1.13 Fazeley Civil Parish Design Guidelines & Design Codes includes Design Codes for Town Structure and Forms (Part 4.4) and Materials and Design (Part 4.6). The following Design Codes will apply to residential developments according to the local context:

- Formal Building Lines (Design Code B-F)
- Informal building lines (Design Code BL-I).
- Uniform Roofline (Design Code BH-UR)
- Varied Roofline (Design Code BH-VR)
- Terraced Buildings (TB)
- Semi-detached Building (SDB)
- Detached Buildings (DB)
- Density (DNST) and
- Architecture and Materials (AM).

Character appraisals were undertaken to consider the key characteristics of character areas within Fazeley. These include Settlement Focus Areas (SFAs) and Countryside Focus Areas (CFAs). Proposed developments should consider the characteristics and descriptions of the relevant character areas in order to avoid negative impacts.

4.1.14 The SFAs describe several distinct communities with varying house types and architectural styles. As the settlements are the main focus of future development, each are analysed to understand their unique identities, which future development should respectfully and contextually respond to. The

CFAs take account of the fact that in much of the neighbourhood, the surrounding countryside creates a strong visual identity, made up of the striking landscape, buildings of architectural and historical significance, and ecologically significant areas.

4.1.15 The SFAs are:

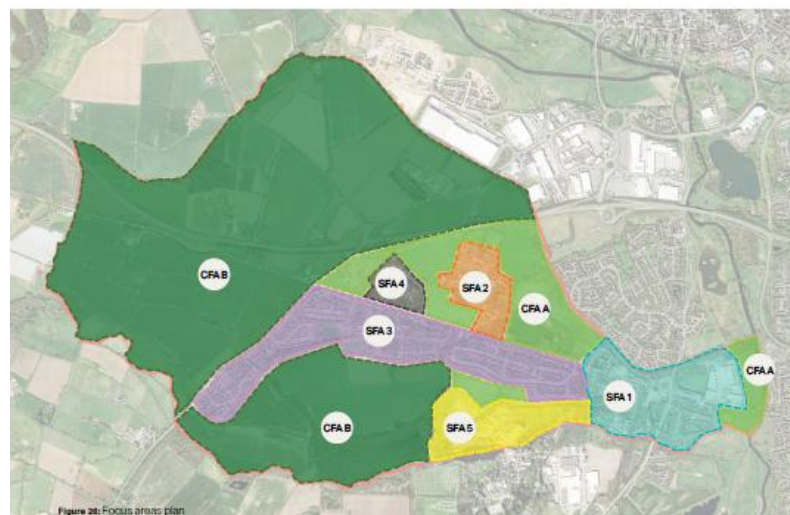
- **SFA 1: Fazeley Town Centre** - The core of the town where the original centre of Fazeley; home to a large number of community and social facilities.
- **SFA 2: Bonehill** - A residential area development from the mid-20th century, a typical low-density sub-urban community with some rural characters and historic buildings within the Conservation Area.
- **SFA 3: Mile Oak** - A linear residential area grown during 20th century, with middle density family houses.
- **SFA 4: Community Hospital** - The majority of Sir Robert Peel Community Hospital is one story building, 2 storeys building only found at the main entrance. It provides a range of healthcare services in Fazeley.
- **SFA 5: Theme Park** - Drayton Manor Resort is a family theme park, zoo and accommodation in the grounds of the former Drayton Manor, Staffordshire, England, UK. It covers 180 acres (73 hectares), of which about 113 acres (46 hectares) are in use and screened by dense woods. It is excluded from the Design Codes as it is not relevant to local character.

4.1.16 The CFAs are:

- **CFA A: Green Gaps** - Open spaces and green fields around the village are separated and divided into small patches by trees and hedgerows.
- **CFA B: Open Countryside** – Larger scale fields in the open countryside; majority areas in agricultural land use with hedgerows and woodlands.

4.1.17 These are shown on Map 3: Focus Areas Plan.

Map 3: Focus Areas Plan



Sustainable Design

Policy F3: Sustainable Design

Development proposals should demonstrate how they have incorporated principles which promote sustainable design. These include (but are not limited to) the following:

- A. Connecting people with green spaces by providing open spaces within walking distance of residential areas and linking them through a series of green networks or corridors.
- B. Minimising visual impacts of sustainable infrastructure by locating such infrastructure at the rear or side elevation of buildings and/or by using screening such as covers, trees, and planting schemes.
- C. Retaining or where this is not possible, replacing trees at a ratio of 3:1 and retaining existing and planting new hedgerows using native species. Additional planting should be provided along sensitive landscape edges to provide natural screening.
- D. Using permeable surfacing and maximising landscaping in garden and parking areas.
- E. Using smart home design for residential properties including installation of technologies such as solar panels, air source heat pumps, battery storage and electric vehicle charging points.

Justification

- 4.1.18 Section 4.10 of Fazeley Civil Parish Design Guidelines & Design Codes sets out guidelines to address Climate Emergency and contribute to the goal of achieving net-zero. All communities have a role to play in reducing carbon emissions. This can be accomplished by incorporating innovative design elements and strategies into both new and existing developments.

Figure 2: Example of Sustainable Design

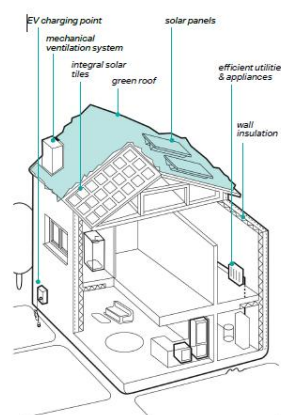


Figure 67: Example of sustainable designs

(Source Figure 67, Fazeley Civil Parish Design Guidelines & Design Codes)

The Public Realm and Improving Accessibility for All



Roundabout and Junction in Fazeley Centre

Public Consultation

- 4.1.19 The responses to the consultation on Vision and Objectives and Key Planning Themes showed general support for the NDP to address the public realm and to improve accessibility for pedestrians and cyclists. FNDP therefore includes policies to support public realm improvements in the town centre and around the Town Hall and to improve accessibility for all across Fazeley neighbourhood plan area.

Policy F4: Enhancing the Public Realm in Fazeley Town Centre

Proposals which enhance and improve the public realm within Fazeley Town Centre will be supported.

Such proposals will be expected to incorporate the following measures:

- A. Town Hall Precinct Enhancement:** improving the area around the Town Hall for a pleasant pedestrian environment, reducing car dominance and minimising visual clutter.
- B. Traffic Management and Pedestrian Safety:** implementing traffic calming measures to enhance pedestrian safety and designating areas for outdoor seating and green spaces.
- C. Shop Fronts - Enhancing identity and visual appeal:** providing well-designed shop fronts and restoring traditional shop fronts.
- D. Diverse Land Uses for Vibrancy and Sustainability:** providing a diverse and sustainable mix of land uses whilst preserving the distinctive character around the Town Hall.

