

East Staffordshire is a special place for the residents of the Borough. Our local vision for the way in which the Borough will change over the next 20 years has been developed through a process of evidence gathering, consultations with our public, partners and stakeholders. Who better to tell us what's important both now and in the future?

This Pre Submission Local Plan delivers a planning framework which responds positively to meeting the development needs of the Borough. It demonstrates how we intend to **protect** what is already good about the Borough, **enhance** those areas requiring improvement whilst achieving a level of **growth** to provide us with a good standard of life through providing access to quality housing and a wide range of employment and leisure opportunities.

The Local Plan focuses on the amount, type and location of growth across the Borough however this is only a small, albeit important, component of the document. The Local Plan is about managing change to benefit communities and deliver sustainable development. The policies in this plan will ensure that infrastructure is delivered to support development such as roads, education, local shopping facilities and open spaces.

Importantly, the Local Plan establishes the standards required for the delivery of a high quality natural and built environment including design, layout, landscaping and the consideration of ecological and historic assets. We have listened to the many comments made during previous consultations and in response to the concerns of rural communities; we have introduced the concept of Strategic Green Gaps. These will afford protection to villages lying within 1 mile of the main towns of Burton and Uttoxeter and limit potential urbanisation.

I thank you in advance for your time in reading through this Local Plan and to your contribution should you wish to make representations. When this part of the process is complete, a final Local Plan will be approved by the Borough Council and then proceed to the Examination Stage in 2014. Overall this is a long process and your input will help us achieve our goal of having an adopted Local Plan which shapes our Borough for the next two decades.



Julia Jessel.

Councillor Julia Jessel

Deputy Leader (Regulatory Services)

(Photograph courtesy of The National Forest Company)

We would like you to help us by telling us what you think of the Pre-Submission Plan.

Please send your comments to us by 12:00 noon Friday 29th November 2013

You can do this by using our online consultation website: <http://eaststaffsbc-consult.limehouse.co.uk/portal>

On the web:

An electronic version of this document is available on the Borough Council's website at: <http://www.eaststaffsbc.gov.uk>

By post:

Planning Policy, East Staffordshire Borough Council, PO Box 8045, Burton upon Trent, Staffordshire, DE14 9JG. Fax 01283 508388.

By email:

LPconsultation@eaststaffsbc.gov.uk

By telephone:

To discuss any aspects of this document, please contact us on: 01283 508645, 01283 508618, 01283 508611 or 01283 508630.

Please note that as the Pre-Submission document is a formal consultation stage, we would like you to ask specific questions on the soundness of the document. The questions are:

- **Has the Plan been POSITIVELY PREPARED?** i.e. the plan is based on a strategy that provides for the development and infrastructure needs
- **Is the Plan JUSTIFIED?** i.e. founded on robust evidence and is the most appropriate strategy against all reasonable alternatives?
- **Is the Plan EFFECTIVE?** i.e. deliverable/ flexible/ able to be monitored?
- **Is the Plan CONSISTENT?** i.e. in line with National Planning Policy?
- **Is it LEGALLY COMPLIANT?** i.e. in line with national planning law?

Guidance sheets on how to respond have been produced and are available on the website.

Copies of the document are available for inspection at the following locations during normal office hours:

Burton upon Trent Library:

Riverside, Burton upon Trent, Staffordshire, DE14 1AH

Monday: 8.30am – 6.00pm
Tuesday: 8.30am – 6.00pm
Wednesday: 8.30am – 6.00pm
Thursday: 8.30am – 8.00pm
Friday: 8.30am – 6.00pm
Saturday: 8.30am – 4.30pm

Burton upon Trent Customer Service Centre:

Market Place, Burton upon Trent, Staffordshire , DE14 1HA

Monday: 9.00am – 5.00pm
Tuesday: 9.00am – 5.00pm
Wednesday: 9.45am – 5.00pm
Thursday: 9.00am – 6.00pm
Friday: 9.00am – 5.00pm
Saturday: 9.00am – 5.00pm

Uttoxeter Customer Service Centre:

High Street, Uttoxeter , ST14 7JQ

Monday: 9.00am – 5.00pm
Tuesday: 9.00am – 5.00pm
Wednesday: 10.30am – 5.00pm
Thursday: 9.00am – 6.00pm
Friday: 9.00am – 5.00pm
Saturday: 9.00am – 4.00pm

Barton under Needwood Library:

Dunstall Road, Barton-under-Needwood, Staffordshire, DE13 8AX

Monday: 10.00am – 5.00pm
Tuesday: Closed
Wednesday: 10.00am – 5.00pm
Thursday: 10.00am – 7.00pm
Friday: 10.00am – 2.00pm
Saturday: 10.00am – 1.00pm

Mobile library: For library routes and timetables, please visit <http://www.staffordshire.gov.uk/leisure/librariesnew/branchlibraries/mobilelibraries/home.aspx>

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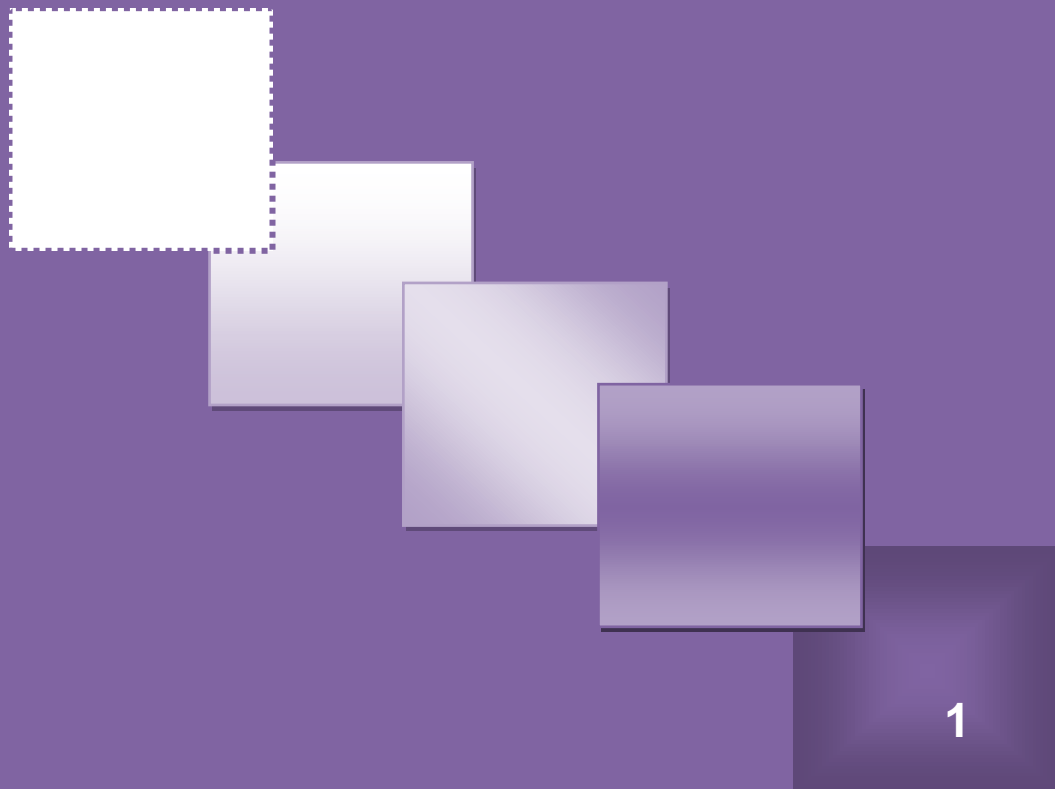
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Part 1

Introduction and Plan Context





*Burton Gardens of
Remembrance*

Introduction

- 1.1 This Pre-Submission Local Plan is aspirational and at the same time realistic. The Plan addresses the spatial and land use implications of economic, social and environmental change and presents a development strategy and planning policy framework that will meet the development needs of the borough's residents over the period **2012 - 2031**.
- 1.2 Development isn't just about building houses, although we recognise that this issue is important for our communities and East Staffordshire Borough Council have a duty to ensure housing needs are met. We want to be positive about planning and the opportunities that can be captured through managing change, such as supporting our economy, our rural communities and the environmental assets within the borough. Our aim is to create a borough that we can be proud of, more importantly, create a borough that future generations can be proud of where there is better access to housing, jobs, facilities and services whilst at the same time protecting those things that are considered special.

'East Staffordshire is a Borough where people matter and people want to live, work and spend their leisure time'.

The Sustainable Community Strategy Mission Statement

- 1.3 The draft policies and proposals in this Local Plan will affect everyone that lives, works or visits East Staffordshire for the foreseeable future.

How We Reached this Stage

- 1.4 This document follows the earlier Issues and Options, Strategic Options and Preferred Options consultation by the Council, the timeline for which is set out in Figure 1.1. At each published stage the Council has invited comments from statutory agencies, neighbouring councils, developers and their agents and it has provided an opportunity to engage with local communities. Consultation responses received have from all of these groups have influenced plan content, the detail of which in an accompanying consultation statement.

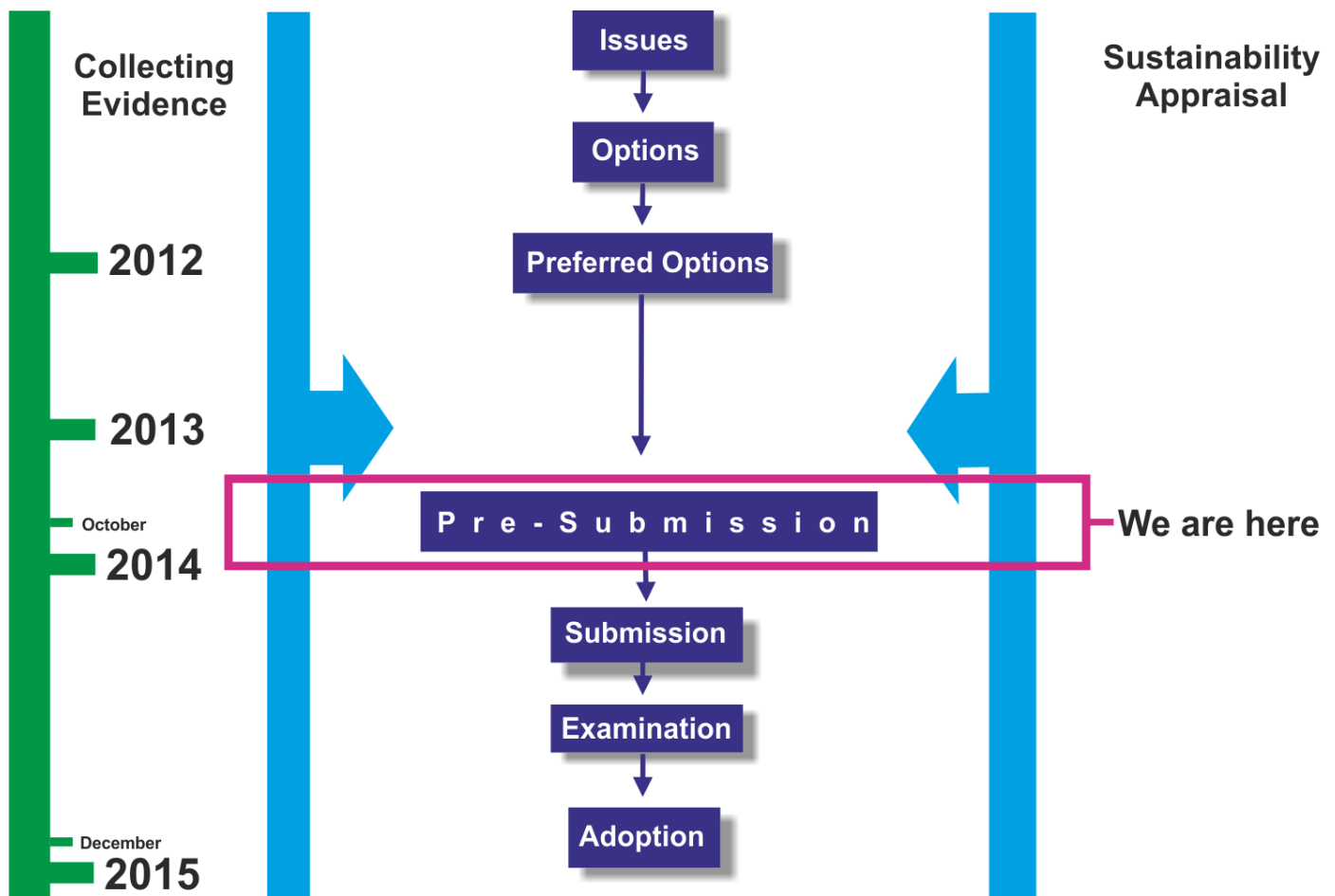


Figure 1.1: Stages in the Preparation of the Local Plan

What Next?

1.5 Following consideration of all the comments received on this Pre-Submission document the Council will publish the Local Plan for Submission to the Secretary of State for examination in 2014. The final stage following receipt of the Inspectors report into the examination is to adopt the plan. As the plan moves through the plan preparation stages the Council is able to give more and more weight to the emerging plan in its decision making. The Council is committed to delivering an adopted Local Plan by the end of 2014. The Council's [Local Development Scheme \(2013\)](#) provides more detail on the timeline.

What is a Local Plan?

1.6 This Local Plan sets out the opportunities for development and presents clear guidance on what will or will not be permitted and where. The purpose of the Local Plan is to:

- provide a practical and detailed basis for the control of development and use of land – whereby applications for planning permission are submitted to the Council's Development Control Team and determined in accordance with the Local Plan;
- provide potential applicants for planning permission with a clear indication of the type, quality and location of development which East Staffordshire Borough Council would accept, encourage and facilitate and an equally clear indication of the circumstances in which development will be resisted and why;
- provide a spatial framework for the coordination and delivery of other plans, programmes and strategies;
- afford protection to the natural and built environment to ensure that those assets that are valuable to the borough are protected, conserved and enhanced;
- promote the development of land to deliver future growth thereby providing a framework for investment decisions; and
- bring locally specific planning issues before the public to provide an indication of how and when changes within the Borough are likely to occur and how the changes will affect specific interests.



The National Forest

Form and Structure of the Plan

1.7 Following the publication of the Localism Act in 2011 and new Development Plan Regulations in 2012 the Council decided to prepare a Local Plan comprising a single document which provides both strategic planning for growth and detailed development management.

1.8 The Local Plan is structured into the following five parts:

- **Part 1 - Introduction and Plan Context:** delivers a spatial context and defines the issues and key planning challenges that the Borough faces. It provides a set of strategic objectives which provides a framework for Parts 2-5.
- **Part 2 - The Development Strategy:** describes and sets out the development strategy for the borough and includes a key diagram.
- **Part 3 - Strategic Policies:** indicates the general provision to be made for key land uses such as housing, employment in both towns and the rural area and retail throughout the plan period. Part 3 also defines a settlement hierarchy strategy and provides an indication of the areas across the borough where policies for restraint will be appropriate.
- **Part 4 - Detailed Policies:** comprises detailed development management policies which supplement the strategic policies and sets out how decisions relating to specific development proposals will be made.
- **Part 5 - Monitoring Framework:** includes a set of indicators and targets to provide a basis for understanding if, how and when the plan is being implemented.

1.9 Legislation¹ describes the Local Plan as a Development Plan Document (DPD), a statutory component of the Development Plan and a document which outlines the key development goals of the Borough Council. Figure 1.2 clarifies the relationship of the Local Plan Development Plan Document (DPD) with other documents that together will comprise the suite of documents that the Council will use to guide future development proposals. Of particular importance is the relationship between the Local Plan and Neighbourhood Plans.

1.10 When adopted, the policies in the Local Plan 2012-2031 will replace all of the saved policies in the East Staffordshire Local Plan 2006.

¹ The Town and County Planning (Local Development) (England) Regulations 2012.

Plans in East Staffordshire

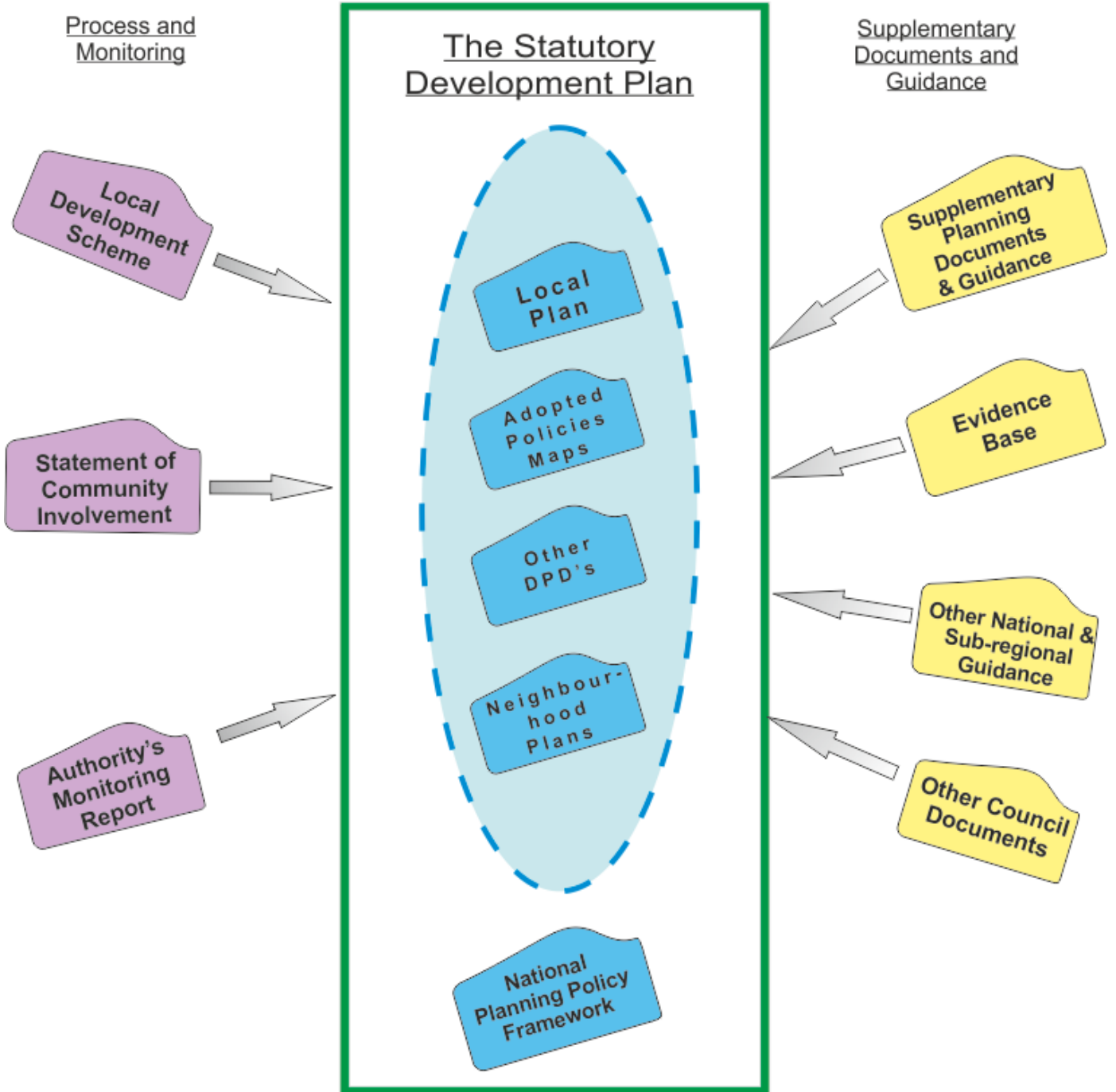


Figure 1.2: Local Plan Relationships diagram

Neighbourhood Plans

- 1.11 The Localism Act² makes provision for the preparation of Neighbourhood Plans. Neighbourhood Plans give local people the opportunity to decide the future of the places where they live and work. This will allow communities to set out the vision for an area and the planning policies for the use and development of land, which can include choosing where new homes, shops, leisure facilities or employment opportunities should be built and what these buildings could look like. It is important to note that the focus of neighbourhood plans is on guiding development rather than stopping it.
- 1.12 Neighbourhood Plans need to meet certain ‘basic conditions’ at local and national levels before they can come into force. Basic conditions for Neighbourhood Plans are:
- They must have appropriate regard to national policy
 - They must contribute to the achievement of sustainable development
 - They must be in general conformity with strategic policies in the development plan (Local Plan) for the area
 - Must be compatible with EU obligations, including human rights requirements
- 1.13 The plan will also need to demonstrate involvement of the local community throughout the plan preparation and decision making. These basic conditions will be tested through the independent examination and be checked by the local planning authority (ESBC) prior to proceeding to referendum.
- 1.14 There is no statutory duty for communities to prepare Neighbourhood Plans, only a right to do so if they wish. East Staffordshire Borough Council has 12 designated Neighbourhood Plan areas as at August 2013 and other parishes are considering designation. The 12 designated Neighbourhood Plans are:

Anglesey, Burton upon Trent

Rolleston on Dove

Anslow

Stapenhill, Burton upon Trent

Branston, Burton upon Trent

Stretton, Burton upon Trent

Horninglow & Eton, Burton upon Trent

Tatenhill

Newborough

Uttoxeter

Outwoods, Burton upon Trent

Yoxall

² The Localism Act was introduced in November 2011 and provisions came into force in April 2012.