- E. Balancing Residential and Commercial Spaces:** providing residential development where it complements existing retail and service provision.
- F. Evening Activities and Safe Spaces:** supporting late-night opening for shops and cafes around the town hall, promoting public events and using public spaces for outside seating.
- G. High-speed broadband for digital growth:** ensuring universal access to fast broadband around the Town Hall, supporting connectivity and progress.

Policy F5: Improving Accessibility for All

New development should include linkages to existing footpaths and cycle routes and the canal network where opportunities exist in order to improve connectivity between existing networks and to enhance the attractiveness of walking and cycling in Fazeley.

Existing Public Rights of Way (PROW) which cross or adjoin development sites should be retained and improved.

Highways schemes should respect the street hierarchy. New roads should be designed to be inclusive and respect the traditional rural character of surrounding areas.

Planning Policy Context

- 4.1.20 The need to improve the public realm is recognised and supported in the adopted Local Plan. Policy Faz1: Fazeley, Mile Oak & Bonehill Environment advises, *‘initiatives to improve the local environment will be supported, in particular enhancement to the physical environment; bringing derelict buildings back into re-use; improvements to traffic and pedestrian safety; physical improvements to the town centre emanating from Fazeley crossroads and especially Coleshill Street; improvements to green infrastructure, including additional amenity green space around Bonehill and Deer Park.’*

Justification

- 4.1.21 Fazeley Civil Parish Design Guidelines & Design Codes includes Design Codes for the Town Centre and Public Realm in Part 4.5 and for Movement and Accessibility in Part 4.7. These are:
- Town Centre and Public Realm (TCPR)
 - Primary Distributors (Design Code MA-PD);
 - Secondary Streets (Design Code MA-SS);
 - Internal Street (Design Code MA-IS);
 - Movement and accessibility (Design Code MV&A); and
 - Non-Vehicular Movement Routes (Design Code MA-NV).

These are referred to in FNDP Policies F4 and F5 and should be applied in designs for town centre enhancements and public spaces, and for highways and walking and cycling routes.

- 4.1.22 Staffordshire County Council's Local Transport Plan 2026 and the Local Cycling and Walking Infrastructure Plan (LCWIP) 2021 support improvements to the street environment for pedestrians and to provide areas for informal socialisation. Traffic calming measures such as speed humps are delivered where there is evidence to show that vehicle speeds are too high. Pedestrian safety can also be improved by a range of other measures such as delivery of enhanced pedestrian infrastructure. Transport assessments associated with new developments will identify where they have an impact and appropriate improvements will be secured as part of the planning system. Highways schemes should be designed to mitigate the impact identified through the transport assessment and consider national guidance such as Cycle infrastructure design LTN 1/20 as well as the Local Transport Plan. The numbers of users as well as the locations of key destinations are also key considerations in scheme design.
- 4.1.23 In recent years Fazeley has seen a number of physical improvements. Some long standing disused historic buildings such as Fazeley Methodist Church and Tolson's Mill have been converted and refurbished for residential use. However, the public realm in the centre of Fazeley around the roundabout remains in need of coordinated and sensitive enhancement.
- 4.1.24 The Conservation Area Appraisal notes that whilst the public realm in Bonehill appears well maintained, *'the public realm in the centre of Fazeley appears uncoordinated and uncared for and contributes to its tired appearance. Survey work and local consultation have identified a number of areas of concern including the use of non-traditional boundary treatments, in particular, the extensive use of palisade fencing. Further to this, the poor quality areas of surface car parking in prominent locations and the poor quality of surfacing of some of the public realm are of concern. In addition, the significant clutter of street furniture around the roundabout, the use of uncoordinated street furniture, for example, three different types of street light and the use of non-essential traffic signage results in a disorganised appearance'* (paragraph 9.4).
- 4.1.25 The area was described in the CABI report, [Lichfield District Rural Planning Project, Fazeley, Mile Oak, Bonehill \(2011\)](#). The report noted that *'many of the factors that detract from the quality of the environment are about surface treatments, proliferation of signs and street furniture, extensive physical barriers to pedestrian movement with different designs and finishes, poor maintenance of surfaces and public spaces. The area as a whole appears uncoordinated, cluttered and haphazard in appearance, clearly contrary to any environmental objectives for the area and significantly detracting from its quality as a Conservation Area.'*
- 4.1.26 Although the reports were both prepared in 2011, many of the issues described remain in evidence today and the centre of Fazeley is dominated by traffic, railings, signage and visual clutter. Solutions should be sought to reduce the dominance of traffic and create a more pedestrian friendly and

visually attractive environment. Inclusivity can be improved through simple measures such as consistent provision of dropped kerbs within new development or connecting to the existing network enhance accessibility for users with wheelchairs, pushchairs, prams and mobility issues. Improvements to bus stops local to developments to provide a seated waiting area and timetable information will ensure that bus travel is accessible to all. Proposals should help to deliver Staffordshire County Council's bus stop infrastructure policy – see [Bus Infrastructure & Information in Staffordshire - A Design Guide](#).



Queuing traffic along Watling Street

- 4.1.27 Public comments included that there should be better road crossings to avoid the need to walk half a mile, many people use mobility scooters so suitable pavements are needed and management measures should be provided at Mile Oak to address traffic congestion and there is a need to consider the proposed additional housing and associated adverse environmental impacts.
- 4.1.28 Traffic management goes beyond the scope of NDPs, but the Movement and Accessibility design guidance in the Design Guidelines & Codes document sets out principles for respecting street hierarchies and designing streetscapes. Design guidance for Movement and Accessibility provide advice for vehicular and non-vehicular routes.
- 4.1.29 Fazeley Civic Parish Design Guidelines & Design Codes include urban Design Codes which aim to revitalise Fazeley Town Centre with a focus on the area around the Town Hall. By balancing uses, promoting evening activities, ensuring digital connectivity, and enhancing the town hall precinct, the goal is to create a vibrant, pedestrian-friendly, and visually appealing town centre.
- 4.1.30 The Design Codes document also explains that well-designed street hierarchy and streetscape are crucial components of successful locations. The connection between streets and adjacent buildings significantly impacts the safety, appearance, and movement function of the development. New developments should facilitate traffic flow and allow for access by service vehicles, while also enhancing the development's character. To achieve this, a clear street hierarchy should be established. Furthermore, streets in the hierarchy should be distinct to increase legibility. This design code aims to guide future developments in contributing to sustainable connectivity, particularly for walking and cycling as local modes of transportation.
- 4.1.31 Three types of roads are identified in the report: primary distributor, secondary street, and internal street. The Primary distributors are significant features that

define the town's layout and connect it with its surroundings. They serve as the main movement corridors connecting across Fazeley and act as the gateways into the town. Secondary Streets circulate traffic around villages, providing access to various neighbourhoods. Internal Streets serve a smaller number of units and have a more intimate, semi-private scale. With limited vehicle use, these streets work well as shared spaces and encourage use by pedestrians and cyclists.

- 4.1.32 NDP Policy F4 provides a positive planning framework to support appropriate and sensitive public realm improvements as part of wider, strategic objectives to enhance the built environment and Policy F5 aims to improve accessibility for all.



Cycling along the canal towpath

4.2 The Local Economy and Business



Athertone Street Shops

Public Consultation

- 4.2.1 The responses to the consultation on Vision and Objectives and Key Planning Themes showed that there was general support for the NDP to consider the local economy. Comments included the need for more shops, especially when new housing is built or more people will drive, facilities already exist to serve the Marina and there is no need for more bars and cafes and there is a need to address parking. Therefore, FNDP includes a policy supporting proposals which lead to regeneration of local heritage and encourage growth in the local visitor economy.

Policy F6: Supporting Heritage Led Regeneration and the Visitor Economy

Proposals for heritage-led economic regeneration projects which would contribute to the growing visitor economy in Fazeley will be supported.

Schemes which involve the sensitive restoration and re-use of vacant buildings and brownfield sites associated with the area's industrial heritage will be encouraged. Such projects should demonstrate how they enhance the public realm and designs should provide a lively and visually appealing streetscape which encourages social interaction and appeals to visitors.

In particular development and re-use of buildings which provide one or more of the following visitor and tourism related uses will be supported where they accord with other policies:

- Food and drink establishments such as cafes, bars and restaurants, with provision for outside seating;

- Overnight accommodation; and
- Museums, education and interpretation facilities which provide information about the area's important and unique heritage linked to the Peel family.

Wherever possible schemes should provide safe and accessible linkages to walking and cycling networks, particularly the canal towpaths and other routes which provide access to or views of the built heritage and waterways in the area.

Planning Policy Context

- 4.2.2 NPPF paragraph 85 advises that '*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.*'
- 4.2.3 Lichfield Adopted Local Plan Core Policy 14: Our Built & Historic Environment notes that '*the historic environment contributes to sustainable communities, including economic vitality.*' The Plan recognises the potential for local economic growth linked to tourism in Fazeley: Policy Faz3: Fazeley, Mile Oak and Bonehill Economy sets out '*new business, services and facilities will be supported where they do not conflict with other policies within the Local Plan and where they enhance local economic sustainability. This includes initiatives which improve tourism links and opportunities, particularly relating to the Birmingham & Fazeley, and Coventry Canals and to Drayton Manor Theme Park.*'

Justification

- 4.2.4 Fazeley has a number of independent, local, family-run businesses which provide employment opportunities for local people. Local shops and services around the traffic island at the crossroads include a petrol station, hot food takeaway, convenience store, hairdressers and Fazeley Inn public house. There is another small group of local shops at Mile Oak.
- 4.2.5 There are two small industrial estates at Lakeside and Riverside, and a number of small businesses occupy units on Mill Lane next to the canal. Other local businesses are grouped along the route of the old A5 and these include the Three Tuns public house. At Tolsons Mill industrial estate businesses include vehicle repairs, arts distributors, T-shirt printing, wedding cakes and antiques.
- 4.2.6 There is a large retail park just to the north of the neighbourhood area in Tamworth (Ventura) and Fazeley has good access to the national motorway network, offering opportunities for commuters.
- 4.2.7 There are several unused and vacant buildings which are development opportunities in need of investment and renovation. These include the following:
- 2 Coleshill Street – Complete renovation of three storey building, owner currently liaising with Lichfield District Council Planning to comply with Listed Building consent.

- **Bonehill** Mill Building, Lichfield Street – Complete renovation of Mill Building to develop into apartments retaining historical style with centre piece of the original mill water wheel being incorporated into the structure of the building. A follow on from this will be the wider regeneration of the neighbouring reservoirs, currently operating as Bonehill Mill Fishery.



Bonehill Mill

- 4.2.8 The area's industrial heritage and waterways offer significant opportunities for attracting visitors and developing a stronger tourism-related economy, but complimentary investment is needed to enhance the public realm and improve accessibility for the public. Therefore, the strategy for the NDP is to provide an integrated approach which supports environmental improvements (as set out in NDP policies and proposals linked to design and the public realm in Section 4.1), thereby building confidence and attracting investment and attracting visitors to the area.
- 4.2.9 Policy F6 therefore provides a supportive framework for development which will help to grow the local visitor economy by utilising the significant heritage assets in Fazeley.

4.3 Natural Environment, Recreation and Green Space



Bonehill Green

Public Consultation

- 4.3.1 The responses to the consultation on Vision and Objectives and Key Planning Themes showed general support for the NDP to address Open Space, Recreation and the Natural Environment. Comments included that there is real need for improved recreation facilities - particularly for children's play - and allotments would be appreciated since flats and some smaller houses don't have gardens.
- 4.3.2 There were also concerns about the lack of cultural facilities in Fazeley and poor public transport to nearby Tamworth. It was noted that the local biodiversity is of great importance and anything that enhances and nurtures the environment for the benefit of current and future residents would be welcomed. Development should be strongly discouraged in areas of existing farmland and watercourses. Therefore, FNDP includes policies to protect and enhance the natural environment and improve public open space.

Environment and Biodiversity

Policy F7: Conserving and Enhancing Fazeley's Natural Environment

Development should ensure that Fazeley's wildlife and landscape character are maintained, restored and enhanced.

This should be achieved by incorporating the following measures into landscaping schemes:

- A. Restoring and increasing the total area of natural habitats and landscape features, and creating positive green linkages between them;
- B. Providing Biodiversity Net Gain (BNG) on site, or where this not achievable, the preference will be supporting BNG on other sites within or close by the Fazeley neighbourhood plan area;
- C. Creating new habitats and wildlife corridors such as by aligning back and front gardens, and providing new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should allow for the movement of wildlife and provide habitat for local species.
- D. Maximising the retention and planting of new trees and hedgerows and incorporating them into landscaping designs;
- E. Protecting and enhancing Green Infrastructure corridors and using open spaces to connect residential areas with the natural environment and town centre; and
- F. Designing lighting schemes to be sensitive to wildlife and avoid unnecessary light pollution in areas in and close to the countryside which are likely to have darker skies.

All development proposals should have regard to and support measures for nature recovery as set out in Staffordshire and Stoke-on-Trent Local Nature Recovery Strategy.

In addition, opportunities should be taken to restore and enhance the historic water courses, sluices and ponds associated with Fazeley's industrial heritage. Such improvements will also be supported as part of measures to provide Biodiversity Net Gain in the Fazeley neighbourhood plan area.

Planning Policy Context

- 4.3.3 NPPF paragraph 187 sets out that *'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);[and] d) minimising impacts on and providing net*

gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.'