- 1.15 Upon adoption, neighbourhood plans will become a statutory plan carrying equal weight to the Local Plan and be part of the suite of documents that guide development. They will be used in making decisions on planning applications by East Staffordshire Borough.
- 1.16 The Council have also worked with Parish Councils on Village Design Guides and Conservation Area Appraisals which will assist the decision making process. For some settlements, the Council have worked with Parish Councils on determining settlement boundaries, which form an important part of the development strategy.

Supplementary Planning Documents

- 1.17 Supplementary planning documents (SPDs) provide guidance on local planning matters and can be brought forward as circumstances change. An SPD is not a component of the statutory Development Plan and may cover a range of issues, thematic or site-specific, and provide further detail of policies and proposals in a 'parent' development plan document.

Flexibility – Production of further Development Plan Documents

- 1.18 The policies and proposals presented in this Local Plan represent a robust strategy which will deliver growth and across the plan period. The development strategy is supported by up to date evidence and clear monitoring that will demonstrate how the Council is performing against the development strategy over time.
- 1.19 Whilst the Council will continue to deliver growth through this Local Plan, in terms of flexibility, the Council has asked itself 'what if things do not go quite to plan'? The current recession has demonstrated to the Council that the delivery of growth is not always straightforward due to reasons beyond the control of the Local Authority. To demonstrate how the strategy can correct itself if delay occurs to key developments or if neighbourhood plans are not forthcoming or are delayed, further Development Plan Documents may be programmed as a vehicle to deliver growth. These documents may change or strengthen policy and/or provide detailed allocations in response to emerging issues. Further information on other actions that have been considered are set out in the Monitoring Framework in Part 5.

Process and Monitoring

1.20 The Council prepares a number of documents that support the production of the Local Plan. The Local Development Scheme provides relevant stakeholders and organisations with the Council's project plan for the preparation of the Local Plan. The Statement of Community Involvement sets how the communities will be involved in the Local Planning system, specifically:

- What people will be involved in;
- Who we will involve;
- How we will involve them;
- When people will be involved;
- How the information collected will be used in policy making/decisions; and
- How the information collected will be used in development control (planning application) decisions

1.21 The **Authorities' Monitoring Report** assesses the implementation of our Local Development Scheme and the extent to which policies are being successfully put into practice.

Local Plan Influences

1.22 The role of the Local Plan is to set out a development strategy and policy agenda in the context of national policy as well as other local strategies and programmes at the borough and county level which are shown in Figure 1.3.

Figure 1.3: Important Influences on the Local Plan.



Key National Influences

- 1.23 The National Planning Policy Framework sets out the Government's requirements for the planning system and provides a framework within which distinctive local and neighbourhood plans can be prepared which reflect the needs and priorities of East Staffordshire's communities. The framework defines sustainable development and sets out national development principles. It requires the Local Plan to identify and meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth.
- 1.24 The framework recognises that sustainable development is central to the planning system. It is about positive growth, making economic, environmental and social progress for this and future generations. The Local Plan has been prepared in general conformity with the framework and it accords with the framework's core principles of delivering a Local Plan which proactively drives and supports sustainable economic development, delivers development needs and which responds positively to wider opportunities for growth.

Key Regional/Sub regional Influences

- 1.25 The East Staffordshire Local Plan is influenced by other strategies and plans that also seek to deliver change and co-ordinate investment within the Borough, and as such have implications for the future use of land. The Local Plan has a role to play to ensure that spatial elements of other strategies and plans are reflected in the document.
- 1.26 East Staffordshire is a member of the Greater Birmingham and Solihull Local Economic Partnership (GBSLEP). The GBSLEP was established to help strengthen the local economy, encourage economic development and enterprise and improve skills across the region. As part of its 'Place' agenda the LEP has produced a strategic spatial framework plan titled the Spatial Plan for Recovery and Growth (SPRG). Delivery a 20 year plan indicating the broad scale and distribution of growth across the LEP it is intended that the plan will directly align with the Strategy for Growth and be developed through collaboration between local planning partners in the LEP. The SPRG provides context that will complement and inform emerging Local Plans rather than direct and supersede.
- 1.27 The current twelve Drivers of Change across the GBSLEP are identified as the following:

- Creating a place to do business, the economic imperative for growth
- Globalisation of trade and capital
- Innovation
- Population growth
- Population change
- Climate change (adaptation and mitigation)
- GBSLEP centrality
- Land scarcity
- Public policy and opinion
- Quality of life
- Regulation
- Civic and business leadership

1.28 The SPRG is an emerging collaborative framework and East Staffordshire will continue to engage in its production over the next 6 to 12 months. The document has the potential to inform this emerging Local Plan and subsequent reviews of the document.

1.29 A Duty to Cooperate Statement has been published alongside this Pre-Submission Plan to set out the links that have been made with neighbouring areas and also statutory stakeholders, and will be further developed as the plan preparation process moves forward.

1.30 The Borough does not function or change in isolation. What happens within the Borough will have implications for neighbouring areas and our neighbours will plan for development which will impact upon East Staffordshire. In addition to the functional links with the GBSLEP and the historic links with other Staffordshire local authorities, the location of Burton upon Trent, in particular, on the edge of the former West/East Midlands regional boundary means there is a need to recognise that there are issues that are shared, cross-boundary, in particular between East Staffordshire and South Derbyshire, and also with other neighbouring authorities.

1.31 The delivery of the strategy is dependent on a wide range of organisations, such as the Environment Agency and those responsible for services such as health, education, transport, community safety and water resources. We have involved these organisations in preparing the strategy and the Infrastructure Delivery Plan that accompanies it. Landowners and developers are also central to this process and we are working closely with them to make sure that the strategy can be delivered. Making places better by integrating with the policies and programmes of our partners is what spatial planning is all about.

Key East Staffordshire Influences

- 1.32 Issues to be addressed by this Plan have been identified by residents, employers and businesses, local Councillors and by strategic partnerships working. In addition the Sustainability Appraisal has included an analysis of the relationship of the Local Plan to other plans, policies and programmes and highlighted where possible, those that have influenced and are linked to the Local Plan. Many of the initiatives and priorities of the Council and its community partners have a spatial (land use) component and can be delivered or supported through planning policy to varying degrees.
- 1.33 At the Local Level, the Local Strategic Partnership for Staffordshire and East Staffordshire have created a long-term vision for the area to tackle local needs. The Local Plan will implement those aspects of the Sustainable Community Strategy that can be influenced through the planning system. The Local Plan and Sustainable Community Strategy are aligned to facilitate this.
- 1.34 The Staffordshire Strategic Partnership is the county-wide partnership which provides a framework for identifying and delivering those higher level outcomes and priorities for Staffordshire which are better delivered in partnership than by individual organisations. The partnership is made up of a wide range of partners from the public, private and voluntary sectors. The Partnership has identified two outcomes, which it has been agreed are important for Staffordshire people and place:

- Staffordshire will have a thriving economy
- Staffordshire will be a safe, healthy and aspirational place to live

- 1.35 The East Staffordshire Local Strategic Partnership (LSP) brings together organisations from the public, private, and voluntary sectors within East Staffordshire, with the objective of improving local people's quality of life. The vision which the LSP has agreed for East Staffordshire is 'to be a Borough where people matter and where people want to live, work and spend leisure time'. This vision provides the framework to deliver the Borough's Sustainable Community Strategy (SCS), a plan which is based on evidence and local consultation and sets out the key tasks that the partners in the area need to achieve to improve its well being. The SCS identifies the following priorities:

- Reduce the gap: focus on the areas of most need
- Reduce the number of teenage conception rates
- Reduce rates of infant mortality
- Ensure young people's mental health and well being
- Reducing the number of children and young people killed or seriously injured in road accidents
- Reduction in crime
- Reduced mortality rates from coronary heart disease
- Increase in gross weekly median pay per household
- Reduce levels of worklessness
- Reduce carbon emissions by individual, communities and businesses

1.36 The planning system has a role to play in addressing the issues identified by the SCS by delivering sustainable communities where there is equitable access to opportunities, facilities and services regardless of where you live or work within the Borough.

1.37 The key influences set out guidance, plans and strategies have a top down influence on the preparation of the Local Plan. There are also bottom up influences.

1.38 In order to make sure that the strategy addresses the right issues and to understand the effects of the strategy the Council have assembled an extensive **evidence base**. This is made up of two elements:

- The views of the local community and others with a stake in the future of the area; and
- Research/fact finding evidence.

1.39 A supporting consultation statement and the Council's consultation response documents are on the Council's website which provides further information on the type of comments received during plan consultation and how they have informed the plan making process. Consultation undertaken by the Council has been in accordance with the Council's Statement of Community Involvement.

1.40 In all, 825 individuals, groups, companies and organisations made representations at the Preferred Options stage. These comprised, 741 private individuals, 40 from landowners/developers/agents, 5 from utility providers and businesses, 25 from non-governmental organisations and interest groups, 11 parish councils and 3 local authorities. In all, these respondents made some 2267 comments.

1.41 Many of the comments related to the level of growth and its impact upon physical, social and environmental infrastructure, in particular highways, education, health, employment opportunities, services, facilities and open spaces. Further evidence has been commissioned to support the delivery of the spatial strategy coupled with a policy to support sustainable development. Key policy areas which were highlighted during the consultation were rural economy, historic environment, landscape protection and greenspace protection. Strategic policies have been drafted on all of these issues. The statutory agencies and non governmental partnerships commented on issues including the National Forest, minerals and the Water Framework Directive. All of these issues have been strengthened in the Pre-Submission Plan.

1.42 In preparing the strategy we have collected and analysed relevant statistical evidence and commissioned a number of studies. These are referred to in the relevant sections of the strategy and a list of the key documents³ is provided here:

- A high level Infrastructure Delivery Plan by Roger Tym & Partners 2012
- Brownfield Site Assessment 2013
- Burton upon Trent Public Realm Implementation Plan 2012
- Conservation Area Appraisals
- Design Guide SPD 2008
- East Staffordshire Green Infrastructure Study 2013
- East Staffs Biodiversity Opportunity Mapping 2013
- Education Study 2013
- Employment Land Review Report 2013
- Extensive Urban Surveys 2013
- FPM Strategic Assessment of New Sports Halls and Swimming Pools 2013
- Strategic Green Gaps Topic Paper 2013
- Gypsy and Traveller Accommodation Needs Assessment February 2013 (based on data from 2011)
- Historic Landscape Characterisation Assessment 2013
- Infrastructure Delivery Plan 2013
- Strategic Housing Market Assessment 2013
- Staffordshire Joint Strategic Needs Assessment 2012
- East Staffordshire - Enhanced Joint Strategic Needs Assessment 2012
- East Staffordshire Community Safety Strategic Assessment 2012
- Open Space and Playing Pitch Strategy 2009
- Retail and Leisure Study 2013
- Settlement Hierarchy 2012
- Strategic Housing Land Availability Assessment 2013
- Staffordshire Planning for Landscape Change Supplementary Planning Guidance and Preferred areas for Woodland Initiatives 2001
- Strategic Flood Risk Assessment - Level 1 and 2 2013

³ For a full list of documents please visit the Council's Local Plan web pages: [Local Plan Evidence Base](#)

- Town Centre Strategic Framework 2012
- Viability Study 2013
- Water Cycle Strategy 2013

1.43 In addition, there are two key pieces of evidence base that are required under legislation and underpin the development of the Local Plan; the Sustainability Appraisal and Habitats Regulations Assessment.

Sustainability Appraisal

1.44 A Sustainability Appraisal Report is published alongside the East Staffordshire Local Plan Pre-Submission document. Planning legislation requires that a Sustainability Appraisal (SA)⁴ is undertaken to consider the likely social, economic and environmental effects of the evolving Local Plan. The appraisal has helped inform the Development Strategy and the policies. The SA Report is available to view on the Council's **website**.

The published version of the Local Plan Pre-Submission document has incorporated a number of amendments to reflect the findings and specific recommendations of the Sustainability Appraisal.

Habitats Regulations Assessment

1.45 A Habitats Regulations Assessment (HRA) screening exercise was undertaken in 2012 by the Borough Council. The screening report has since been updated and is available alongside this Pre-Submission Local Plan.

1.46 A HRA identifies likely significant impacts of the possible effects of the Local Plans policies on the integrity of the Natura 2000 network of sites which includes Special Areas of Conservation (important habitats), Special Protection Areas (bird populations) and Offshore Marine Sites. The screening report also identifies likely significant impacts on potential Special Protection Areas, possible Special Areas of Conservation and listed or proposed Ramsar sites.

1.47 There are no Natura 2000 sites within East Staffordshire Borough, however the HRA has applied a precautionary principle and considered possible impacts on sites within 15km of the Borough boundary.

⁴ S19(5) of the Compulsory Purchase Act 2004

- 1.48 East Staffordshire Borough Council has worked in partnership with neighbouring authorities and Natural England to investigate possible recreational impacts on Cannock Chase Special Area of Conservation (SAC) as a result of new housing development. Evidence to date demonstrates that combination with other plans and projects, new development will have a possible negative impact on Cannock Chase SAC. Therefore a policy to mitigate this impact has been included in the Local Plan, in order to ensure the plan meets national and European legislation.
- 1.49 The overall conclusion of the updated screening process is that the Pre-Submission Local Plan, which includes a dedicated policy on European sites and Cannock Chase SAC, will not have any likely significant effects upon the integrity of the Natura 2000 sites.

What has changed since the Preferred Option July 2012?

- 1.50 There have been a number of key changes in the influences that have underpinned the preparation of the Pre-Submission Local Plan since the Preferred Option Local Plan was published in July 2012. In particular the Council has broadened its evidence base and refreshed topics to meet the requirements of the national framework. This approach was further reinforced following the revocation of the West Midlands Regional Spatial Strategy and Staffordshire Structure Plan on the 20th May 2013.
- 1.51 The biggest change in the Council's evidence base has been the Council's housing evidence in the form of a new housing requirement and supporting Strategic Housing Market Area Assessment. A new housing requirement figure has led to a revised sustainable development strategy which seeks to deliver more housing. This is also now tied into the economic aspirations of the Borough.
- 1.52 In addition to this the Borough Council has had to determine applications for large greenfield residential development submitted to it and in accordance with the national framework and adopted Local Plan 2006. This has also influenced, in part, the sustainable development strategy which is set out in this Pre-Submission plan.

- 1.53 Further changes include the continued development of the Local Plans relating to our neighbouring authorities and the evidence to support those plans which has led to a level of consistency and coherence across local authority boundaries. The requirement of Duty to Cooperate has led the Borough Council to reach out and engage with many different organisations to ensure that the plan is prepared with continuous engagement supporting proposals.
- 1.54 In particular East Staffordshire Borough Council has had an ongoing relationship with Lichfield District Council regarding a large strategic site, referred to locally as Brookhay Villages and Twin Rivers Park. This mixed use scheme straddles the boundary of both local authorities and is located in the River Trent corridor between Lichfield and Burton upon Trent. The proposal is for a mixed use scheme, comprising 7,500 houses in Lichfield District with supporting infrastructure including rail, A38 improvements, local facilities and education. Within East Staffordshire the proposal relates to the provision of employment and sporting uses including national rowing facilities.
- 1.55 The proposal requires the delivery of housing and transport infrastructure within Lichfield District to facilitate development in East Staffordshire Borough. The Inspectors interim report into the Lichfield Local Plan examination sets out that both councils acknowledge that it is a strategic matter of importance that warrants further investigation to better understand its deliverability and potential benefits - particularly if it transpires that Birmingham City Council cannot accommodate its housing needs within its own area.
- 1.56 The inspector clarified that this is something that would be likely to take place through a review of the Local Plan. However, there is no clear evidence at this time which suggests that the strategy of concentrating development at Brookhay Villages would be more appropriate than the strategy proposed by Lichfield District Council in their Local Plan. As a whole site the proposal would need to be planned comprehensively and the inference by the Inspector is that both Local Authorities should work together to bring forward development which is comprehensive. Without enabling development allocated in Lichfield's Local Plan it is difficult for East Staffordshire to allocate the proposal within the Borough. The Twin Rivers site has however been assessed as part of the sustainability appraisal that supports the Pre-Submission plan.
- 1.57 Looking to the future, the Borough Council would want to consider in some detail the proposal and its impact on the Trent Valley landscape and its environmental assets. In particular the issue of coalescence of Burton upon Trent, Lichfield and the rural settlements in the A38 corridor between the two towns needs further consideration. The Borough Council will work with statutory agencies and national bodies to better understand the proposal, its need and acceptability in terms of delivering sustainable development.

East Staffordshire Borough Profile, Issues and Trends

1.58 This section provides the context needed to support the Local Plan's strategic objectives, vision for the area, development strategy and proposed policies. It sets out a portrait of East Staffordshire, highlighting its principal characteristics as a place to live, work and visit. This is the foundation for understanding how the rural and urban areas function, the interaction of built and natural environments and the way in which our surroundings present opportunities and influence life in the Borough.

1.59 This section contains a narrative explaining the relationship of the Local Plan to other national and local strategies and plans which work together to influence the framework for delivering change within East Staffordshire communities in a joined up way.

A Well-Located Borough in the Heart of England

1.60 The Borough occupies a strategic position on the edge of the West Midlands boundary, adjacent to the East Midlands and has significant social and economic links with both, as illustrated in Figure 1.4. Its growth and character has been influenced by its rural location, the accessibility of the region and the existence of raw materials which have provided the basis for employment-led growth. The Borough is characterised by a mix of urban and rural areas and the principal town of Burton upon Trent dominates the housing and employment provision, supported by the smaller market town of Uttoxeter.