- 4.3.4 Lichfield Adopted Local Plan Core Policy 13: Our Natural Resources sets out that *'Biodiversity will be made more accessible to all by creating new and managing existing rural and urban spaces to promote well being where there will be no adverse impacts upon nature conservation.'* The Policy goes on to say *'All designated sites and non-designated priority habitats, together with historic landscapes and townscapes, will be protected from damage as a result of development or poor management, and enhanced where appropriate. Opportunities for the interpretation of natural resources will also be supported and encouraged.'*

Justification

- 4.3.5 Fazeley Civil Parish Design Guidelines & Design Codes Part 4.8 Environment and Biodiversity contains Design Codes for Green Infrastructure (GI) and Woodland, Trees and Hedgerows (WTH). These are summarised in Policy F7 Conserving and Enhancing Fazeley's Natural Environment.
- 4.3.6 Fazeley lies in Natural England's [National Character Area 69 Trent Valley washlands](#). This comprises the river flood plain corridors of the middle reaches of the River Trent's catchment in the heart of England. It is a distinctly narrow, linear and low-lying landscape, often clearly delineated at its edges by higher ground, and it is largely comprised of the flat flood plains and gravel terraces of the rivers.
- 4.3.7 Lichfield District Council's [Update of Landscape Character Assessment, 2019](#), identifies the area around Fazeley as having the landscape type Wooded Estatelands. This has the following key characteristics:
- *Gently rolling landform*
 - *Productive arable farming with pockets of pasture around villages*
 - *A planned enclosure pattern of medium to large, closely cropped hedged fields*
 - *Densely scattered mature hedgerow trees*
 - *Series of plantation woodlands along the Bourne Brook*
 - *Large country houses set in mature grounds*
 - *Strongly nucleated pattern of estate villages*
 - *Narrow country lanes bounded by wide grass verges.*
- 4.3.8 The Vision Statement is to *'Conserve and restore the structure and overall integrity of this historic, rural landscape. In particular, encourage the conservation of field boundaries and look for opportunities to restore primary hedgelines and enhance hedgerow tree cover. Opportunities should also be sought to strengthen biodiversity by restoring wetland habitats along stream/river corridors.'*
- 4.3.9 The [Historic Landscape Character Assessment, Final Report for Lichfield District Council 2009](#) identifies various Historic Environment Character Areas (HECAs). Fazeley is in 2a and 2b which were *'within the Royal Forest of*

Cannock by the later 11th century, a landscape likely to have been dominated by a mix of woodland, wood pasture and heath land. Some areas may already have been cleared for either pasture or even arable cultivation during the Anglo-Saxon period and possibly even earlier.'

- 4.3.10 There are several local wildlife sites including Bonehill Bridge (a Site of Biological Importance or SBI), Seventeen Acre Wood and Duck Decoy, and Kendall's and Pipes Wood. Some of these areas include ancient woodland. Map A in Appendix 1 shows the location of areas of wildlife importance. Most or all of the local wildlife sites are privately owned and the public should not access them without consent, unless there is a right of way. Residents can access the open countryside from a network of public rights of way (PROW) and canal towpaths. There is a proposal for a Biodiversity Net Gain site to the Southeast of the town next to Brook End – see <https://bourneleymeadow.co.uk/> and this contains a small section within the neighbourhood area. The site is privately owned and is being improved to increase wildlife and in the hope that birds and butterflies will spill over into the town and be welcomed in the neighbouring gardens.
- 4.3.11 The designated neighbourhood area is bounded by the Birmingham and Fazeley Canal to the north and east, and the River Tame to the east. The Bourne Brook flows through Fazeley into the River Tame. A part of the Fazeley NDP area to the east lies within the Transforming the Trent Valley Partnership which seeks to make the most of opportunities for management and habitat creation.
- 4.3.12 The many watercourses and sluices form an important part of the area's 18th century industrial heritage associated with Sir Robert Peel. Gangs of workmen were employed to cut the channels and construct the numerous sluices and weirs to provide water supplies for industrial activities and to power the mills. The waterways pass through areas of dense tree cover and vegetation and this gives the area a rural, tranquil feel. The waterways also provide a habitat for wildlife and vegetation. The Conservation Area Appraisal notes that '*The waterways provide a habitat for wildlife and vegetation. In the post industrial period, this is an important legacy which should be conserved. Some of the pools are silting up and some of the watercourses are now stagnant. Work to restore these, with appropriate consideration of existing flora and fauna, would greatly benefit this ecological and historical resource*' (paragraph 7.3).
- 4.3.13 In addition to the ongoing restoration of Bonehill Mill and the surrounding buildings there is a proposal for the wider regeneration of the neighbouring reservoirs, currently operating as Bonehill Mill Fishery. The regeneration of the reservoirs would include a number of elements such as sluice gates, weirs, and the reinstatement of former ponds and the project is in the early planning stages.
- 4.3.14 Section 4.8 Environment and Biodiversity of Fazeley Civil Parish Design Guidelines & Design Codes notes that Fazeley boasts a rich network of both statutory and non-statutory environmental designations, including green spaces, water bodies, biodiversity habitats, and other natural elements. These areas must be well maintained to meet the needs of the local community. The town is surrounded by the Green Belt and countryside. Additionally, there are

several local environmental designations in the area, including a Local Nature Reserve, and Fazeley Marsh Bank, designated as a Local Wildlife Site. These areas should be carefully considered and respected by any new development in the proximity of Fazeley's built-up areas.

- 4.3.15 The Design Guidelines & Design Codes documents also notes the importance of woodland, trees and hedgerows. These features play a significant role in shaping the built and rural environment of Fazeley. Some groups of trees and hedgerows can be seen as natural village boundaries on the east and west of the town, adding to its visual appeal. New development should aim to enhance and protect the town's networks of high-quality trees, hedgerows, and woodland. Retention of selected existing trees along the edges of the development site is encouraged to create a sense of maturity and define boundaries. Planting new trees is also encouraged to reinforce these boundaries and enhance the green infrastructure. Minimising the loss of high-value trees within the site is crucial for maintaining green infrastructure and biodiversity. The design code recognises the value that local people place on the surrounding woodlands, local wildlife sites, and other open areas. It emphasizes the importance of green spaces and supports initiatives that encourage local residents to connect with the natural environment, even within the town center.
- 4.3.16 FNDP Policy F7 Conserving and Enhancing Fazeley's Natural Environment has been prepared to help ensure development is sensitive to local landscape character by conserving and enhancing historic landscape features, and particularly the watercourses that flow through the area.
- 4.3.17 Development should deliver a minimum of 10% biodiversity net gain, in-line with the statutory requirements of The Environment Act 2021. We encourage developers to maximise the potential for biodiversity net gains on new sites as far as is practical, and developments which provide more than the minimum requirements in this respect will be looked upon favourably. In addition proposals should aim to incorporate measures set out in Staffordshire and Stoke-on-Trent Local Nature Recovery Strategy which has been published as a draft for public consultation – see <https://staffsandstokelnrs.co.uk/> . The LNRS is a blueprint that identifies priorities and actions for nature recovery in Staffordshire. It will provide a framework for landowners, farmers, organisations, residents and community groups to take action to build a more resilient, bigger, better, and more joined up network of natural habitats that support a diverse range of species which enhance our connection to the natural environment.

Flooding

Policy F8: Flooding

Proposals for new development should consider flood risk, where appropriate, and include measures that mitigate and adapt to the anticipated impacts of climate change. All development, where appropriate, should demonstrate that it would not increase flood risk within the neighbourhood area.

Development proposals (excluding minor development) will be required to implement forms of Sustainable Drainage Systems (SuDS) to reduce risks of surface water flooding.

Proposals which demonstrate an improvement to the overall levels of surface water runoff will be supported.

Infrastructure improvements to reduce flood risk should be undertaken prior to the commencement of major development schemes to avoid development exacerbating existing flooding problems in the area.

Planning Policy Context

- 4.2.18 Local Plan Strategy Core Policy 3: Delivering Sustainable Development supports sustainable drainage techniques and guides development away from known areas of flood risk. The Section on Fazeley, Mile Oak & Bonehill notes that the settlement is at risk of flooding, particularly around the Fazeley / Brook End area.

Justification

- 4.3.19 FNDP Policy F8 Flooding recognizes that Fazeley has a long history of flooding, with many properties located within Flood Zone 3, which is high risk for flooding. New development should aim to avoid Flood Zone 3 and not increase flood risk to either the development site or surrounding areas. The Sequential and Exception Tests should be used to locate development as per the NPPF guidelines. Designs should consider managing surface water runoff to reduce flood risk and limit surface water' discharge rates below Greenfield runoff rates, if possible. Development should strive to implement Sustainable Urban Drainage Systems (SuDS) to manage drainage and provide green areas for residents to connect with nature.
- 4.3.20 Section 4.9 of Fazeley Civil Parish Design Guidelines & Design Codes also addresses Flood Resilience in Part 4.9 Flood Resilience Design Code - Water and Drainage (DC-WD).

Recreation and Public Open Space

Policy F9: Open Spaces

Open spaces in Fazeley will be protected and, where possible, enhanced.

Where new open spaces are provided as part of housing developments schemes should incorporate the following measures:

- A. Locating main building façades and entrances to face open spaces to help create a sense of place, improve natural surveillance, and foster social interaction;
- B. Providing open spaces which support a variety of uses and which meet shortfalls in open space provision in the area; and
- C. Ensuring play areas are not isolated and are located within short walking distances of housing.

Policy F10: Local Green Spaces

The following areas are identified as Local Green Space:

- LGS1 Land at the rear of Victoria Terrace
- LGS2 Self Sufficient Children
- LGS3 Mile Oak Recreation Ground.

These are identified on Map 4: Local Green Spaces and the larger scale maps Map 4A: Local Green Space 1: Land at the rear of Victory Terrace, Map 4B: Local Green Space 2: Self Sufficient Children and Map 4C Local Green Space 3: Mile Oak Recreation Ground.

Development in these areas will only be acceptable when it is consistent with national Green Belt policy.

Development proposals within or adjacent to these areas will be expected to contribute towards the following enhancements as part of appropriate open space contributions:

- Improved children's play areas and suitable recreation provision for young people;
- Provision of wildlife and wetland areas;
- Tree planting and community orchards;
- Provision for older residents; and
- Picnic areas and seating.

Planning Policy Context

- 4.3.21 NPPF paragraph 96 advises '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which ... c) enable and support healthy lives, through both promoting good health and preventing ill-health,*

especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

- 4.3.22 Paragraph 106 advises that ‘*the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.*’ Local Green Spaces have to meet the criteria set out in paragraph 107: ‘*The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.*’
- 4.3.23 Adopted Local Plan Core Policy 10: Healthy & Safe Lifestyles sets out that ‘*The District Council will enable people to live healthy and safe lifestyles by facilitating access to a range of high quality and well maintained open spaces, playing pitches, sport, recreation, play facilities and cultural assets which are relevant to, and meet the needs of local communities.*’

Justification

- 4.3.24 FNDP provides an opportunity to identify and support improvements to public open spaces so that local residents benefit in terms of health and wellbeing and can access opportunities for physical exercise and activity. Fazeley Civil Parish Design Guidelines & Design Codes considers the importance of Open Spaces in Part 4.8 Environment and Biodiversity Design Code: Open Spaces (OS). The various types of green spaces often play an essential role in the character of the settlement and local amenity and it is important that these areas are identified, and development is resisted, in order to conserve settlement character.
- 4.3.25 The built-up area of Fazeley has few accessible open spaces for local residents. There are children’s play areas at Laurel House and Victory Terrace, a recreation ground at Mile Oak with a MUGA and BMX track and a small civic space in front of the Town Hall. There are currently no allotments in Fazeley. There is a small community garden for children on the main road.
- 4.3.26 The canal towpaths provide opportunities for informal recreation such as fishing, walking and cycling in an attractive waterside environment. The towpaths connect Fazeley to Lichfield and Tamworth, and the open countryside. Canal boats travel through the area and use the moorings at Fazeley Mill Marina just outside the neighbourhood area to the south.
- 4.3.27 [Lichfield District Council’s Open Space Assessment 2024](#) notes that ‘*Fazeley has very few amenity greenspaces considering it is one of the largest villages*’. Generally sites are limited in size, number and are relatively low scoring. Priorities for action include:
- *Improve provision of greenspace accessible to Bonehill*

- *Consideration of improvements to elements of the greenspaces if opportunities arise*
- *Provision of safe routes to existing spaces particularly in the east of the settlement.*

The area behind Victory Terrace is noted as a poor site hidden behind adjacent flats. Equipment is poor and in need of replacing. A play area is required to address deficiencies in the centre and south west of the village.

4.3.28 The area to the rear of Victory Terrace is underused and of poor quality, requiring improvement and investment in facilities. The area offers an opportunity to provide much-needed attractive greenspace in the centre of Fazeley which is accessible to surrounding residential areas.