*JCB Heavy Products Site
Uttoxeter*

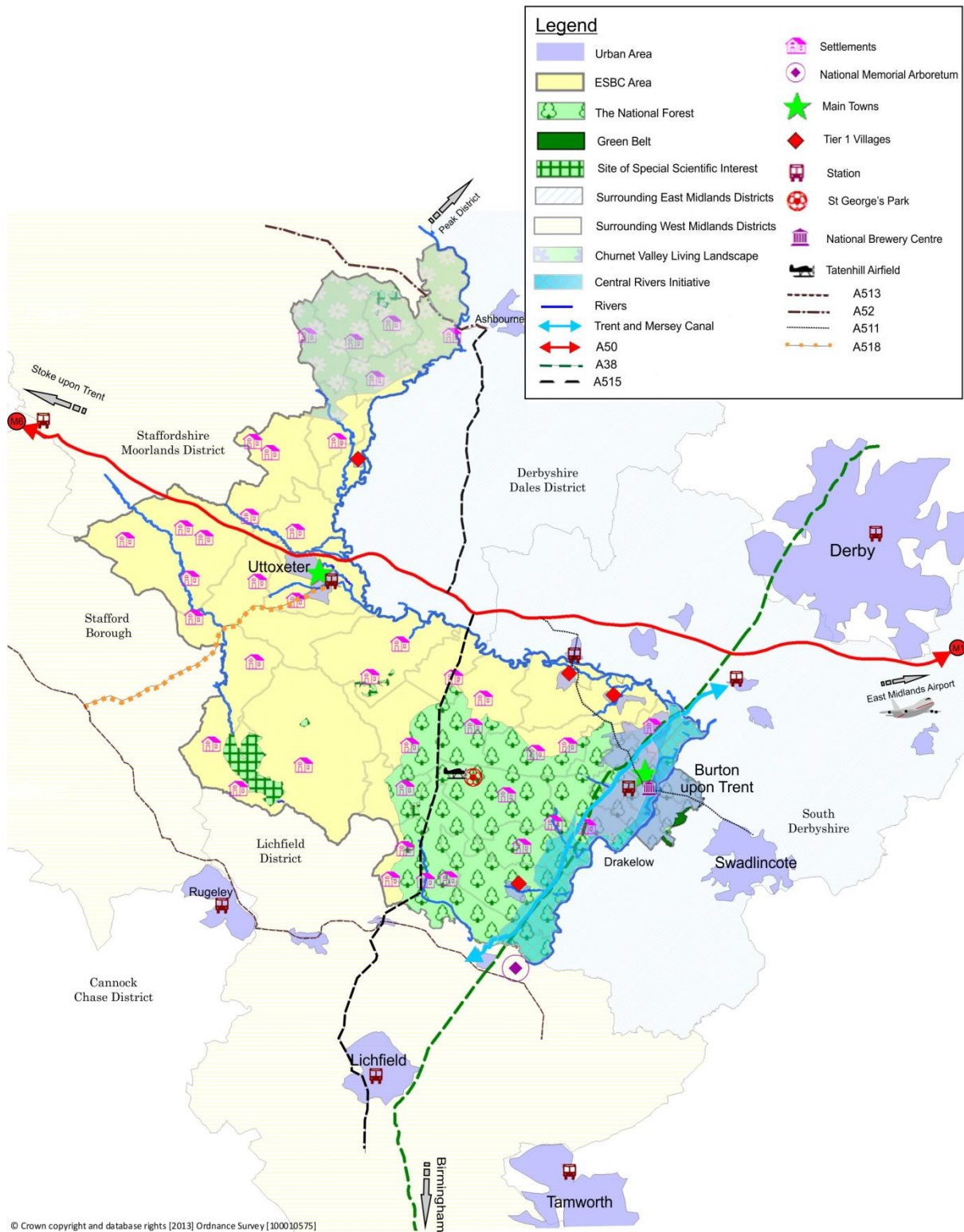


Figure 1.4: A well located Borough

- 1.61 Our central position and good access has led to a number of significant national attractions and facilities being located in the Borough. The National Forest is a visionary environmental project run by the National Forest Company which aims to convert one third of the land within the boundaries of the National Forest to woodland by encouraging landowners to alter their land. The forest is 200 square miles (520 km²) and extends from Leicestershire in the East to Burton upon Trent in the West. Described as 'a forest in the making' the new planting will blend together with remnants of both Needwood and Charnwood Forests. The National Forest Company was set up in the 1990's and is transforming the landscape of the borough; by October 2012 over 8 million trees had been planted in the area. There are visitor centres on Burton upon Trent's doorstep in Rosliston, South Derbyshire and at Conkers in Moira, Leicestershire, with The National Forest Adventure Farm at Tatenhill also attracting a high number of visitors throughout the year. The opportunities for East Staffordshire residents to enjoy the countryside and the economic opportunities in the forest are increasing and improving year on year. Burton upon Trent is proud to describe itself as the 'Capital of the National Forest'. Working in partnership with The National Forest, Staffordshire Wildlife Trust and local communities East Staffordshire Borough Council have supported major projects such as acquisition of 32 hectares of land at Yoxall for forest planting, the recreation of 25 hectares of forest pastures at Brankley Pastures, Needwood and community based projects including securing 5.95 hectares of land at Tatenhill and small pocket parks at Barton under Needwood.
- 1.62 Opened in 2012 St George's Park National Football Centre is located in the National Forest on a 130 hectare site west of Burton upon Trent. The centre is the training base for 24 England teams and the focal point for the FA's coaching and player development work. The national football centre also includes offices for the FA's technical experts, sports science and medicine facilities and hotel and conference facilities.
- 1.63 Capitalising on Burton's brewing heritage is the National Brewery Centre, a museum and tourist attraction in Burton upon Trent. The town is known for its brewing industrial heritage and was home to dozens of breweries in its heyday. Located at Alrewas, just south of Burton upon Trent in Lichfield District,
- 1.64 The National Memorial Arboretum is the UK's year-round centre of Remembrance which honours the fallen, recognises service and sacrifice, and fosters pride in the country.

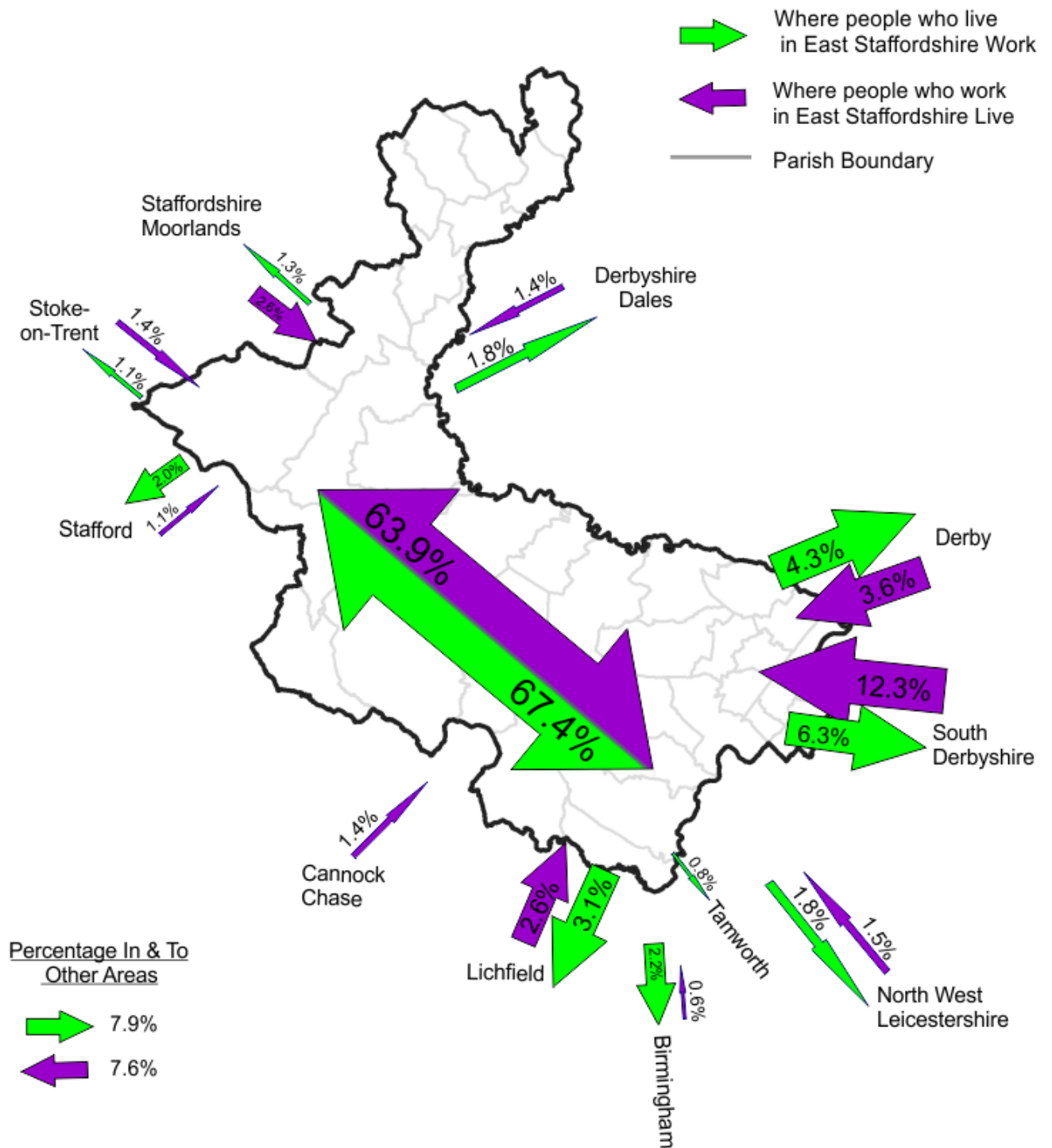
- 1.65 The Borough is an important crossroads for a number of strategic transport routes; Burton upon Trent is situated on the intersection of two major strategic roads, the A38 which links the town to Birmingham and M6 Toll Road (and the GBSLEP area) and Derby with the A50 which is an important west-east route linking the M6 and M1. Uttoxeter is also located on the A50 which provides the town with links to Stoke on Trent and Burton upon Trent. The A5121, A515, A444 and A511 local routes also serve Burton.
- 1.66 Burton has good Cross Country rail connections to Birmingham and Derby, and Uttoxeter railway station is served by East Midlands trains to Derby and Crewe. These train services connect East Staffordshire Borough to major East and West Midlands conurbations and cities across the UK. Burton upon Trent station has recently undergone an upgrade to the facilities and general environment of station. The Borough is served by local bus services within and between settlements, and bus interchanges at Uttoxeter and Burton. New Street in Burton accommodates at least 1.1 million bus⁵ passengers per year. Airlink buses to East Midlands airport, which is located in the M1/A50 interchange, operates an hourly service from Burton upon Trent.
- 1.67 There are a number of important leisure transport routes through the Borough including the Trent and Mersey Canal. East Staffordshire has good national cycle connections. National Route 54 of the National Cycle Network runs from Stourport to Derby via Kidderminster, Dudley, and Lichfield and Burton upon Trent. The route also includes the White Peak Loop from Derby to Cromford, Biggin, Uttoxeter and back to Derby with links to National Route 68. National Route 549 of the National Cycle Network connects Waterhouses on the southern edge of the Peak District with Etwall via Uttoxeter. Route 63 starts at the Trent & Mersey Canal in Shobnall, the beginning of the Kingfisher Trail, and forms a junction with National Cycle Network Route 54. Local cycle route maps can be found on the Council's website. In addition, Tatenhill airfield is an established aerodrome in the Borough, with industries and facilities for recreational flying.
- 1.68 The Borough's location is a contributing factor to a number of our major employers locating within the Borough including JCB, Argos, Pirelli, Molson Coors and Fox's Biscuits, Unilever (producers of marmite), Boots and SuperGroup.

⁵ Based upon latest information 2009/10. This information is no longer collected.

- 1.69 Information from the Strategic Housing Market Assessment shows that 67.4% of the population who live in East Staffordshire also work in the Borough demonstrating that the Borough is relatively self-contained. Burton-upon-Trent in particular stands out as an important employment hub in a wider geography with the surrounding areas. There are still a high proportion of people who travel to outside the Borough to live or work, however with the Borough's principal town Burton upon Trent on the edge of the Borough this is perhaps not surprising. There is a preference to ensure that the Borough captures job opportunities and at the same time delivers housing growth to minimise commuting into and out of the Borough each day.
- 1.70 Only 4% of work journeys in the Borough are by bus and less than 1% are by train, however walking and cycling levels are above the national average. In rural areas the car plays an important role to ensure that residents can move around, which will continue in the future.
- 1.71 Burton upon Trent has a particular challenge with transport which arises due to the town only having two vehicular river crossings over the River Trent. Bridge Street (A511) is a route linking the town centre to roads that radiate north and east which is congested at peak times along with St Peter's Bridge which links the A444 Stanton Road and A5189 to the town centre and to radial routes east and south. The closest alternative routes are 5.9 miles north at Willington or 4.3 miles south at Walton on Trent. These river crossings represent bottlenecks at certain times of the day.
- 1.72 High volumes of traffic are prevalent on the A38(T) to the north of Burton upon Trent, resulting in reduced journey time reliability. The A50(T) also experiences high volumes of traffic and growth in both Burton upon Trent and Uttoxeter will add to this, The Highways Agency's trunk road review will be essential to ensure that these important routes remain an effective way to travel around the Borough.
- 1.73 The latest Department of Energy and Climate Change (DECC) Local Authority Statistics⁶ for carbon dioxide show that in 2010 East Staffordshire emissions were 8.6t per capita, slightly higher than the Staffordshire average of 6.8t. The carbon dioxide totals include emissions from industry/commerce, domestic & road transport. Since 2005 when emissions per capita were 9.7t there has been a gradual decline, although values for 2010 were higher than for 2009. It is important that the new development strategy encourages sustainable modes of transport to reduce transportation contributions to carbon dioxide emissions. An important component of reducing the impact of cars is the availability of alternative fuels sources within the Borough such as electric hook up points.

⁶ DECC LA Statistics (www.decc.gov.uk/en/content/cms/statistics/local_auth/interactive/fuelpoverty/index.html)

Commuting Patterns in East Staffordshire



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Figure 1.5: Commuting Patterns in East Staffordshire

Key challenges for the Local Plan

- Encourage sustainable modes of travel.
- Ensure that the Borough's towns and villages provide homes, jobs and facilities for its residents to minimise the need to travel.
- Manage the impact of growth on transport networks.
- Capitalise on the accessible nature of the Borough without compromising on what makes the Borough special in landscape, environmental and built environment terms.
- Work in partnership with organisations to bring forward the necessary infrastructure needed to support new development.

An economically successful Borough

1.74 East Staffordshire, particularly Burton and Uttoxeter, is a major employment hub which also provides employment for neighbouring authorities. There is a strong relationship with the East Midlands with information from 2001 indicates South Derbyshire and Derby as the two destinations with the highest out-commuting with 3,100 and 2,100 people respectively, as set out in Figure 1.5. East Staffordshire has growing linkages with the Birmingham economy, due in part to the relationship with the GBSLEP, growth along the A38 corridor due to the release of large strategic sites. The economy has proved to be reasonably resilient throughout the period of recession and recovery with new inward investment continuing to be attracted into the borough.

1.75 Location is a key reason for the success of the local economy. The Borough's links to the strategic road network and central location is attractive to business and there is a diverse mix of employment with representation across the employment sectors. The local economy has traditionally had low levels of unemployment and Burton is the main driver of the economy and has a higher percentage of new and sustained business start-ups than the rest of Staffordshire. Burton also has an influence extending into neighbouring local authorities but other parts of the borough also have key employers such as JCB in Uttoxeter and Rocester.

- 1.76 The Borough has a proud heritage and has thrived historically due to the brewing industry, which encouraged the development of a strong engineering sector. However over the last decade the Borough's traditional industries have been subject to re-structuring resulting in the decline of manufacturing, the legacy of which remains today. Manufacturing, although not the dominant sector it once was, is still an important sector of the economy employing 17.3% of the total employment base in East Staffordshire.⁷
- 1.77 Burton upon Trent in particular has some contamination issues and brownfield sites interspersed within built up areas which has contributed to a lowering of environmental quality in some neighbourhoods.
- 1.78 Economic restructuring in recent years has seen a rapid growth of service sector industries. In particular there has been significant growth in the distribution, warehousing, hotels and restaurants sector in Burton due mainly to the town's excellent location and the availability of land.
- 1.79 East Staffordshire currently provides around 61,600 jobs (2012), representing a reduction of around 4,300 since the peak in 2005. The unemployment rate in East Staffordshire has consistently been below that of the region and England and Wales over the period 2004 to 2012. However whilst unemployment overall has generally been below the national and regional averages, there are issues with the proportion of young people who are out of work in the borough. In July 2012, there were 2,007 job seekers in the Borough, representing 2.9% of the working age population. Of this, 30% were aged between 18 and 24 years of age.⁸
- 1.80 Cambridge Econometrics broad occupation categories are based on the Office for National Statistics classifications. These are designed to be useful in bringing together groups of occupations that are similar in terms of the level of skills, training and experience commonly associated with competent performance of work tasks. In 2012, the occupational structure of the East Staffordshire economy was relatively balanced, albeit with a higher proportion of people employed as Managers and Senior Officials than other occupations. Employment forecast figures suggest a more pronounced skew towards Managers and Senior Officials by 2031, with an increasing importance of Associate Professional and Technical Occupations⁹.

⁷ ONS 2011

⁸ East Staffordshire - Enhanced Joint Strategic Needs Assessment November 2012

⁹ Standard Occupational Classification (2010)

By 2031 there is noted to be a forecast contraction in employment within a number of occupations including: Elementary Occupations, Process, Plant and Machine Operatives, Skilled Trades Occupations, and Administrative Clerical and Secretarial Occupations.

- 1.81 There is a clear distinction between the rural and urban areas in terms of income, with concentrations of lower incomes evidenced within both Burton-upon-Trent and Uttoxeter. In the rural areas there are also small concentrations of lower income households. The average household income for East Staffordshire is £35,360.¹⁰
- 1.82 In 2011, average weekly earnings¹¹ for residents of East Staffordshire were £475.60, which is above the regional average of £470.50 but below the national average of £504. In terms of the workplace population, average earnings in 2011 for East Staffordshire were £479.10, above the West Midlands regional average of £470.60 but below the national average of £503.60.
- 1.83 At 2011 achievement in KS4 (5 GCSE A-C including Maths and English) was 54% in East Staffordshire against 58% nationally. 24.70% of the residents in East Staffordshire have no qualifications, which is above the national average. Progression into Higher Education after two years of further education in East Staffordshire is 27.6% slightly better than the county average of 27.3%. The percentage of 16 - 74 year olds in full time employment is 40.70% which is above the national average. Burton upon Trent's town centre is the focus of retail floorspace in the Borough. Burton has 78,790 Sq m of retail floorspace, making it a centre of regional significance. It has three covered shopping centres, Coopers Square, The Octagon and Burton Place, which provides for the majority of the floorspace. There are also retail parks within the town centre boundary at Middleway and St Peters Retail Park as well as an out of town retail park which is anchored by a large Morrisons food store. Other principal food stores in Burton are either within or on the edge of the town centre.
- 1.84 Uttoxeter is much smaller and is characterised by smaller independent shops which compliment the historic fabric of the town. A large edge of centre Tesco dominates the food stores but this is soon to be joined by a town centre Asda following the redevelopment of the former Cattlemarket site.

¹⁰ GVA ESBC SHMA 2013

¹¹ GVA ESBC Employment Land Review 2013

1.85 The health of the town centres has suffered as a consequence of the recession and changing shopping patterns such as the increase of online shopping and as a result, both town centres have slipped down the retail rankings. In Burton upon Trent's case the increasing influence of new retail opportunities at the recently opened Westfield Centre in Derby and regeneration of Swadlincote Town Centre has led to further competition. The recent retail assessment highlights the lack of quality retail offering at Burton, particularly the absence of a department store in Burton as having a further impact on the health of the town centre. . Burton is also in need of public realm improvement and in particular re-establishing links with the Washlands, a large and important area of public open space in the heart of the town.