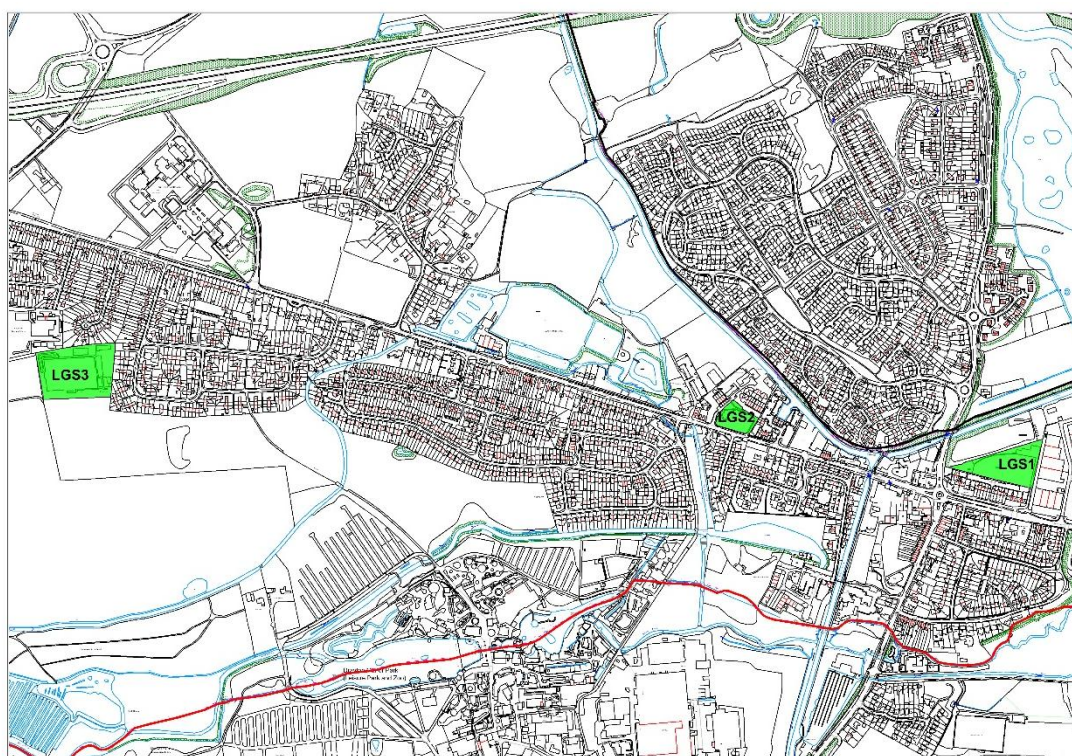
4.3.29 Further improvements to the land at the rear of Victory Terrace and other open spaces could be made using developer contributions and CIL monies. Such proposals could include one or more of the following improvements:

- Improved children's play area and provision for young people
- Wildlife / wetland area
- Tree planting / community orchard
- Provision for older residents
- Picnic area / seating.

4.3.30 The three Local Green Spaces are considered to meet the criteria in the NPPF. The justification for each is set out below.

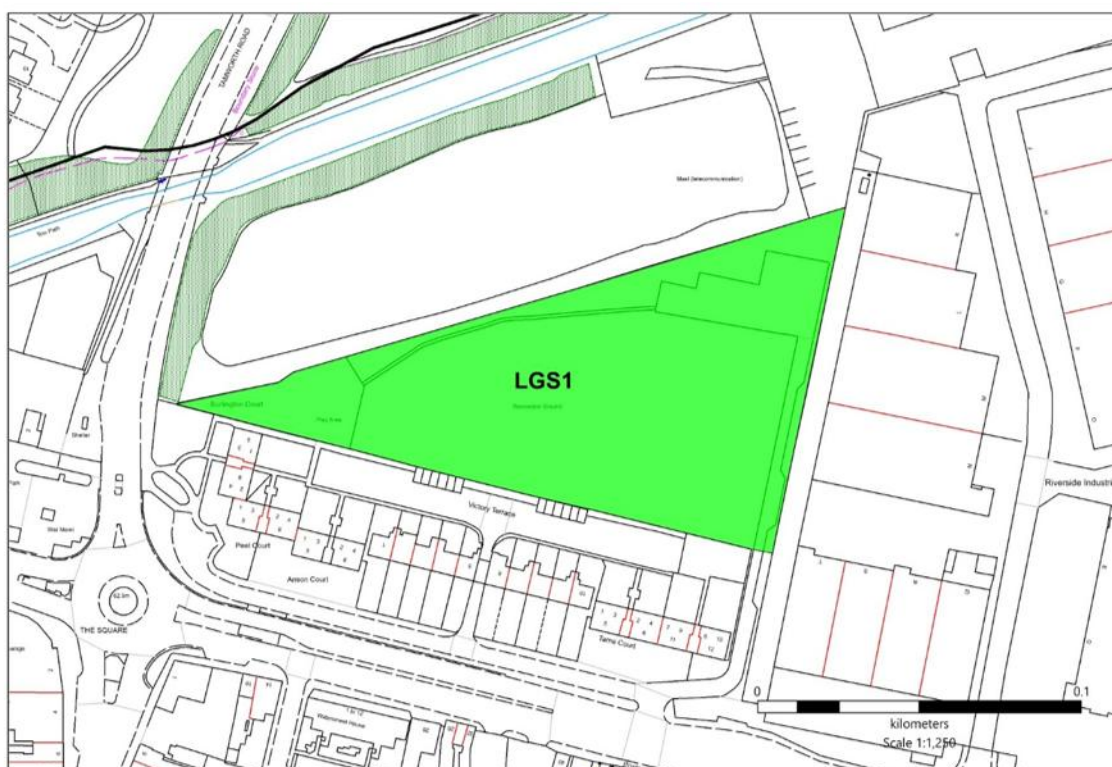
- **LGS1 Land at the rear of Victory Terrace.** The open space at the rear of Victoria Terrace is **in close proximity to the community it serves** and is located at the rear of residential flats. It is **demonstrably special and has recreational significance** providing informal recreation with existing play equipment for children and a walkway around the perimeter, but it requires investment. **It is not an extensive tract of land.**
- **LGS2 Self Sufficient Children.** This is **in close proximity to several residential areas** and is **demonstrably special for recreational reasons** as it is a children's allotment started in 2021 providing experience of growing flowers and vegetables for children of all ages. The facility available five days a week during the Spring, Summer and Autumn. **It is a small area and is not an extensive tract of land.**
- **LGS3 Mile Oak Recreation Ground.** This is **in close proximity to several local residential areas.** It is **demonstrably special for recreational reasons** as accommodates Mile Oak Community Centre and Mile Oak Rovers Football building and includes a football pitch, BMX track, Muga sport area and play equipment for children of various ages. **It is not an extensive tract of land.** This is the most used Green Space in the Parish by all ages for sport, play and leisure.