Key challenges for the Local Plan

- Addressing the restructuring of employment sectors, both in terms of creating opportunities for new businesses to form and existing businesses to expand, re-locate and diversify, and in seeking productive and sustainable uses for land that has been vacated by manufacturing industries.
- Re-using previously developed (brownfield) sites to ensure the efficient use of land and lift environmental quality.
- Strengthening and revitalising town centres and modernising shopping facilities, so that East Staffordshire town centres can compete with centres outside the Borough and changing shopping habits.
- Meeting retail and employment needs within the rural area
- Not constraining economic growth aspirations.

Access to housing, services and facilities

- 1.86 Under the Rural and Urban Area Classification (2013), 23% of the East Staffordshire population is classified as rural, compared with 18% nationally and 24% of Staffordshire, with 21% of the Borough having no access to a private car. For many communities, both urban and rural, access to housing, education, healthcare, retail, leisure and cultural facilities is an issue. Within some areas, there is additional pressure on increased services and facilities due to an increasing population. The population of the Borough as set out in the 2011 Census is 113,583, which is an increase of 9,800 from 2001. This 9.5% increase is higher than the county wide figure of 5.1% and national figure of 7.9%. In addition our neighbouring authority, South Derbyshire has seen an increase of 15.9% increase in population. 22% of the Borough's population is aged under 18, and 17% are aged 65 or above. The provision and accessibility of services and facilities in rural areas plays an important part in the sustainability of these communities. However, as the cost of service delivery in rural areas can often be greater than in urban areas due to issues such as distance, demography and population sparsity; alternative means of both accessing and delivering services need to be considered in rural areas of the Borough. With regard to population within the Borough aged 65 and over, this group makes up 21% of residents in rural areas (compared to 16% in urban areas) and constitutes 28% of all residents aged 65 and over within the Borough. As a result, there is a need to ensure service provision and facilities for older people are rural proofed.
- 1.87 The Council's Strategic Housing Market Assessment identifies that the strongest housing market relationship is between Burton upon Trent and Swadlincote in South Derbyshire district. At the higher level, East Staffordshire sits between housing markets centred on Derby and Birmingham, affected by both, but not belonging to either one or the other. Whilst geographically nearer to Derby, the Borough has strong economic links with Birmingham and is part of the Greater Birmingham Local Enterprise Partnership.
- 1.88 Burton upon Trent has a high proportion of terraced properties and a relatively low proportion of semi-detached and detached homes. By comparison the rural villages have a high proportion of detached properties. Over the last few years there has been an increase in the number of apartments being built, especially in Burton upon Trent.

1.89 Terraced and flatted developments do not satisfy the demand for larger properties either from those with large or extended families, or from employers looking to attract senior staff to the area. However, the terraces of inner Burton upon Trent provide a valuable source of low-cost market housing and private rented accommodation, as well as helping to create the character of inner Burton. There is a high proportion of terraced housing in poor condition and the Council has funded a series of physical housing improvement schemes in the inner wards of Eton Park, Anglesey, Shobnall, Horninglow, South-West Stretton and Burton. The Council is keen to continue supporting their maintenance and improvement. The older cottages of the surrounding villages contribute significantly to the built and distinctive character of the Borough.

1.90 The Council's Employment Land Review highlights that the greatest amount of growth over the Plan period in numbers employed is likely to occur in the Financial and Business Services Sector so that it accounts for over 25% of the total number of people employed in the Borough (up from 19%). In line with this, the occupational sectors forecast to grow the most are: managers and senior officers; professional occupations; associate professional and technical occupations; and personal service occupations. This housing mix in Burton currently provides limited choice to meet the aspirations of managers, senior officials and professionals. The Council wants to attract employees to live in Burton upon Trent to avoid unsustainable commuting and to contribute to the town's economic prosperity. The ambition is therefore to have high-value-added employment and housing choice in Burton to attract this specific group.

1.91 The Strategic Housing Market Assessment identifies that there are five local housing market areas within the Borough.

Table 1.1: Dwelling types by local housing market area¹²

| | Burton (%) | East (%) | North (%) | Uttoxeter (%) | West (%) |
|---------------|-------------------|-----------------|------------------|----------------------|-----------------|
| Detached | 23 | 50 | 44 | 30 | 60 |
| Semi-detached | 30 | 33 | 37 | 41 | 25 |
| Terraced | 31 | 11 | 14 | 19 | 10 |
| Flat | 16 | 5 | 4 | 10 | 4 |
| Caravan | 0.3 | 1.1 | 0.3 | 0 | 1.0 |

¹² Source: Office for National Statistics Census 2011

1.92 Between 2001 and 2011 the amount of private rented housing has increased by 77% so that 16% of households now rent privately and more than the 13% rent social housing. Only a modest 2% increase in the amount of owner-occupied housing meant that the proportion of housing that is owner-occupied fell from 76% in 2001 to 70% in 2011. 75% of all household growth since 2001 has consisted of growth in private rented sector housing.

1.93 The average house price in the Borough is £169,087 (2012¹³) which ranks 4th out of the eight Staffordshire authorities. However, neighbouring Lichfield's average house price is £231,131, which is much higher. This figure is roughly 4 times that of the average household income which when compared to regional and national average prices shows housing in East Staffordshire is relatively affordable. However the income of many local households means they are still unable to access suitable housing.

1.94 The Council's Strategic Housing Market Assessment (SHMA) consultants have provided the Council with an assessment of the housing requirement to 2031. Underlying the housing requirement is projected population and household growth and this provides the basis for assessment of specific housing requirements. The projected increase in households by type is as follows:

Table 1.2: Household growth 2012-2031

| Household type | Increase 2012 - 2031 | | % of total increase |
|--|----------------------|------|---------------------|
| Single and couple households aged 65+ | 7,795 | +61% | 66.6% |
| Single and couple households aged < 65 | 2,711 | +15% | 23.8% |
| Families & multi-adult households | 1,103 | +6% | 9.7% |
| All households | 11,408 | +24% | 100% |

1.95 By 2031 it is projected that a larger proportion of households will be single and couple households aged over 65, and a smaller proportion will be family and multi-adult households.

¹³ Q3 figure from CLG Live Table 581

Table 1.3: Number of homes by household type

| Household type | 2012 | | 2031 | |
|--|--------|------------|--------|------------|
| | Number | Percentage | Number | Percentage |
| Single and couple households aged 65+ | 12,393 | 26% | 19,987 | 34% |
| Single and couple households aged < 65 | 18,190 | 38% | 20,901 | 35% |
| Families & multi-adult households | 17,135 | 36% | 18,238 | 31% |
| All households | 47,718 | 100% | 59,126 | 100% |

- 1.96 Over 90% of the growth in household numbers will be of single person and couple households – households without children or other adults. The projections show that the largest component of household growth will be older person households.
- 1.97 The increase in older person households correlates with an increase in the population of older people and hence is primarily due to people living longer. In common with much of the country, there is a trend towards an ageing population, with projection figures showing an anticipated growth of 81% of people aged over 65. However, there has also been a 10% increase in under 4's, which will create an additional need for primary school places. Allied to a current under-provision of school places in some parts of the Borough the Council is working with the County Council to address this challenge.
- 1.98 The choice of types of accommodation available to older people has widened in recent years, with the development of extra care homes and retirement villages in addition to the longstanding options of sheltered housing and suitable conventional homes and bungalows. The Plan supports the continued increase in choice and availability of homes for older people.
- 1.99 Allied to this increase in the population of older people will be the need to consider the provision of facilities for health, shopping and community uses that are accessible locally to meet their needs. This underlines the need to ensure that new accommodation for older people is provided only in sustainable locations where access to these facilities can be by walking or by public transport - particularly important when driving a car may no longer be possible.
- 1.100 Some members of the community will continue to need affordable housing and this will require the provision of new affordable housing over the lifetime of the plan.

1.101 There is a national shortage of pitches for Gypsies, Travellers and Travelling Showpeople. Whilst there is currently no identified need in East Staffordshire the Council needs to determine applications submitted for new sites.

Key challenges for the Local Plan

- Meeting the housing needs of the growing number of households, with homes that meet their specific requirements including affordable housing.
- How to accommodate an ageing population.
- Improving equality of access to services and opportunities in all parts of the Borough.
- Meeting infrastructure needs of an increasing population, in particular education.

Health, well-being and Deprivation

1.102 East Staffordshire has six areas in Burton Upon Trent that are in the 10% most deprived in England due to the surrounding environment, income affecting older people and children, housing, crime and education.

1.103 The well being of people in East Staffordshire is mixed compared with the England average. Obesity levels have risen to 20% and are higher in inner Burton. Life expectancy for men is lower than the England average. Life expectancy is 9.9 years lower for men and 7.1 years lower for women in the most deprived areas of East Staffordshire than in the least deprived areas.

1.104 Approximately 5% of the Boroughs population describes their health as bad or very bad, which is lower than many areas within the County. Low income, unemployment and area deprivation can in some instances be barriers to purchasing fresh or unfamiliar foods. In some areas high density populations have small or no gardens for home food production and so it is important that the plan recognises the benefit of allotments and community growing spaces as part of developments.

1.105 East Staffordshire as a Borough has significant health inequalities which result in higher mortality and morbidity in the urban parts of the area, in particular. This is due to high income inequality across its area.

- 1.106 Depression is also a high risk to residents and there is evidence to suggest that 35% of people in lowest social grades visit green spaces infrequently (less than once a month) due to low availability/bad quality or safety issues of green space in deprived areas. Children in poor housing and with poor access to green spaces, are more likely to have mental health problems (anxiety, depression) and other ill health effects.
- 1.107 There are a number of open spaces and green networks across the Borough, with Stapenhill Gardens, the Washlands, the Trent and Mersey Canal network, Branston Water Park, the Kingfisher Trail in Burton upon Trent and Bramshall Road Park in Uttoxeter awarded as Green Flag status. The open spaces along with access to the countryside, national forest planting and areas under development as part of the Central Rivers Initiative offer recreation opportunities for the local population with health and well being benefits.
- 1.108 Providing opportunities which increase physical activity and sports participation is important because 51% of adults in the Borough are inactive, of which only 12% achieve 5 x 30 minutes of physical activity per week. The Sports Development Team deliver a wide variety of community projects across East Staffordshire with a focus on deprived areas. There is a strong Community Sport and Physical Activity Network which includes key partners from the Borough Council, Burton Albion Community Trust, Schools, health groups, sports clubs and Sport Across Staffordshire and Stoke on Trent. This has led to the delivery of major projects such as Skyride Cycling project and the Run England athletics project.
- 1.109 A total of 9,808 households in East Staffordshire live in fuel poverty, where they spend more than 10% of their income on heating their home, equating to 21.5% of Borough residents. The Borough Council have produced a draft Climate Change Strategy which identifies the aim of reducing households living in fuel poverty by 2% each year. It will be important that new development reflects the most up to date environmental standards to ensure fuel poverty or inefficient use of resources do not take place in the future.

Deprivation in East Staffordshire

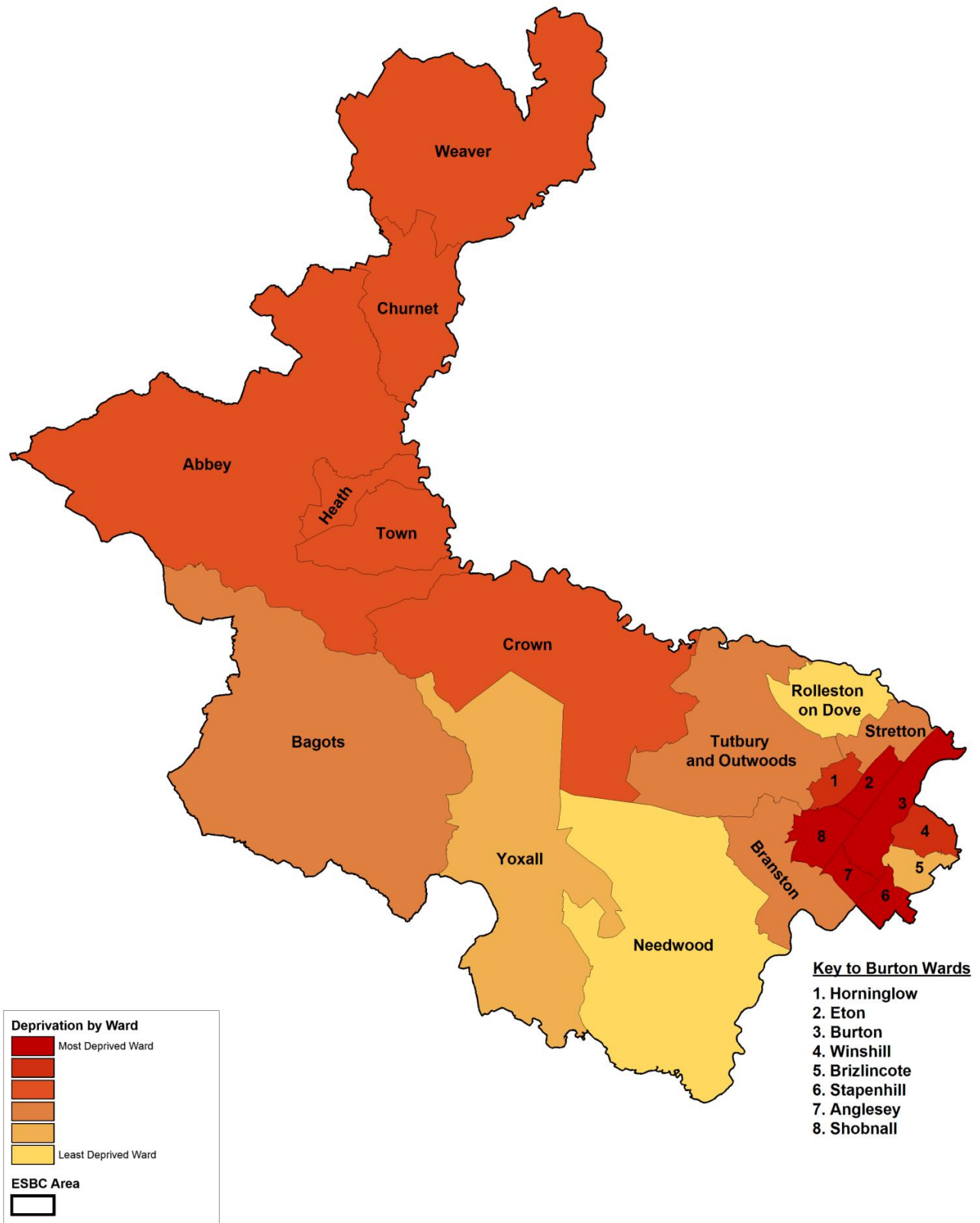


Figure 1.6: Deprivation by War

Key challenges for the Local Plan

- Reducing the relative disadvantage that some parts of East Staffordshire currently experience, including access to housing opportunities, education and training, jobs, health, shopping, open space, leisure and recreational facilities and other community services.
- Achieving well maintained, safe and clean areas to promote play, sport and recreational opportunities to interact with the community.
- Reducing fuel poverty and ensuring energy efficiency homes are delivered

A Distinctive Borough

1.110 East Staffordshire occupies a transition point between the lowlands and uplands of England and this has led to a varied, contrasting environmental character. Villages, hamlets and natural assets such as habitats and woodlands are scattered across the landscape and have evolved in response to the landscape and terrain. The geology has also influenced the character of settlements, with locally available building materials, creating a consistent and harmonious language of traditional buildings.

1.111 To the north of the Borough the landscape begins to resemble that of the English uplands, with small pasture fields bounded by stone walls. At the very northern end of the Borough, the land rises to the Weaver Hills, which are the foothills of the Pennine range. Settlements in this landscape resemble those in the Peak District further northwards. Settlements follow the lines of hillsides or cluster close to crossing points on the River Dove. They generally tuck themselves into folds in the landscape and take shelter in valleys.



Countryside around Ellastone

- 1.112 Moving from the North to the hamlets and villages West of Uttoxeter through to the middle valleys, the landscape becomes following and is dominated by agriculture. Meandering lanes and terrain restrict views across the valleys and towards settlements.
- 1.113 The Needwood Plateau is an elevated and generally flat area in the centre of the Borough surrounded by river valleys. It rises sharply from the north and east, where distinct scarp slopes are evident. From the south and west the plateau rises more steadily and gently. The villages in this area have a strong association with topography.
- 1.114 The three rivers which define the boundary of much of the Borough are the Rivers Blithe, Trent and Dove. The character of the Borough in these locations is one of wide, flat river corridors, rich in biodiversity value. The river valleys and their villages have a broad and flat topography. The towns and villages are varied and different with building materials providing the element that creates distinctive settlement character. Opportunities for using local materials in new developments come from minerals for aggregates and timber associated with woodland management.
- 1.115 During the last two centuries, the River Trent valley has been changed by gravel extraction and this has resulted in the creation of several large water bodies which are now delivering benefits in terms of biodiversity and recreation following quarrying activities. The Central Rivers Initiative is an important partnership which seeks to optimise economic and tourism related opportunities in the restored gravel landscapes.
- 1.116 The Borough has a large number of rich and varied nature conservation sites including 6 nationally designated Sites of Special Scientific Interest, 2 Local Nature Reserves and 3 Sites of Geological Interest. There are approximately 800 locally designated Sites of Biological Importance, 155 sites of Biological Interest and 77 Biodiversity Alert sites.
- 1.117 The distinctive character of the Borough represents many challenges when it comes to climate change. Climate change is expected to affect flood risk, due to higher and heavier rainfall and extreme storms. There are existing areas of flood risk in the Borough, mainly in the Trent and Dove river corridors. It is also important to consider the future availability and efficient use of energy resources. Within East Staffordshire there are a number of low carbon and renewable energy schemes.. It is important that where possible opportunities for low carbon and renewable energy are optimised without having a negative impact on communities and the landscape.

Key challenges for the Local Plan

- The need to protect and enhance the Boroughs natural environment both for recreational use and to safeguard important habitats.
- The need to deliver development which is sensitive to the landscape and distinctive using local materials from woodland management and quarrying aggregates where possible.
- Ensure development is not subject to the effects of climate change and does not increase flood risk elsewhere
- Ensure development uses resources efficiently

Built Environment

1.118 The Borough has a vast wealth of heritage assets which contributes to local distinctiveness and sense of place through cultural significance, historic townscapes and the character and setting of villages. There are 25 Conservation Areas, 59 Scheduled Monuments, nearly 900 Listed buildings and heritage assets ranging from the brewing industrial archaeology to the historic castle of Tutbury.

Burton upon Trent

1.119 Burton upon Trent is situated within the River Trent corridor and this has shaped its settlement pattern through its floodplain. Also known as the 'Washlands' the floodplain dominates the centre of the town and provides a unique feature and valued recreation resource for residents.

1.120 Burton upon Trent is firmly identified as a brewing town and the location of Molson Coors Brewing Company, Marstons and a growing number of small and independent micro breweries. The architecture and character of the town and its development have been heavily influenced by the brewing industry which sets Burton upon Trent apart from other towns, particularly within Staffordshire.

1.121 Burton upon Trent mainly consists of brick built buildings in the typical Staffordshire style such as red and blue brick with blue and slate tiles. Many Victorian terraces around the periphery of



Terraced Houses in Inner Burton

the town centre have remained more or less intact with no significant post-war clearance /redevelopment schemes taking place for new housing and roads. There has only been modest clearance of Victorian industrial buildings for other uses such as housing and employment uses, so Burton has retained much of its cohesive historic character and form. Many of the best examples of Victorian architecture is protected by conservation area status, which contain various different characteristics and distinctiveness.