Map 4: Local Green Spaces



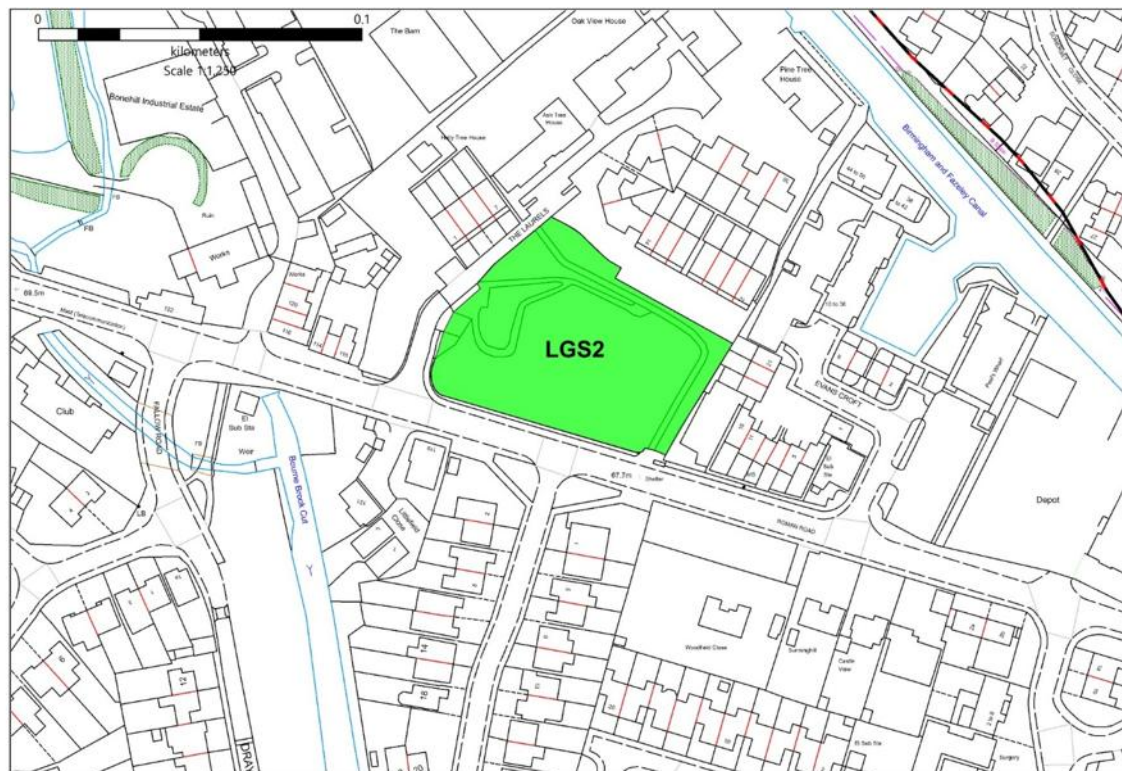
@Crown copyright 2026 Ordnance Survey 100055940 on behalf of Fazeley Parish Council 0100065927

Map 4A: Local Green Space 1: Land at the rear of Victory Terrace

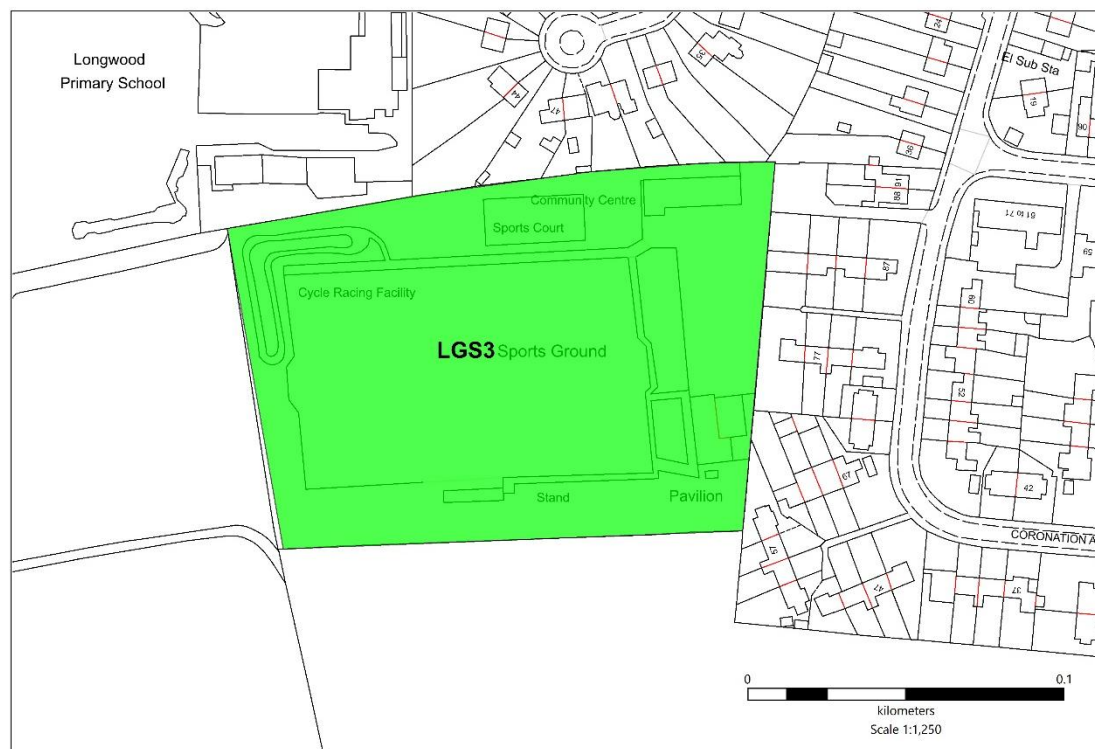


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Map 4B: Local Green Space 2: Self Sufficient Children



Map 4C: LGS3 Mile Oak Recreation Ground



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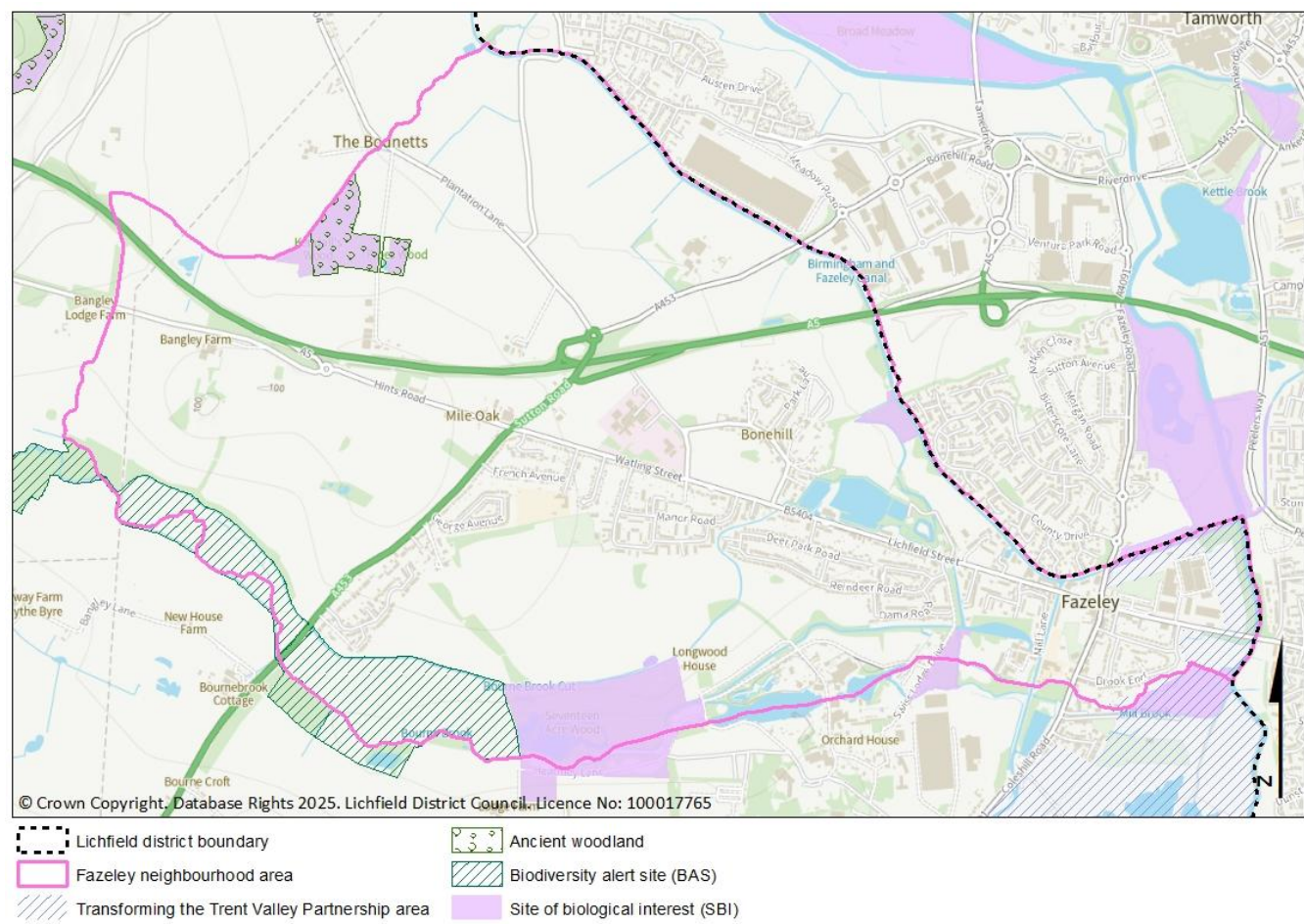
4.0 Next Steps