- 1.122 The inner Burton upon Trent urban area is characterised by some of its pre-1939 housing stock in poorer condition associated with pockets of deprivation, economic inactivity, socio-economic problems such as low education attainment, low value and low skilled jobs, crime and anti social behaviour. These older buildings and streets have hard urban form with little soft landscaping, trees and open space. The Inner Burton Initiative (IBI), a series of physical improvement schemes focussed on the regeneration of the inner wards of the town, including Eton Park, Anglesey, Shobnall, Horninglow, South-West Stretton and Burton, aims to improve visual amenity and sustainability for current residents and commercial ventures by encouraging inward investment and migration to these areas.
- 1.123 Various regeneration projects are also underway in other areas Burton upon Trent to improve its image including gateway improvements on Derby Road, redevelopment of the market and the regeneration of the Bargates site, a key entrance to the town centre. The Council is also coordinating development within Burton town centre through public realm improvements, access to the Washlands and promoting important development opportunities.
- 1.124 Burton upon Trent is the capital of the National Forest. This has had, and will continue to have, a profound effect on the town, facilitating the creation of large areas of new woodland which provide multiple benefits from greening the urban environment to creating wildlife habitat and a locally important and well used recreation resource. The National Forest will also deliver a more robust landscape better able to meet the challenge of climate change.
- 1.125 The Needwood plateau, which occupies the central part of the Borough, is the location of several historic parks, including Sinai Park which overlooks the town. The woods on the scarp of this plateau still hold considerable conservation interest.

Uttoxeter

- 1.126 In contrast Uttoxeter is a relatively small market town. It serves the rural population which extends into neighbouring authorities of Stafford, Staffordshire Moorlands and Derbyshire Dales. The town sits within a landscape of mixed farming, with pasture as the dominant land use. There is relatively little woodland within this landscape, although hedge trees are abundant giving a well-treed appearance.
- 1.127 Its position amongst the meadows and pastureland has had a major bearing on the town's historical growth in terms of cattle grazing and subsequent cattle markets, the sale of dairy products, and the presence of some areas of mixed farming. This has traditionally provided Uttoxeter's wealth as well as other agricultural activities. As with Burton upon Trent, Uttoxeter's position adjacent to the River Dove provides a distinctive setting for the town which sets out the transition between the lowlands and the uplands within the Borough. Uttoxeter is an attractive and intimate town with many remaining historic buildings, retaining its rural market town character. Uttoxeter is a compact town centred on its market place and High Street. The heart of the town is relatively intact and there are some fine traditional buildings with coherent streetscapes.
- 1.128 The Victorian period saw significant growth in housing as well as new and diverse industries. A brewery was established in the town centre during 1829 which discontinued in 1930 - the site is on the present day The Maltings which is a shopping precinct. The 1840s saw the Bamford family moving to Uttoxeter to make agricultural machinery which included an iron foundry (Leighton Ironworks) and a site off Balance Street. The presence of the company was extremely important for the town and guided the development of a substantial part of Uttoxeter. The cattle market was established in the mid 19th Century and similarly to Burton upon Trent, a Town Hall was established during the 1850s giving a more formal and civic presence to the town.
- 1.129 The twentieth century, saw the arrival of the racecourse in 1907 which attracted wealth with visiting gentry. Elkes' biscuits, now owned and run by Fox's Biscuits, was established to the north of the town in the 1920's. Like Burton upon Trent, companies in Uttoxeter were subject to deindustrialisation and some manufacturing decline resulting in JCB and the cattle market moving out of the town.

Other Settlements and Communities

1.130 East Staffordshire Borough contains numerous villages and hamlets many of which are historic settlements which have a very different feel due to their location, character, setting, size and level of amenities. The northern uplands is characterised by the Peak District, especially with its hillier topography, open views and more remote character and setting and contains the smaller villages of Church Mayfield, Middle Mayfield, Ellastone and Wootton. This contrasts with the lowland south where the topography is flatter with more intimate views, broken by wooded areas and the settlements of Abbots Bromley, Newborough, Yoxall and Kingstone, with Draycott in the Clay and Tutbury as well as the hamlets of Hoar Cross, Hadley End and Newchurch. Many of these settlements, such as Tutbury, Barton Under Needwood, Rolleston on Dove and Rocester contain a number of services and facilities, acting as service centres for surrounding villages and hamlets.

1.131 The larger settlements outside of Burton Upon Trent and Uttoxeter are Barton Under Needwood, Rolleston on Dove, Rocester and Tutbury. These settlements contain a number of services and facilities, acting as service centres for surrounding villages and hamlets. There has been continued growth at these settlements with redevelopment of a higher education college in Rolleston, a bypass in Tutbury and other development associated with Nestle in Hatton, and a marina at Barton Under Needwood.

1.132 Many of these settlements are rich in cultural heritage, which make the villages attractive for residents and visitors. Some examples of this are:

- Horn dance and connection to Mary Queen of Scots as part of her time in captivity in North Staffordshire. – Abbots Bromley
- Well dressing – Newborough
- Philanthropic architecture (model village built by the Bass family) – Rangemore
- Historic Anglo Saxon settlements – Catholme

Key challenges for the Local Plan

- Ensuring that new development does not have a detrimental impact on people's quality of life or the quality of the Borough's built and natural environment.
- Raising the standard of design across the Borough to encourage investment and create a high quality urban environment.
- Protecting, conserving and enhancing the Borough's historic assets

SWOT analysis (Strengths/Weaknesses/Opportunities/Threats)

1.133 Set out below is a SWOT analysis. It pulls together the main findings of our issues and trends in the Borough and leads into the vision and objectives.

| STRENGTHS | WEAKNESSES |
|---|--|
| <ul style="list-style-type: none"> • Accessible location of the Borough to the East and West Midlands • High quality rural environment with historic towns and villages which attract people to live, work and visit the Borough. • Relatively high levels of employment compared to other Staffordshire authorities • Major employment centres and many small loyal businesses. • Situated in the National Forest which is restoring the landscape, creating jobs and providing reasons to visit. • Well established Local Strategic Partnership | <ul style="list-style-type: none"> • Pulling power of nearby larger centres means many residents look outside the borough for work, shopping, entertainment and higher level services • Shortage of skilled employees in some sectors • High per capita CO 2 emissions than the West Midlands average • There are pockets of deprivation, particularly in Burton upon Trent • Poor ICT and broadband service in some rural areas • Borough is constrained by flood risk and topography • Some poor quality housing • Poorer health in the deprived areas of Burton compared to the rest of the Borough. |
| OPPORTUNITIES | THREATS |
| <ul style="list-style-type: none"> • Potential for creating new jobs including high value jobs. • New housing gives opportunities to meet needs and transform the town through brownfield redevelopment and town centre investment. • More housing in rural areas will support local services and village life. • New emphasis on infrastructure and delivery. • Partnership working • Potential for resource efficient developments that mitigate and adapt to climate change • Use of Council owned land and Council regeneration initiatives to bring forward key gateway developments • Access to good quality Green Infrastructure | <ul style="list-style-type: none"> • A lack of suitable new housing could restrict development of employment opportunities in the area or increase in-commuting. • Growing and changing population structure. • Increasing levels of traffic congestion impacting on the local economy and consequent threat of poor air quality. • Risk of insufficient resources to deliver required infrastructure. • Continuing decline in rural services. • Increasing size of elderly and dependent population with specific needs and requirements • The wrong mix of new housing development could reduce demand for some existing housing. |

The Vision: A Progressive East Staffordshire:

Our vision for East Staffordshire is drawn from the responses received from public consultations and working with stakeholders, Parish Councils, Members and officers of the Borough Council. The vision for the Borough provides the over-arching context for the Local Plan and provides a clear declaration on which guides the Strategic Objectives and Policies in the Local Plan. The vision is as follows:

In the future East Staffordshire's communities will be well planned, vibrant, safe and inclusive. New developments will be designed to a high standard and will celebrate the rich diversity in the borough and its distinct settlements.

Quality housing will be available with a variety that meets the needs of all sectors of the community and the aspirations of a growing population. New landscaping and the existing environment will allow for improved leisure activities on peoples doorsteps, increasing opportunities for following healthier lifestyles and sustainable travel.

The council will lead a place-shaping agenda which over the next 19 years will sensitively enhance the quality and extent of the commercial, business and housing offer that is currently available, whilst respecting the context and identities of detached settlements and the wider environment, taking into consideration climate change and sustainability.

Burton upon Trent: *will be a positive and ambitious town, which has developed its sub regional status as an economic, retail, and cultural centre. The anticipated growth in employment opportunities over the next twenty years will have realised the potential to generate prosperity across communities in the borough and this will be supported by housing to ensure that development is sustainable and reduces overall levels of commuting, especially by car.*

Burton upon Trent will be recognised nationally as the "Capital" of the National Forest, with a high quality and diverse green infrastructure network providing environmental, biodiversity, health, and sustainable transport opportunities.

The town will embrace its heritage and look to the future and capitalise on its enviable transportation links, using available brown field sites to increase the number of people living in the town and improve the retail experience.

Inner Burton will have an improved housing stock, through private sector investment and the development of brownfield sites. Environmental and infrastructure improvements will be delivered by both public and private funds.

Uttoxeter: will have a multi-functional, attractive Town Centre that incorporates a wide-ranging mix of activities set within a high quality network of pleasant streets and spaces, which create a strong identity and a place where people want to live, work and visit. The town will build upon its strategic location, its unique historic environment and its shops and markets, to attract and retain new investment for the benefit of local business and residential communities.

Significant growth and change will be welcomed through the implementation of sustainable urban extensions. There will be associated environmental benefits to the growth with improvements to community and health facilities and better access to improved open spaces.

The Rural Areas: The boroughs' rural areas are extensive and diverse and will be celebrated. Opportunities for sustainable rural economic growth and jobs will be actively encouraged and will be supported by access to high quality broadband to help improve the prosperity of the borough as a whole.

Larger strategic villages will build upon their role as rural centres for residents in the local area with services, facilities and jobs enabling people in the wider area to live and work locally. Smaller village communities will also continue to thrive and will have distinctive and appropriate levels of growth, shaped by the people who live and work in the area.

Well managed, sustainable tourism will be a major driver in regenerating the rural areas and enhancing their character and quality. In the east of the borough, the National Forest will continue to be a major driver in enhancing the rural environment and creating employment opportunities. There will be environmental, economic and social benefits from river corridor opportunities which will also link between existing attractions. Embracing new technologies which meet the future needs of the population will facilitate the rural economy.

Major redundant sites and remaining underutilised parts of the former military camps in the countryside will have been brought into suitable new uses to improve the environment and/or diversify the rural economy where appropriate, or restored to open landscaped countryside.

In the countryside, the richness of the Borough's landscape and its biodiversity will continue to be valued and protected in a way which sensitively accommodates the needs of farmers, rural businesses, visitors and residents. Landscape character and quality will be conserved and enhanced and biodiversity fostered with appropriate new landscaping encouraged. Public

access to the countryside will be extended with new walking, cycling and horse riding routes developed.

Strategic Objectives

1.134 To deliver the Vision for the Borough the following Strategic Objectives will be the focus for the Local Plan sustainable development strategy, strategic allocations and policies.

SO1: Well designed communities: To develop green infrastructure-led strategic housing growth providing well designed communities that provide accessible green space, services and facilities, promote distinctiveness, wellbeing, whilst protecting and enhancing sensitive environments.

SO2: Housing Choice: To provide a mix of well designed, sustainable market, specialist and affordable homes that meet the needs of existing and future residents given ongoing and expected population change in the Borough.

SO3: Accessibility and Transport Infrastructure: To ensure that new development will be supported by effective transport infrastructure and designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking, cycling and rail travel.

SO4: Neighbourhood Planning: To ensure local communities have opportunities to help plan their own neighbourhoods to positively shape where development is located.

SO5: Education Infrastructure: To plan for and deliver new education infrastructure to meet the growing need of Borough residents, particularly in Burton upon Trent where school place demand exceeds supply irrespective of further growth.

SO6: Centres: Maintain and enhance Burton upon Trent and Uttoxeter town centres and other local centres as thriving, attractive and accessible places to live and visit. Ensuring that our centres are vibrant places with a range of retail, culture and leisure options to meet local needs.

SO7: Economic Diversification: To foster and diversify the employment base of Burton upon Trent to support higher growth and higher quality jobs, and the employment base of Uttoxeter to reduce the reliance on a limited number of employers, by allocating high quality sustainable employment sites and improving the environmental quality and image of these key economic centres by utilising Green Infrastructure.

SO8: Rural Economy: To sustain and enhance employment opportunities in the rural part of the Borough by promoting local distinctiveness and in particular make the most of employment and business opportunities associated with the National Forest and rural diversification.

SO9: Heritage (Historic Environment – Sustainable Management and Use)

To deliver high quality places that conserve and enhance the historic environment whilst promoting local distinctiveness, place making, significance and sustainable development to support heritage-led regeneration and the sustainable use of heritage assets, particularly in Burton upon Trent, the market town of Uttoxeter, rural villages and the wider countryside.

SO10: Flood Risk: To plan for and reduce the impacts of climate change including ensuring that new development in settlements along our river corridors in particular are not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere, recognising the benefit of Green Infrastructure.

SO11: Prudent Use of Resources: To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.

SO12: Countryside: To protect, conserve and enhance the local countryside, character, distinctiveness and quality of the landscape and the diversity of wildlife and habitats.

Part 2

The Sustainable Development Strategy





*Trent & Mersey Canal -
Stretton*

The Sustainable Development Strategy

The Strategy to 2031

2.1 East Staffordshire Borough Council wants to deliver growth in a responsible and sustainable way. This means that the sustainable development strategy will be coherent, planned, and will deliver growth over the entire plan period from 2012-2031 in a comprehensive and structured way. The intention is that sustainability drives the development strategy.

2.2 The Local Plan will make the Borough a more sustainable place by the careful location of development and by protecting but also using the natural assets of the area to their best advantage. The Local Plan seeks to apply national policy together with those issues that are important to the local area. Proposals for development will be judged against their contribution to providing a sustainable future for the Borough with a strong focus on development in the main urban areas of Burton upon Trent and Uttoxeter.

2.3 The Strategy takes account of known and anticipated constraints. This includes the careful consideration of development on land close to:

- Areas of Flood Risk
- Coalescence
- Green Belt
- Internationally and National designated Nature Conservation sites
- Local nature reserves
- Sites of geological interest
- National and locally protected Heritage sites
- High quality landscape features including Ancient Woodlands
- The best and most versatile agricultural land
- Noisy or polluting sites
- Coal consultation areas
- Gravel extraction

2.4 In terms of infrastructure, land should be capable of being adequately served with:

- An efficient and safe local transport network
- An adequate water supply system
- Adequate surface and foul mains drainage
- Easily accessible Utility Services including broadband and G4 networks
- Green Infrastructure

2.5 For many years the growth strategy for the Borough has been based on compact urban growth. This has been secured through the development of brownfield sites, a focus on the main towns within the Borough and strict control of development within defined settlement boundaries.

2.6 The Sustainability Appraisal has been a key component in guiding the final development strategy through the appraisal of different strategies and individual site options.

2.7 The Interim Sustainability Appraisal (October 2012) appraised the following strategy options:

| | | |
|-----------------|--------------------------------|---|
| Option 1 | Urban extensions | Development in just Burton and Uttoxeter, no village development |
| Option 2 | Urban extensions plus villages | Development in Burton and Uttoxeter plus two or more strategic villages |
| Option 3 | Equal distribution | Development distributed equally across villages and towns |
| Option 4 | Single urban focus | All development to be in just Burton upon Trent or Uttoxeter |
| Option 5 | New Settlement | Create a brand new settlement in the rural areas |

2.8 The SA identified Option 2 as the most sustainable option due to the strategy providing a more balanced approach to growth by addressing some rural needs whilst placing the majority of growth in the main urban centres which would enhance the role and quality of the two main towns. The appraisal led to the rejection of further consideration of options 1, 3, 4 and 5.

2.9 The Interim Sustainability Appraisal then appraised the further refined options of the strategy:

| Options | Description |
|----------------|--|
| 2a | Concentrating growth to the West and North in Burton and some growth to the West of Uttoxeter and the strategic villages |
| 2b | Concentrating most growth in the Outwoods and Stretton areas of Burton and some development to the South of Uttoxeter and the strategic villages |
| 2c | More dispersed growth surrounding Burton and some development to the South of Uttoxeter and the strategic villages |

| | |
|-----------|--|
| 2d | Concentrating growth in the South of Burton and some development to the West of Uttoxeter and in strategic villages. |
|-----------|--|

2.10 The appraisal identified Strategic Option 2d as the most sustainable Strategic Option, although recognised that Option 2c also scored well. It was considered that Option 2d represented the most sustainable Strategic Option by providing larger sustainable mixed-use urban extensions in both Burton and Uttoxeter, which as well as providing a broad range of housing type and mix, would also provide additional services and facilities for the towns, and more employment land. In addition, this option proposed more development on brownfield sites in the towns which would increase the vitality and viability of the town centres.

2.11 The final development strategy comprises a combination of many of the options above. The Sustainability Appraisal of the strategy including site allocations and individual policies accompanies this consultation document. The appraisal concludes that the final strategy offers a sustainable strategy, meeting the housing and employment needs of the current and future population. Whilst some negative effects are identified, the implementation of all strategic and detailed policies will ensure these are mitigated over the plan period.



Charrington House

Horninglow Street – Burton

2.12 The strategy in this Local Plan, which is informed by the sustainability appraisal and also by the viability assessment, is to prioritise, economically viable, brownfield land and other suitable and available sites inside the existing urban areas for new housing whilst allowing a controlled south and westward expansion of Burton upon Trent and Uttoxeter into greenfield land adjacent to the existing boundary of the built up area. In addition a very limited number of sites in the villages are suggested. This is to:

- provide a range and choice of locations;
- provide land supply that can be delivered over the lifetime of the plan through a choice of brown and greenfield sites of varying sizes;
- consolidate and integrate the existing and extended built up areas;
- support the planning and implementation of community facilities according to clear defined locations and principles, and
- maintain the strategic gaps between Burton upon Trent and Uttoxeter and surrounding villages.

Limits to Development

2.13 In order to control development and to protect the countryside, it is necessary to define precise limits to development, settlement boundaries, around the main urban areas of Burton upon Trent, Uttoxeter and Tier 1 and Tier 2 villages.

Strategic Green Gaps

2.14 The western extension of housing development in both Burton upon Trent and Uttoxeter is to be limited by strategic green gaps between the towns and the surrounding villages in the vicinity of Rolleston on Dove, Anslow and Tatenhill near Burton upon Trent and Bramshall near Uttoxeter. The purpose of this is to prevent the coalescence of these villages and protect their character.

Settlement Hierarchy

2.15 The borough contains the large urban area of Burton upon Trent, the market town of Uttoxeter and a great variety of villages and rural areas. A clear planning approach towards them is necessary based upon an understanding of their current characteristics and function and any aspirations for the future. The settlement classification sets out the role of individual towns and villages in the Borough as a basis for the distribution of development through the settlement hierarchy.

2.16 By identifying those places that have the greatest amount and range of community facilities and support services, are nearest to main towns and employment sites and which are best served by public transport, the hierarchy identifies locations where the majority of the Borough's population can live whilst minimising the need to travel. The Council's settlement hierarchy topic paper supports the identification of a hierarchy and justification for each settlement.

2.17 Burton upon Trent and Uttoxeter are identified as main towns. These two settlements currently accommodate the majority the Borough' population and through the spatial strategy they will accommodate the majority of the Borough's growth.

The suggested split of development across the Borough is:

- **Burton upon Trent** - 73.5%
- **Uttoxeter** - 17.7%
- **Villages (Tier 1)** - 6.3%
- **Villages (Tier 2 and 3)** – 2.5%

2.18 **The majority of new development should be directed to sites in and around Burton.** This is the largest settlement in the Borough, and the one with most regeneration needs, particularly with regard to attracting investment in industries that will provide a more varied economic base to the town. It is also has the most facilities to serve an increased population, with the most potential to increase and enhance the level of provision. New development which is accessible to existing facilities is likely to be the most sustainable option. The evidence base shows low vacancy rates and relatively strong prices, indicating confidence in strong market demand for the levels of growth the Council is proposing. The transport evidence base also indicates that growth can be accommodated and mitigated in key locations.