- 4.1 FNDP will be submitted to Lichfield District Council. Lichfield District Council will check the Plan and publish it for a further 6 weeks' consultation.
- 4.2 Fazeley NDP will then be examined by an independent examiner who will consider whether the Plan meets the required 'basic conditions' and whether further modifications are required for it to do so. Subject to any required modifications, the revised, final version of the Plan should proceed to a local referendum and if used by Lichfield District Council and used to help determine planning applications in the Fazeley neighbourhood area.

Appendices

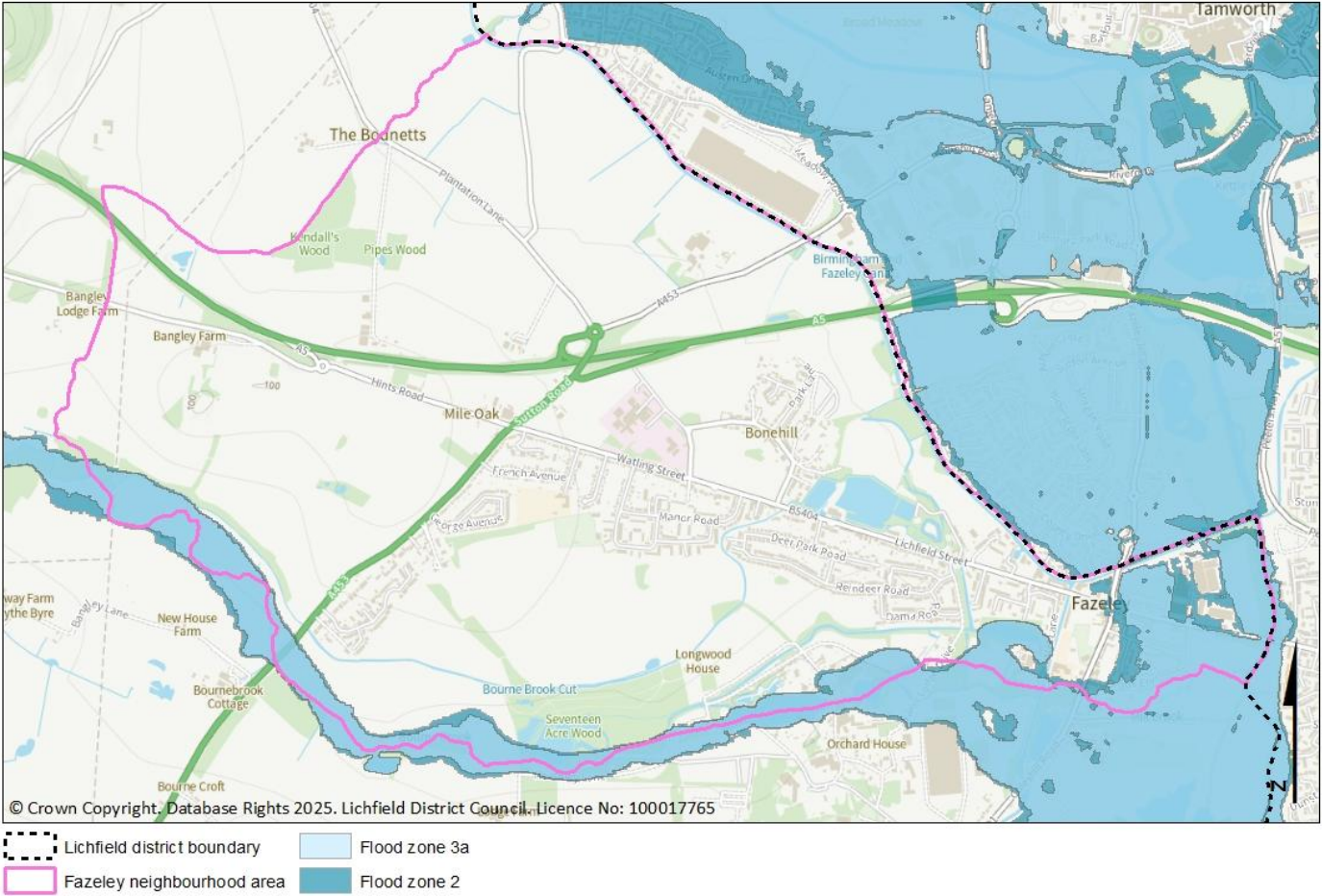
Appendix 1: Wildlife

Map A: Wildlife Map - Areas of wildlife importance



Appendix 2: Flooding

Map B: Flood Risk



Appendix 3: Fazeley Civil Parish Design Guidelines & Design Codes

See separate document:

https://fazeleytowncouncil.co.uk/wp-content/uploads/2026/02/OK-Fazeley_Design_Code_Report-Final-Report-01.02.24.pdf

Addendum

The following should be read as an Addendum to the Fazeley Civil Parish Design Guidelines and Codes:

- Paragraph 1.4.1(Page 8) the most recent version of the NPPF must be referenced in the design code. This applies to all references to the NPPF within the document. Currently the NPPF 2023 is referenced here, which has now been revoked. **Replace references to the NPPF 2023 with references to the NPPF 2024.**
- Paragraph 1.4.1 (Page 8) it is stated that Part 15 'Conserving and enhancing the natural environment' is a part of the NPPF of relevance to the Design Code. **This should read Part 16 (conserving and enhancing the historic environment).**
- Paragraph 1.4.2 (page 12) **delete: 'During a meeting of the full council on 17th October 2023, Lichfield District Council decided to retract its proposed local plan for 2040'**



Fazeley Town Council
July 2026