2.19 A significant amount of development should be directed to sites in and around Uttoxeter. Uttoxeter’s location gives it identity but at the same time its relative remoteness works against the town. The Local Plan needs to respond to this by supporting the town and assisting with its regeneration. The Council is aware that to be successful Uttoxeter’s economic base needs to be bolstered and sites regenerated to attract investment. Additional housing will help to provide a sustainable location where new employees can live without the need to commute from other towns. The Council has overseen a continuing programme to regenerate Uttoxeter Town Centre, and an increased population will help to underpin this.

2.20 Some development should be directed to the villages. The Local Plan seeks to deliver some growth in the rural areas to ensure that existing facilities and services and community life are supported. The level of development assigned to each village is appropriate given its size, its hinterland and the nature of its facilities.

2.21 The villages have been categorised into a three-tier hierarchy. The categories are defined in the table below.

| | | | |
|--------|-----------------------|---|--|
| Tier 1 | Strategic Village | Strategic villages meet rural needs by providing a good range of facilities and services to their own populations and a wider rural catchment area. | Tutbury, Barton under Needwood, Rolleston on Dove, Rocester |
| Tier 2 | Local Service Village | Tier 2 villages meet local needs by providing a more limited range of facilities and services which sustain village life. | Abbots Bromley, Yoxall, Marchington, Mayfield, Denstone, Draycott in the Clay |
| Tier 3 | Small Village | Tier 3 – these are very rural and small and have very limited facilities and services. | Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton |

2.22 Tier 1 Strategic Villages will accommodate a strategic housing allocation the purpose of which is to meet need generated in the village, its rural hinterland and also to meet some of the needs of the Borough as a whole. This type and level of development will support the existing services in each of the villages without undermining it as a free-standing settlement, whilst enhancing its overall sustainability. In addition to the strategic allocation Tier 1 villages will also receive

a development allowance which can be delivered as infill on appropriate and mostly brownfield sites within the settlement boundaries as opportunities arise over the plan period.

2.23 Tier 2 Local Service Centres will accommodate limited development over the Local Plan period, in step with the more limited range of facilities in each of them, and also their sensitivity to the erosion of their character. To ensure that housing development is delivered, the Council is specifying a development allowance for each settlement. The two largest villages, Abbots Bromley and Yoxall are assigned 40 dwellings whereas the remaining 4 villages are assigned 20 dwellings. These levels of growth recognise that the two largest villages are relatively remote from Burton, Uttoxeter or any other town, and so perform the role of supporting a larger rural hinterland than the other Local Service Villages. The delivery of this development allowance will be community led. Communities can decide how the allowance will be delivered over the plan period and there are two options that can come forward. The first option is to rely on windfall infill development which will be allowed on appropriate and mostly brownfield sites within settlement boundaries as opportunities arise over the plan period. The second option is the allocation of small sites, which has greater potential to deliver affordable housing and other community benefits. Where communities have already chosen an option settlement boundaries have been extended. Where communities have not yet decided, settlement boundaries will be revised, once they have chosen, through the adoption of Neighbourhood Plans.

2.24 Tier 3 Small Villages have not been given settlement boundaries because of their size and lack of facilities. No site allocations are made but there is an overall development allowance for all Tier 3 villages. This will be achieved through development under the housing Exceptions Site policy which will permit development of a handful of new properties in a village over the Local Plan period or through the Neighbourhood Plan process.

2.25 Settlements which are smaller than the Tier 3 villages do not have sufficient scale to accommodate new housing development other than that linked to agricultural operations or conversions in exceptional circumstances.

2.26 Engagement The Council has been working with communities through neighbourhood planning and where this is not happening through proactive engagement with Parish Council's to revise the settlement boundaries.

2.27 Tier 1 villages have been visited and an assessment made of the capacity of the settlement boundary to bring forward the predicted level of growth over the plan period. It is concluded that the existing settlement boundaries in Tier 1 settlements have the capacity for the level of growth required over the plan

period, with only the redrawing of the boundaries to take in the strategic allocations.

2.28 For Tier 2 settlements ESBC officers have visited each Parish Council to discuss their existing settlement boundary and the level of growth deemed appropriate over the plan period. Many of the Tier 2 villages have not had their settlement boundaries changed for many years and have over the past 10 years had infill development such that there is little capacity for more development. With this in mind officers have been working with Parishes to identify sustainable locations for growth and have amended settlement boundaries to reflect discussions. Each settlement has been treated separately as there not a 'one size fits all' approach. Summaries of each approach can be found in the 'Settlement Boundary Review' which supports the Pre-Submission consultation.

Spatial Strategy: Approach to Brownfield Development

Housing

2.29 This Local Plan acknowledges and encourages the delivery of housing on suitable brownfield sites within development boundaries. Brownfield development is an important component to delivering a sustainable plan for the Borough. When driving around Burton upon Trent, in particular, it is clear that there are opportunities that would make great development sites for a wide range of uses.

2.30 It is however important to recognise that such brownfield sites are often difficult to bring forward and it is not a supply that can be completely relied upon unless there is certainty that sites will be developed within the timeframe of the plan. Brownfield sites are more likely to have development constraints, when compared to greenfield sites, due to previous uses, location, size, shape and proximity to other uses which often present issues that require careful planning resolution. Despite this, brownfield sites will be encouraged to come forward as both strategic allocations and windfalls. Viability work undertaken by the Borough Council indicates that brownfield sites are viable. In addition, the Borough Council can evidence that brownfield sites are being successfully approved and developed across the Borough.

2.31 The Local Plan allocates only those strategic brownfield sites that are known to be deliverable and developable. These sites have the potential to create new neighbourhoods that will add value to existing communities, raise environmental quality through good design, and introduce housing choice and flexibility. The brownfield allocations also have the potential to mitigate any impacts they generate owing to the size of the developments. However the intention is to re-use and recycle as much low quality, or under-used and surplus employment land as possible for future employment uses. This has been informed by the

Council's Strategic Housing Land Availability Assessment and Employment Land Review.

2.32 In previous years the Council has relied heavily on the supply of brownfield windfall sites. There are many opportunities within Burton upon Trent in particular, owing to the way in which the town and has grown and developed. Employment and housing areas co-exist throughout the town reflecting the opportunities that have presented themselves at any one time in the town's history. As a successful employment hub which is built on the success of the breweries and manufacturing industries the town has evolved and responded to changing employment needs. Employment restructuring, rationalisation of employment operations and the changing modern needs of business have presented development opportunities. As the employment base continues to change, further opportunities will become available.

2.33 Brownfield development is an important component to delivering a sustainable plan and the modest brownfield windfall allowance which the Council has set does not seek to cram as much development into the towns as possible. The Council will however continue to support the redevelopment of brownfield sites within development boundaries above the windfall allowances set, providing proposals contribute to sustainable development.

Spatial Strategy: Approach to Greenfield Development

Housing

2.34 There are not enough brownfield sites available across the Borough to accommodate the Council's growth targets over the lifetime of the Plan. Difficult choices arise when considering how the remainder of growth will be distributed.

2.35 Greenfield sites will need to be released to ensure that housing and employment requirements are met. Viability work undertaken by the Borough Council demonstrates that greenfield sites are deliverable. The strategy for greenfield release is the delivery of Sustainable Urban Extensions (SUE), which supports the Council's intention to deliver truly sustainable growth and developments that the Borough can be proud of. The scale of these extensions will enable the delivery of high-quality new places, characterised by high levels of design and open space, and which can deliver the required infrastructure to ensure a critical mass of activity and high degree of sustainability.

2.36 The Council has not chosen a strategy of piecemeal development whereby growth is scattered around different sites because of the impact this would have on existing communities. The SUEs will provide Burton and Uttoxeter with a

valuable legacy for future generations of East Staffordshire residents. We will ensure that our SUEs will deliver:

- high quality housing that offers choice and flexibility to deliver lifetime communities where families can grow and mature;
- a mix of uses that is well connected and has a functional relationship with the wider area;
- a distinctive character and place which residents will enjoy and where people will be safe;
- enhanced green infrastructure to ensure that development is balanced with green spaces for amenity use, health and well-being and to act as wildlife corridors with the surrounding open countryside;
- facilities and services such as schools, local centres, playing pitches and play areas that meet local requirements thereby reducing the need to travel; and
- the necessary infrastructure which will mitigate the impact of development upon the environment and existing communities.

2.37 The sustainable development strategy seeks to provide a range of sites to ensure that growth is accommodated across the entire plan period. Major greenfield SUE's will be delivered in Burton upon Trent and Uttoxeter supported by smaller greenfield and brownfield allocations. Major Sustainable Urban Extensions traditionally take longer before delivery can commence owing to the size of the site, the complex planning issues that will need to be addressed and the infrastructure and site works that will often need to be undertaken prior to the completion of the first housing or employment unit. However, planning of the allocated SUEs is well advanced. When these sites are underway they will take the majority of the plan period to be completed thereby providing a steady supply of houses. A number of the SUEs capitalise on the opportunities presented by their location close to the strategic road network to facilitate inward investment. In the short term the smaller greenfield sites will be readily available to accommodate supply more quickly.

Employment

2.38 The Locational Strategy proposes to provide a varied range of employment sites at the right locations across the Borough. This will include the development and redevelopment of existing employment areas and the provision of new employment land to meet future employment need.

2.39 Burton-upon-Trent in particular is an important employment hub in a wider geography with the surrounding areas into South Derbyshire showing considerably lower densities of employment apart from Toyota at Burnaston. Within the borough JCB at Rocester is a concentration of employment and

Uttoxeter stands out in terms of a smaller concentration of jobs. The prison at Dovegate and Barton Business Park represents other localised employment focuses. There are also a number of rural industrial estates which are an important component of the Boroughs employment land portfolio.

2.40 The spatial strategy directs employment growth to the two main towns of Burton upon Trent and Uttoxeter.

2.41 Further land is required for employment uses over the plan period. Both employment sectors have vacant premises within Burton upon Trent and Uttoxeter which will contribute to meeting identified demand. Further land is required is top up the land supply for these employment sectors which will require the release of greenfield sites. These sites form part of the two sustainable urban extensions proposed on the western side of both Burton upon Trent and Uttoxeter. Both sites will integrate employment land with a mix of uses including housing to create sustainable development. The intention is for the co-location of housing and employment with an aim of reducing commuting. The sites are also located close to the strategic road network which will facilitate inward investment.

2.42 The Borough Council is committed to supporting the rural economy. Business and tourism related development may be appropriate, if it is not intrusive in the landscape or incompatible with the openness of the countryside.

2.43 Outside of the main settlements of Burton upon Trent and Uttoxeter employment development is encouraged within the settlement boundaries of Tier 1 and Tier 2 villages providing the use is appropriate and can be accommodated within the fabric and character of the settlement. In the open countryside employment development is accepted providing it supports uses accepted in a countryside setting. Our approach to the Camps in rural areas will be to allow some intensification and change of uses where employment is still provided.

Supporting the Town Centre and Retail Centres

2.44 The strategy proposes to continue to protect the town centre in order to ensure its vitality and viability and support priorities for that area. The Local Plan will ensure that the hierarchy of retail and commercial centres are maintained and that their role, function, vitality and viability are maintained and enhanced in the future and where possible centres adapt to changing behaviours. Local Centres are identified to ensure that communities outside of the main town centres have access to services and facilities that meet daily needs to reduce the need to travel.

Safeguarding the Natural and Built Environment

2.45 The Borough Council will look to protect, manage and actively enhance the biodiversity, geodiversity, landscape character and Green Infrastructure assets of the Borough. The strategy is to protect and enhance existing green areas and to create new ones as part of new greenfield strategic allocations. The sustainable development strategy will also expect that where appropriate, development contributes towards National Forest planting.

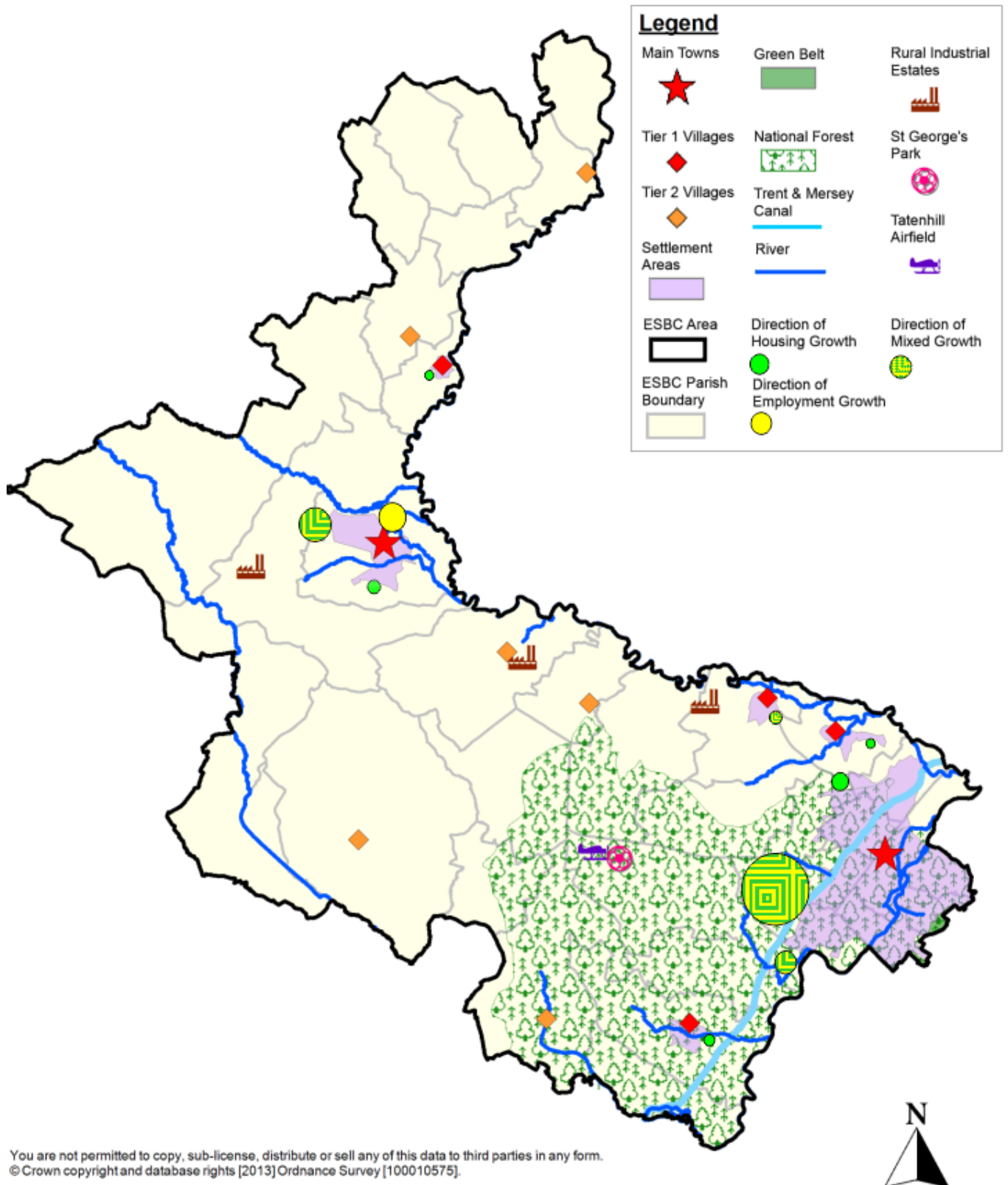
2.46 The Borough Council will look to protect, manage and actively enhance the fabric of the Borough through good design, use of materials and proactive protection of the historic environment.

Summary

- Quantum and distribution of housing and employment growth assigned to a hierarchy of settlements defined on the basis of role and function;
- Community led decision making on the development allowance in Tier 1 and 2 settlements to accord with the way in which these settlements want to grow;
- Delivery of brownfield strategic housing sites to deliver sustainable development to existing communities;
- Delivery of large greenfield Sustainable Urban Extensions to deliver green-infrastructure led development which will provide a lasting legacy for the main towns;
- Quantum and distribution of town centre uses and growth assigned to a hierarchy of centres defined on the basis of role and function;
- Limits to development set for the main urban areas, Tier 1 and 2 settlements by settlement boundaries;
- Protection and enhancement of the countryside with limited development to support rural communities;
- Protection of the identity and character of rural settlements in close proximity to Burton upon Trent and Uttoxeter with the designation of Strategic Green Gaps;
- Protection and enhancement of the Borough's natural assets to ensure that the special rural character is not eroded;
- Protection and enhancement of the Borough heritage assets to ensure that the special historic qualities of the Borough are not eroded.

Figure 2.1: Key Diagram

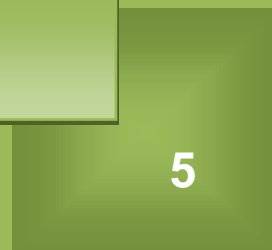
Key Diagram



Part

3

Strategic
Policies





*The River Trent – Burton Town
Centre*

Index of Strategic Policies

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SUSTAINABLE DEVELOPMENT STRATEGY POLICIES

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development:

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

The National Planning Policy Framework (NPPF) translates European legislation and the UK strategy into guidance that underpins the planning system. Paragraph 6 of the framework clarifies that the purpose of the planning system is to contribute to the achievement of sustainable development and the policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The framework sets out that **sustainable** means '*ensuring that better lives for ourselves don't mean worse lives for future generations*' and **development** means '*growth*'.

The framework states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

The Council has adopted a positive approach in seeking to meet objectively assessed development needs of the Borough. The policies in the plan provide a clear framework to guide sustainable growth and the management of change, thereby following the Government's presumption in favour of sustainable development.

There may be instances where the Plan is silent or in future years, policies may become out of date. To enable the Council to continue to take a sustainably positive approach to decision making, the applicant will need to assist by submitting evidence to demonstrate how benefits of the proposal outweigh any adverse impacts.

The following model policy which embodies the frameworks presumption in favour of sustainable development is suggested by the Planning Inspectorate.

PRINCIPLE 1

Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always seek to work proactively with applicants to:

- find solutions which result in the approval of development proposals wherever possible; and
- secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in "made" neighbourhood plans, i.e. those that have been brought into legal force by the Council) will be approved without delay, unless material considerations indicate otherwise.

Where the development plan is absent, silent or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in the National Planning Policy Framework indicate that development should be restricted.

East Staffordshire Borough Council's approach to Sustainable Development

Whilst the NPPF provides guidance within which sustainable development can be considered, East Staffordshire Borough Council has its own principles of what constitutes sustainable development.

The Council's Sustainability Appraisal sets out criteria against which the sustainable development strategy, sites and policies have been assessed. The appraisal and its findings are integral to the development of the Pre Submission Local Plan.



Tiger Court, Burton

The Sustainable Community Strategy which was drawn up by East Staffordshire's Local Strategic Partnership identifies that the key objective of the partnership is to improve the quality of life in East Staffordshire by addressing important issues affecting those who live and work in the borough, such as health, housing, community safety, transport and education.

The Partnership is committed to helping East Staffordshire to develop in a sustainable way. According to the partnership sustainable communities are communities which are:

- **Active, inclusive and safe**
- **Well run**
- **Environmentally sensitive**
- **Well designed and built**
- **Well connected**
- **Thriving**

- Well served
- Fair for everyone

The following policy seeks to address this local definition and will be applicable to all development, in conjunction with all other local plan policies which add more detail on specific topics.

The Council will facilitate the delivery of integrated sustainable development through a variety of means, including the appropriate use of planning conditions and obligations, planning performance agreements, neighbourhood plans and local development orders, supplementary planning documents and further non- statutory planning guidance.

STRATEGIC POLICY 1

East Staffordshire Approach to Sustainable Development

In line with **Principle 1**, development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to East Staffordshire Borough Council.

In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles:

- located on, or with good links to, the strategic highway network, and should not result in goods vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside;
- it is convenient and safe to walk, cycle and travel by public transport between (and for larger sites, around) the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities and between any new on-site provision;
- re-uses existing buildings where this is practicable and desirable in terms of the contribution the buildings make to their setting
- integrated with the character of the landscape and townscape, provides for archaeological investigation where this is appropriate and enhances buildings of heritage importance and their setting;
- designed to protect the amenity of the occupiers of residential properties nearby, and any future occupiers of the development through good design and landscaping;
- high quality design which incorporates energy efficient considerations and renewable energy technologies;
- developed without incurring unacceptable flood risk or drainage problems and uses Sustainable Drainage Systems (SUDS) where appropriate;

- does not harm biodiversity, but rather enhances it wherever possible, including increasing tree-cover, especially as part of the National Forest;
- creates well designed and located publicly accessible open space;
- would demonstrably help to support the viability of local facilities, businesses and the local community;
- would contribute towards the creation of sustainable communities through the provision of a mix of housing types and tenures;
- uses locally sourced, sustainable or recycled construction materials (including wood products from the National Forest where this is appropriate), sustainable waste management practices and minimises construction waste; and
- would result in the removal of contamination and other environmental problems associated with the site.

Strong Network of Settlements

The sustainable development strategy directs growth to the most sustainable places. Burton upon Trent and Uttoxeter are identified as main towns because of the size of the settlements and the level of services and facilities that they contain. What makes a sustainable Borough is captured in the Council's Sustainability Appraisal which supports the Pre-submission Local Plan. The sustainability appraisal also supports a limited level of growth in the rural area due to the need to accommodate growth to allow for choice and flexibility in the housing stock, meet local needs by providing a range of and mix of housing types, and in particular affordability. Rural development also has the potential to further support or provide new services and facilities in rural settlements.

The following elements guide the distribution of new development within the Borough over the lifetime of the Local Plan. These seek to:

- Focus the majority of new development at Burton Upon Trent;
- Allocate a significant level of development at Uttoxeter;
- Identify and support those villages that have a range of essential services and good transport links, including public transport links, to larger towns and their employment areas; and
- Control new development in all other villages and hamlets.



*Wyllie Mews, Station Street,
Burton*

The purpose of identifying a network of settlements is to ensure that the right level of development takes place in the right places, recognising that each settlement performs a different role and function within the network. Consideration has been given to ensuring development takes place in locations served by services, facilities and public transport, as set out in the settlement hierarchy evidence base. The Sustainability Appraisal shows that this strategy approach not only provides opportunities to allow easy access to facilities without using a car, and supports social interaction in communities, the strategy also maximises the opportunities to support businesses, in both urban and rural areas. It is considered the best strategy for achieving all three dimensions of Sustainable Development.

The benefits of identifying specific settlements within the policy provides a clear approach for communities, setting out where development will take place over the plan period whilst also giving a degree of certainty to service providers who will be able to effectively plan future provision.

Proposed amendments to settlement boundaries are shown on the Policies Maps. Boundaries have been amended to incorporate strategic allocations in the main towns and Tier 1 villages. Further amendments to Tier 1 and 2 settlements have been identified following close engagement with parishes.

STRATEGIC POLICY 2

A Strong Network of Settlements

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

Main Towns

Burton upon Trent and Uttoxeter

Tier 1: Strategic Villages

Tutbury, Barton under Needwood, Rolleston on Dove and Rocester

Tier 2: Local Service Villages

Abbots Bromley, Yoxall, Marchington, Mayfield, Denstone and Draycott in the Clay.

Tier 3: Small Villages and other settlements

Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton.

New development should be concentrated within the settlement boundary of the Main Towns, Strategic Villages, Local Service Villages and Rural Industrial Estates, as shown on the policies maps.

Tier 3 Small Villages and other settlements (without settlement boundaries) and employment areas without boundaries are treated as open countryside where development will be permitted only in exceptional circumstances as set out in Strategic Policies 8, 14, 15, 18, 20 and 21.

Where a Neighbourhood Plan has been made then the Neighbourhood Plan takes precedence over this policy.

Provision of Homes and Jobs 2012 – 2031

We need to cater for a growing population. The Council's updated Strategic Housing Market Area (SHMA) assessment 2013 identifies that there is a trend towards smaller households which means that we need to build more houses to accommodate the same population as well as any new population over the life time of the Local Plan. The SHMA identifies that 90% of the growth in households will be of single person and couple households; those without children or other adults.



*The JCB Academy
Rocester*

Economic factors are also important and national guidance places particular importance on the development of the economy. We need to make sure that there is enough housing for the workforce who will drive the economy. Recognised as an economic hub within a largely rural hinterland, it is important that Burton upon Trent retains this important role and that there is sufficient housing of the right type available to support the employment workforce.

In accordance with the NPPF the Council has based the provision of housing and employment upon an objective assessment of needs derived from the local area. The updated SHMA assessment identifies housing need between 2012 – 2031 as 11,648 houses. Planning for this housing requirement figure will enable the Council to fully meet its demographically derived housing requirements as well as supporting the projected growth of the economy and net employment gains.

The updated Employment Land Review (2013) identifies the need for 30 hectares of employment land over the plan period to be developed for a variety of employment uses, in particular B1, B2 and B8. The provision of 30 hectares is supplemented by

an additional 10 hectares located at Derby Road in Uttoxeter, which was allocated for employment development in the adopted 2006 Local Plan.

The Council wishes to facilitate a range of job opportunities to support a growing population, through a choice of sites that complement the existing and varied stock. There is recognition by the Council that older employment areas and smaller employment units are valuable to new and start up businesses and provide an important component of a larger portfolio of sites which includes new provision and modern working environments.

Strategic Policy 3 will be delivered through working in partnership with developers and landowners through decisions on planning applications, bringing forward land allocations, supporting changes of use and the redevelopment of sites.

STRATEGIC POLICY 3

Provision of Homes and Jobs 2012 – 2031

The Borough Council will provide for 11,648 dwellings over the plan period of 2012-2031.

Provision will be made for 40 hectares of employment land which consists of 30 hectares of new provision B1, B2 and B8 employment land and a continuation of 10 hectares of B1, B2 and B8 employment land.

Distribution of Housing Growth 2012 – 2031

The NPPF states that the planning system should play an active role in guiding development to sustainable locations. Sustainability principles therefore need to be applied to the distribution and subsequent location of development across the Borough.



Construction at the old Reynold Chain Site - Horninglow Road, Burton

The Council's Settlement Hierarchy Topic Paper assists with growth distribution and is the basis upon which Strategic Policy 2 has been applied.

The Local Plan sees a number of significant mixed-use urban extensions to Burton and Uttoxeter as the main focus for development in the Borough. Other strategic housing sites have also been identified to meet the identified housing requirements, and to ensure a diverse, and flexible portfolio of land supply. This includes a large

proportion of brownfield sites within the urban areas, allowing for the regeneration and further improvement of existing areas and communities.

The Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which identifies land that has potential for residential development in the Borough. The results of the SHLAA are used to identify strategic sites capable of allocation in the Local Plan. The Council's sustainability appraisal further refines the SHLAA sites to arrive at a strategy underpinned by sites that are sustainable.

A number of allocated strategic sites have already been consented for development. The Council will continue to allocate these sites to ensure that the housing requirement overall can still be met should any of the planning permissions lapse, for whatever reason.

In addition to strategic allocations of development the main towns also receive a development allowance to capture development opportunities that arise over the plan period. This development allowance is informed by a windfall methodology paper and brownfield sites assessment. The evidence demonstrates that historically brownfield site development has formed an important component of growth in the Borough which is likely to continue to present opportunities. The majority of windfall sites will be brownfield. Greenfield may be acceptable in accordance with Strategic Policy 1 and Detailed Policy 3

Tier 1-3 settlements are given a development allowance which can either be allocated or come forward as windfall. Tier 1 settlements can accommodate a small allowance without the need to amend settlement boundaries. The Borough Council has engaged with Tier 2 local communities to determine which approach to take in delivering their development allowance.

In relation to the development allowance permissions already granted since the start of the plan period, will form part of the extant permission supply, when the allowance has been delivered no further development within settlements will be allowed.

Strategic Policy 4 seeks to accommodate 10,284 houses across the Borough. This figure is below the total housing requirement of 11,648. The 10,284 quantum of housing is based upon the land supply position as at 1 April 2012 and a number of factors need to be taken into account to demonstrate that the Borough Council can meet its housing land requirement:

- At April 2012 there were 1532¹⁴ extant permissions which equate to 1379 permissions when a 10% lapse rate is applied.

¹⁴ The Burton Road, Tutbury permission is removed from the figures. The permission was therefore not included in the April 2012 monitoring. 1756 extant permissions is lower than the figure recorded in the Preferred Option plan due to a data cleanse in 2012.

There are additional factors that can contribute further to supply:

- The Council has a strong track record for delivering windfall sites in Burton and Uttoxeter and the figures in Strategic Policy 4 represent a minimum figure;
- There are two residential applications which are due to be determined by the Secretary of State, amounting to 550 units. These decisions will be with the Council towards the end of 2013.

STRATEGIC POLICY 4

Distribution of Housing Growth 2012 – 2031

Land is allocated to meet to meet the housing provision of Strategic Policy 3 in accordance with the following distribution¹⁵:

New strategic allocations in the Local Plan

| Main Towns: | | Units |
|---------------------------------|--|--------------|
| <i>Burton upon Trent</i> | | |
| <i>Brownfield</i> | Branston Depot | 483 |
| | Bargates/Molson Coors High Street | 350 |
| | Molson Coors Middle Yard, Hawkins Lane | 300 |
| | Derby Road | 250 |
| | Pirelli | 300 |
| <i>Greenfield</i> | Land South Of Branston | 660 |
| | Branston Locks | 2580 |
| | Tutbury Road/Harehedge Lane | 500 |
| | Beamhill/Outwoods | 950 |
| | Guinevere Avenue | 100 |
| Total | | 6473 |
| <i>Uttoxeter</i> | | |
| <i>Brownfield</i> | Brookside Industrial Estate | 150 |
| | JCB, Pinfold Road | 257 |
| <i>Greenfield</i> | Uttoxeter West | 700 |
| | Stone Road | 100 |
| | Hazelwalls | 350 |
| Total | | 1557 |

¹⁵ This table is based upon the land supply situation at the start of the plan period: 1 April 2012. At that time none of the sites in Strategic Policy 4 had permission granted.

| | | |
|------------------------------------|------------------------|------------|
| Tier 1: Strategic Villages: | | |
| Barton under Needwood | Efflinch Lane | 130 |
| Rolleston on Dove | College Fields Site | 100 |
| Rocester | Land south of Rocester | 90 |
| Tutbury | Burton Road | 224 |
| Total | | 544 |

Windfall/Development allowance assigned to settlements in the Local Plan

| | |
|--|--|
| Main Towns: | 1359 windfall allowance (minimum) |
| Tier 1: Strategic Villages: | Development allowance |
| Barton under Needwood | 25 |
| Rolleston on Dove | 25 |
| Rocester | 25 |
| Tutbury | 26 |
| Tier 2: Local Service Villages: | Development allowance |
| Abbots Bromley | 40 |
| Yoxall | 40 |
| Marchington | 20 |
| Mayfield | 20 |
| Denstone | 20 |
| Draycott in the Clay | 20 |
| Tier 3: Small Villages and other settlements | Housing Exceptions allowance – see Strategic Policy 18 |
| Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton. | 90 |
| Total | 1710 |
| Grand Total | 10284 |

Housing Trajectory

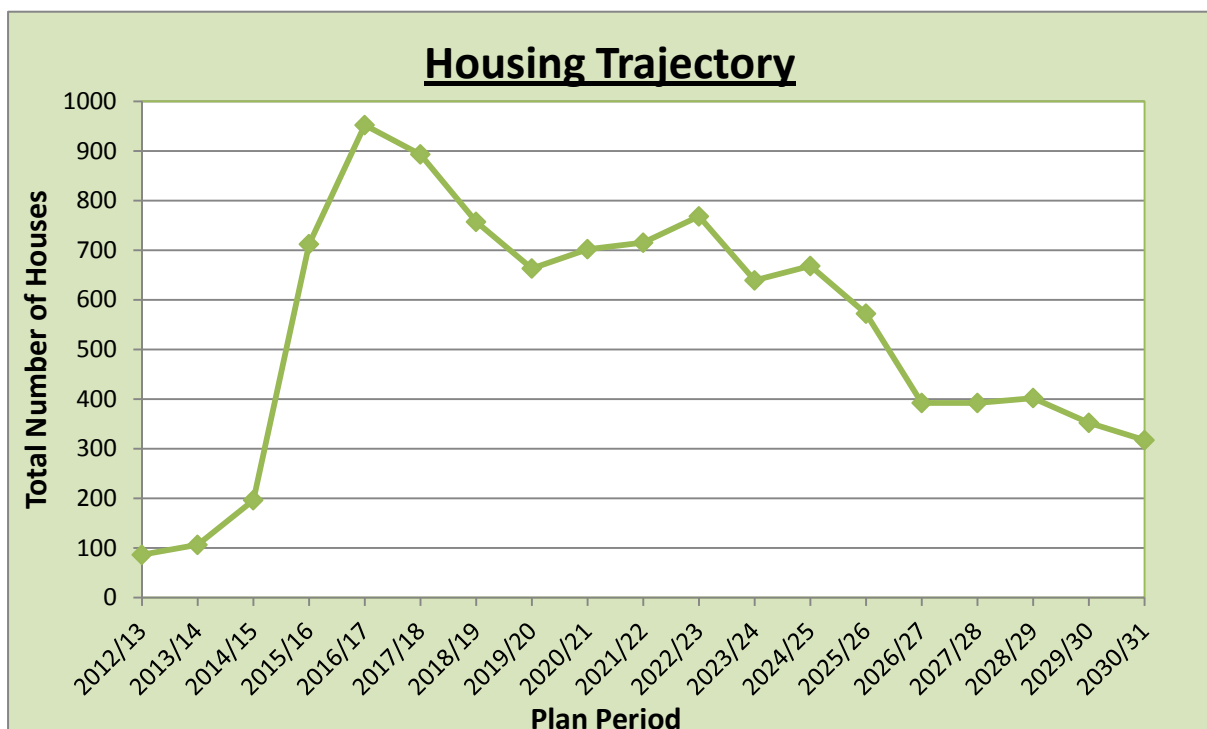
The Local Plan allocates the majority of growth through strategic housing sites. It is expected that these will start to be delivered quickly but will take several years to be completed. Most of the sites have an outline planning permission with developers already working up a reserved matters application which will set out in more detail the exact layout, distribution of uses, phasing and infrastructure development necessary to support the site.

The large greenfield strategic sites will have infrastructure requirements in the form of utilities, roads and education facilities which will need in some cases early construction. Despite this, indications from the developers are that the houses will begin to be delivered towards the end of the 5 year period following the grant of permission.

In contrast the strategic brownfield sites will require the demolition of existing structures in addition to potential infrastructure requirements although it is likely that utilities will already be in place.

In the current economic climate, a build-out rate of around 40 homes per year is considered achievable, having taken advice from the SHLAA Panel of local development experts East Staffordshire Borough Council refer to on the deliverability of housing in the Borough. On the major Sustainable Urban Extensions more than one house builder is likely to be on site at any one time and the annual delivery rates assumed for these sites have been adjusted accordingly.

Figure 3.1: Housing Trajectory



Distribution of Employment Growth 2012 – 2031

Burton upon Trent is the economic heart of the Borough with the highest proportion of existing employment land in and around the town and is considered a key location within the West Midlands. Uttoxeter also has an established employment base but is of a smaller scale. However, the town is strategically well located on the A50 and JCB is a major employer in the town with both their World Parts Centre and Heavy

Products factory in the town and the company has their world headquarters seven miles north in Rocester.

No new allocations are made in the rural areas but they contribute to the existing employment base with businesses located on the former camps. These are usually smaller units though they are an important source of employment in the rural economy. Applications for employment in the rural areas will be dealt with by strategic Policy 14 – Rural Economy.

The Retail and Leisure Study includes an assessment of the Office market in Burton upon Trent. This confirms previous reports that Burton town centre does not have an established office sector and there is no demand for new provision. Whilst there is no quantitative demand, existing office space should be protected and new office development promoted to improve the qualitative offer in the town centre. This new provision should be part of a mixed use development on the Bargates/Molson Coors Strategic allocation.

There are a number of sites committed through planning permission that have yet to be developed as well as a number of employment units that are vacant or underutilised that are set out in the ELR report and considered of good quality. These sites should be protected from change of use to other uses to allow flexibility in delivering a range of sites for employment use.

Strategic Policy 5 identifies the location of new employment allocations in Burton and Uttoxeter. These are all locations included as part of proposed mixed use development except for Derby Road, Uttoxeter an allocation carried forward from the 2006 Plan, part of which now has consent. The Council received funding through the Greater Birmingham and Solihull LEP for infrastructure work to open up the Derby Rd area from Dove Way.

STRATEGIC POLICY 5

Distribution of Employment Growth 2012 – 2031 (allocations)

Land is allocated to meet the employment provision of Strategic Policy 3 in accordance with the following distribution:

| | | |
|--------------------------|----------------|-------|
| Burton upon Trent | Branston Locks | 20 ha |
| Uttoxeter | Uttoxeter West | 10 ha |
| | Derby Road | 10 ha |

These new employment sites will provide a mix of B1, B2 and B8 uses.

Managing the Release of Housing and Employment Land

The East Staffordshire Local Plan looks ahead to 2031. Over this timeframe situations will change, such as the economic climate, and the Local Plan needs to include sufficient flexibility to deal with changing circumstances. The Council has asked itself the question 'what if...' the overall sustainable development strategy cannot be achieved within the Local Plan timeframe, 'what then?'

The success of the strategy relies on the delivery of Strategic Policy 1 East Staffordshire's Approach to Sustainable Development, Strategic Policy 7 Sustainable Urban Extensions, as well as Strategic Policy 9 on Infrastructure Delivery and Implementation.

To ensure that the overall strategy can be achieved, the following risks have been considered and contingency actions identified:

- (i) If the economic climate resulted in the expected amount of development not coming forward, the Council will:
 - Work with landowners and developers to bring sites forward;
 - Use Compulsory Purchase powers if necessary;
 - Review the Strategic Housing Land Availability Assessment to identify any additional sites or if any existing sites could be developed earlier than estimated; and
 - Use the Authority's Monitoring Report to assess how serious under delivery is each year against the housing trajectory; and if necessary bring forward a Sites Allocations Development Plan Document.
- (ii) If the funding for infrastructure is not available, the Council will:
 - Monitor the provision of infrastructure through the Infrastructure Delivery Plan and Authority's Monitoring Report in order to help phase development;
 - Seek additional funding streams; and
 - Consider the use of a Community Infrastructure Levy or if already in place review the local priorities for the spending of CIL in order to enable critical infrastructure to be brought forward.

STRATEGIC POLICY 6

Managing the Release of Housing and Employment Land

The release of land for housing and employment will be managed so that it will deliver the level and distribution of development set out in Strategic Policies 3, 4 and 5. The release of land will be dependent on the timely provision of infrastructure necessary to deliver growth. The adequacy of housing and employment supply will be assessed regularly through reviews of the Strategic Housing Land Availability Assessment, the Infrastructure Delivery Plan and the Authority's Monitoring Reports.

The Council will review every five years the evidence base which assesses the current and future levels of need and demand for housing to provide an appropriate basis for longer term housing and employment provision.

Should monitoring indicate that the Council is falling behind on delivering against development targets or if a revised evidence base indicates that new development targets are required, action will be taken to bring forward sites through a Development Plan Document.

Sustainable Urban Extensions

The delivery of Sustainable Urban Extensions (SUEs) supports the Council's intention to deliver truly sustainable growth and developments that the Borough can be proud of. The Council does not want a strategy based upon piecemeal development whereby growth is scattered around the town and sites are unable to contribute in full to the infrastructure required by new and existing communities.



Layout Plan from the Design & Access statement for Land at Burton Road, Tutbury

The development of Sustainable Urban Extensions scored highly in the Sustainability Appraisal because of the co-location of a mix of uses and the opportunities that SUEs present in minimising travel and incorporating good design and green infrastructure.

This strategy is consistent with national policy, particularly paragraph 52 of the NPPF, which states that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to towns.

The framework also encourages the promotion of mixed-use developments and ensuring developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

The Borough Council consider that a SUE should be a high quality, mixed use development, well connected and with a functional relationship with the wider area, but allowing adequate opportunities to access local services and facilities. An Urban Extension can be characterised as 'sustainable' if it meets the criteria of Principal 1 and Strategic Policy 1 (Presumption in Favour of Sustainable Development and East Staffordshire Approach to Sustainable Development). To be considered a Sustainable Urban Extension a site needs to be either of a size large enough to support its own facilities and services or be located where there is a range of facilities already in existence sufficiently close to allow easy walking, cycling and bus access to these facilities.

The Council expects that the planning of these Sustainable Urban Extensions should be through a masterplanning approach carried out jointly between the developer and the Council. The masterplanning approach should incorporate design codes and standards, in line with principles set out in the Design Supplementary Planning Document, so as to secure high quality sustainable development. Masterplanning will demonstrate an understanding of the local natural and built environment as well as embracing sustainable development principles set out in Strategic Policy 1, Strategic Policy 24 and the requirements of this policy.

Masterplans will also address how the development will be resilient to the effects of climate change, how it will protect biodiversity and open spaces, deal with waste, and reduce consumption of non-renewable resources. The Council has liaised with the landowners and agents of the allocated urban extensions, and continues to do so, to ensure that the development is designed and delivered according to the above principles. The Council is also working with the infrastructure partners Staffordshire County Council, Highways Agency, utility companies, The National Forest Company, Central Rivers Initiative (for Branston Locks/Land south of Branston), Clinical Commissioning Group and others to coordinate the development of integrated communities.

Each SUE will encompass a wide range of land uses involving a number of key partners. A phasing plan for the delivery of housing, employment and infrastructure shall be agreed with the Borough Council in advance of the commencement of development. The following broadly identifies who will deliver the key land uses:

- 1) Housing. New housing will be delivered by the developer. The provision of affordable housing will be funded by the developer in partnership with a Registered Social Provider or other qualifying organisation. It is anticipated that the majority of funding and delivery will come through these bodies: notwithstanding this, opportunities for public funding for affordable housing will be explored.
- 2) Schools. The developer will provide the required education facilities (new schools) at locations set out in Strategic Policy 10 in liaison with the County Council.
- 3) Health care facilities. Where required, new General Practitioner surgeries will be funded primarily by the developer working in partnership with GPs. Opportunities to explore public funding may be necessary in exceptional circumstances. It is envisaged that appropriate locations for Health Care facilities will be identified and reserved as part of the development of the Masterplan.
- 4) Sustainable Transport. Key walking and cycling networks will be identified through the SUE Masterplan with provision of routes and facilities along with their future maintenance made at the developer's expense. Links into the wider networks will be required and contributions to improving these networks made where reasonable and necessary in partnership with Staffordshire County Council. The Transportation Study undertaken in conjunction with the County Council will provide evidence for the nature of the works required.
- 5) Where new bus networks are needed to serve the new development, the developer will fund provision for a time period agreed with Staffordshire County Council. A phased approach to the provision of public transport will be developed through the SUE Masterplan so that public transport is delivered in an effective and proportionate manner from the outset of buildings being occupied.
- 6) Employment. New employment will mainly be delivered and funded through the developer and partners on Lawns Farm and land West of Uttoxeter. The components of employment within the site will be determined through the SUE Masterplan. The SUEs afford an opportunity for the creation of high quality business parks (largely B1 office, research and development, light industry) for which there is a qualitative need. However, other employment uses should not be precluded, the emphasis being on stimulating economic growth and job creation within walking distance of new homes and facilities. The Employment Land Review will help to inform the amount of land needed in each SUE, and the types of employment for which land is required.
- 7) Retail facilities. New retail facilities will mainly be delivered and funded through the developer and their partners. The broad location and type of retail facilities within the site will be determined through the SUE Masterplan. The Retail and Leisure Study identifies very little need for additional retail capacity, especially outside the town centres, and so only small-scale new retail facilities, serving local needs, are likely to be required on the SUEs.

8) Community Facilities. The developer will be required to facilitate new community buildings, services and facilities either through funding or other methods. It is envisaged that the location of such facilities should be identified as part of the development through the Masterplan.

9) Green Infrastructure. Open space and Green Infrastructure will be provided by the developer as an integral part of the new development. The areas of Green Infrastructure (which includes Public Open Space), its phasing and subsequent maintenance will be identified as part of any planning application and SUE Masterplan and shall be agreed with the Local Planning Authority in advance of any development commencing.

The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure required to deliver the SUE's in terms of gas and electricity, water, including waste water, education, community facilities, transport, healthcare and leisure facilities.

STRATEGIC POLICY 7

Sustainable Urban Extensions

The following allocations are made for Sustainable Urban Extensions (SUEs) in the Borough:

Major SUEs:

- (i)* Branston Locks;
- (ii)* Land South of Branston¹⁶;
- (iii)* Beamhill; and
- (iv)* West of Uttoxeter.

Two smaller allocations are also made at:

- a)* Harehedge Lane/Tutbury Road, Burton upon Trent;
- b)* Hazelwalls Farm, Uttoxeter; and

All Sustainable Urban Extensions will make provision for:

- A network of green spaces linking the Sustainable Urban Extension to the wider Green Infrastructure (GI) network. The Council will require the development to meet the principles set out in Strategic Policy 23;

¹⁶ Employment land at LSOB is not allocated within Strategic Policy 5 as this is already committed and accounted for in the Employment Land Review 2013.

- A broad balance and range of housing choice, including both market and affordable housing, with density being determined through a design-led approach (see Detailed Policy 3) appropriate to the character of the locality;
- A range of different employment uses on a specified part of the allocation will be agreed with the applicant. In general, occupation by B1*, B2* and B8* uses will be permitted. Non B class employment uses such as hotels or food and drink uses may be acceptable as enabling development where these can form a suitable high quality gateway development and cumulatively take up a small proportion of the total employment area.
- B8 (warehousing and distribution) uses will be permitted where they are required to meet the objectively assessed need in the Borough (as identified in the Employment Land Study) but should also allow for sufficient land to be available to allow quantitative and qualitative choice for B1 (offices, light industry and research & development), and B2 (general industrial) uses.
- An appropriate level of retail, leisure, social, cultural, community and health facilities that meet local needs but do not compete with town centres, and good links to existing facilities in adjacent urban areas;
- Nursery, primary and, where necessary, secondary educational needs based on up to date data regarding existing and future school capacity and demand;
- Well designed, secure cycleways and walking routes serving the local facilities, separate from roads for motor vehicles where appropriate;
- Housing located within a maximum walking distance of 300m of a frequent and accessible bus service where viable;
- Development that respects the environmental and historic environment character of its rural surroundings and existing townscape character. Particular attention should be given to the creation of a well designed edge to development and a sensitive transition to adjoining areas in the wider countryside. Proposals will need to include plans for the long term use and management of these areas;
- Local waste management facilities and neighbourhood waste management facilities for the separation, storage and collection of waste, to increase the efficiency of its subsequent re-use, recycling and treatment.
- Incorporate renewable or low carbon energy supply on a district-wide or decentralised basis unless it can be satisfactorily demonstrated that this is not possible without rendering the scheme unviable, or it would create serious amenity or environmental problems.
- The conservation of water resources and the implementation of sustainable drainage systems.

The smaller Sustainable Urban Extensions should also make provision for the above, although the Council will be flexible where it can be demonstrated satisfactorily that it is not feasible or desirable to provide these because of the size of the site.

The construction of all greenfield sustainable urban extensions will be built in line with an agreed infrastructure phasing schedule to ensure that the necessary infrastructure is operational before occupation of buildings. The schedule will take account of any other sites being developed concurrently, to ensure that infrastructure provision over different sites is co-ordinated by all providers.

*B1 uses = offices, research and development and light industry, B2 = general industrial, B8 = warehousing and logistics.

Development Outside Settlement Boundaries

The countryside within East Staffordshire demonstrates a diversity of character and form with many areas of high intrinsic value. Protecting the countryside needs to be balanced with the recognition that the rural economy, including tourism, is a vital part of the Borough's total economy and that it faces continuing change and pressure over the Plan period. It is central government and Borough Council policy to support appropriate rural enterprise and this is reflected in a suitably flexible policy attitude towards necessary development that is of a suitable scale and designed to fit into its landscape.



Northern part of the Borough

The Borough Council has signed the Staffordshire Rural Declaration, along with over 40 other organisations, which sets out a commitment to make sure Staffordshire's rural areas reach their full potential by adopting and joined-up, pro-active approach which empowers communities and delivers better outcomes in rural areas. It emphasises that rural areas are an asset; that rural people, communities and businesses should be listened to and not feel overlooked because of their location; and that rural people and businesses should be supported and empowered to create a level playing field – especially where the challenges faced are caused or increased by living or working in a rural location.

Priorities for rural Staffordshire were identified by a range of stakeholders at an event held in June 2012, and following this, various stakeholder consultations have taken place to refine these priorities. These priorities include balancing the need to protect

and develop rural areas; promoting balanced, inclusive, sustainable and empowered rural communities; and supporting a diverse rural economy. All nine priorities identified will be included within a Staffordshire Rural Strategy, for action by organisations within the county with a vested interest in rural communities, businesses and its environment. The Local Plan will inform the Borough's involvement in helping to deliver the Staffordshire Rural Strategy.

The Council is anxious to ensure that there is good reason to site new development in the countryside, and will not permit development that would be better situated in an accessible urban location (large-scale retail, for example) or that contributes little to the benefit of the countryside, or where the benefits to the countryside are greatly outweighed by the disbenefits. Appropriate development would be considered to be, but not limited to:

- extensive outdoor recreational uses that do not involve substantial built development;
- development which meets a demonstrated specific local need
- infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated;
- development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or
- provision for renewable energy generation, of a scale and design appropriate to its location.

This policy applies to open countryside and to settlements that do not have a settlement boundary, and should be read in conjunction with Strategic Policies 2 and 24 and Detailed Policies 1, 3, 4, 5 and 6. It applies to all types of development, including housing.

The key elements in determining whether or not a development is acceptable in the countryside are:

- the overall impact on the landscape of buildings and hard features such as yards;
- the design of any buildings so they are well integrated into their surroundings with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design;
- recognising the need to maintain land of high agricultural value for food production
- impact on local highways, especially where these are narrow lanes; and
- proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development and the urban area.

STRATEGIC POLICY 8

Development Outside Settlement Boundaries

Development outside settlement boundaries will not be permitted unless it is:

- essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or
- providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or
- in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or
- development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or
- otherwise appropriate in the countryside.

Proposals falling within one of these categories will be judged against the following criteria:

- The proposed development must not adversely affect the amenities enjoyed by existing land users, including, in the case of proposals for development close to an existing settlement, the occupiers of residential and other property within that settlement.
- Proposals do not introduce considerable urban form
- There should be no expectation that development to backfill land between the built area and the development would be necessarily acceptable.
- The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area,
- The design of the buildings, structures and materials are visually well-related to the proposed site and its setting.
- Landscaping associated with the proposal takes into account both the immediate impact and distant views of the development.
- The proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users

Development proposals that may affect farmsteads and their setting should be assessed using the relevant evidence base including the farmsteads mapping and landscape characterization.

Infrastructure Delivery and Implementation

Successful and sustainable new and existing communities depend on suitable physical and social infrastructure being in place to meet the needs of their residents. Businesses also need infrastructure to operate effectively and meet the needs of their employees.

The provision of infrastructure is a crucial element to the implementation of policies and proposals in the Local Plan and fundamental to delivering the spatial strategy.



Hamilton Avenue Uttoxeter

The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies. For the purposes of the Local Plan the definition of infrastructure is that set out in the box below.

Definition of Infrastructure:

Transport: road network including bus networks, cycling and walking infrastructure, rail network, parking.

Education: further and higher education, secondary and primary education, nursery schools and early years provision.

Health: general and mental hospitals, health centres/primary care trusts, ambulance services

Social and community infrastructure: supported accommodation, social and community facilities, sports centres, open spaces, parks and play space.

Public services: waste management and disposal, libraries, cemeteries, emergency services (police, fire, ambulance), places of worship.

Utility services: gas supply, electricity supply, water supply, waste water treatment, telecommunications infrastructure.

Flood Alleviation measures

Green Infrastructure: parks and gardens, natural and semi-natural urban greenspaces, green corridors, outdoor sports facilities, amenity greenspace, heritage assets provision for children and young people, allotments, cemeteries and churchyards, river and canal corridors.

The Borough Council has produced an Infrastructure Delivery Plan (IDP), which highlights the key infrastructure projects that will be required to deliver this Local Plan. The IDP sets out which projects are required, where they are required and by when, who will lead the delivery and how projects will be funded.

Rather than being incorporated into the Local Plan document, the IDP sits outside of but alongside the Local Plan as a living document which can be updated on a regular basis to take account of changing circumstances such as project completions, start dates and funding streams. Projects identified in the IDP in the latter period of the plan will be more fluid at this stage and will evolve and strengthen over time as greater certainty emerges.

The IDP supporting the Local Plan has been prepared in partnership with other infrastructure providers. The IDP will be regularly monitored and updated when necessary.

Where the delivery of development is dependent upon key infrastructure projects, development should be phased to coincide with the release of additional

infrastructure capacity. The IDP sets out which infrastructure projects are critical to the successful delivery of the Local Plan and contains a range of contingencies should infrastructure projects be delayed or cancelled.

Through the IDP the Borough Council will identify funding gaps and, subject to viability, expect new development whether individually or cumulatively to contribute. In the short term contributions will be sought through s106 obligations or unilateral undertakings with a potential long term view to securing such contributions through a Community Infrastructure Levy (CIL) or in the event that the CIL scheme is superseded, by an alternative approach.

Until the Council adopts a CIL Charging Schedule the level of contributions will be determined on a site by site basis taking into consideration the size of the development, neighbouring priorities, and the impact on infrastructure provision in the surrounding area, in accordance with local standards. The developer contributions¹⁷ must be:

- Necessary to make the development acceptable in planning terms;
- Be directly related to the development; and
- Be fairly and reasonably related in scale and kind to the development.

The Council is preparing a CIL Charging Schedule which will be chargeable on some types of development over a set threshold in size. The contributions paid by the applicant will go towards the delivery of specific strategic infrastructure projects necessary for the Borough, set out on a “Regulation 123 List” (a reference to the Community Infrastructure Levy Regulations 2010). Developer contributions for work directly associated with the development – meeting the three tests above – will still be required through a s.106 obligation, including the provision of affordable housing.

STRATEGIC POLICY 9

Infrastructure Delivery and Implementation

Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.

The Borough Council’s Infrastructure Delivery Plan will be used to identify the timing, type and number of infrastructure projects required to support the objectives and policies of the strategy as well as the main funding mechanisms and lead agencies responsible for that delivery.

¹⁷ See [Regulation 122 of the community infrastructure levy regulations 2010](#)

Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers and secured by the negotiation of planning obligations, by conditions attached to a planning permission, and/or other agreement, levy or undertaking, all to be agreed before planning permission is granted.

In order to ensure a co-ordinated approach to the collection of developer contributions, the Council will introduce a Community Infrastructure Levy (CIL).

Before CIL is adopted, Planning Obligations will continue to be the basis to secure developer contributions. The level of contributions will be determined on a case by case basis taking account of the statutory tests. If an applicant wishes to demonstrate that the level of contributions being sought will threaten the viability of the proposal the Council will consider the merits of the case subject to a requirement for a financial viability appraisal.

The Council will safeguard land for future infrastructure provision through a Site Allocations DPD if necessary.

Education Infrastructure

Staffordshire County Council has a statutory duty to secure sufficient school places for the children of the county, and to promote choice, diversity and high standards for every child. This is reflected in one of the nine key outcomes of Staffordshire's Strategic Plan where:

“Staffordshire's children and young people can get the best start in life and receive a good education so that they can make a positive contribution to their communities”

As a strategic commissioning authority Staffordshire County Council has to work closely with East Staffordshire Borough Council as the Local Planning Authority to ensure that the right numbers of school places are in the right areas at the right time in order to meet changing demand; and that sufficient finance is available to secure school places in high quality environments.

Getting the stock of schools and access to them 'right', is a pre-condition for successful teaching and learning.

An Infrastructure Growth Options Assessment commissioned by the Borough Council in 2012 identified that the provision of education facilities within Burton upon Trent is a significant issue for the Borough Council.

The birth rate in Burton is increasing and to accommodate the increased pupil numbers the County Council is investing over £20 million to implement the following proposals:

- Relocate St. Modwen's Catholic Primary School to a new, larger 420 place school off Tutbury Road;
- Build a new 420 place primary academy at Belvedere Park;
- Increase the age range and capacity at Christchurch Community Infants School providing an additional 195 places; and
- Enlarge River View Primary and Nursery School by 105 places.

These proposals provide an additional 930 places from September 2013 to alleviate the significant pressure on primary school places in Burton upon Trent and will meet the projected demand for places from pupils that already live within the area. The Burton upon Trent School Planning Study (2013) which was jointly commissioned with Staffordshire County Council confirms that the County Council's investment will not be sufficient to accommodate pupils generated from any future residential developments.

The significant basic need pressure for additional school places currently being seen at primary school level will impact on the secondary schools in Burton. Projections show that there will be significant pressure on the majority of secondary schools in the area from 2015/16 onwards from the pupils that already live within the Burton area. Any residential development in the Burton upon Trent area will require additional school places in excess of those required for the basic need pressures. Projections show that by 2018/19 there will be insufficient secondary school places at existing schools to accommodate the children currently living in the area.

The proposed residential developments will increase pupil numbers further and necessitate additional secondary school places. Additional places will be provided through expansion to existing schools and by safeguarding a site for a future new secondary school.

Further Education

Further education plays an important role in equipping young and older people with the skills and qualifications to find employment. The Council will support proposals that seek to improve facilities and accommodate the increasing number of students wishing to enrol.

Burton and South Derbyshire College, located in the heart of Burton upon Trent and adjacent to the town centre, adds vitality to the southern part of the town. The Council is supportive of the role it plays within the town and would wish to see the College thrive. In particular the area within which the college sits represents an area of the town in need of regeneration.

STRATEGIC POLICY 10

Education Infrastructure

It is expected that new primary school provision will be located in the following strategic allocations:

- Branston Locks, Burton upon Trent
- Branston Depot, Burton upon Trent
- Land at Beamhill/Upper Outwoods, Burton upon Trent
- Land West of Uttoxeter and/or Hazelwalls Farm, Uttoxeter

In addition, it is expected that new primary school provision will be provided by enlarging a local school or located within the following strategic allocation:

- Land South of Branston, Burton upon Trent

The Council will work in partnership with the County Council to determine the location of a new secondary school in Burton upon Trent. If necessary, land will be safeguarded in a Site Allocations DPD.

The Council will work in partnership with Staffordshire County Council and Academies to bring forward extensions to existing primary and secondary schools.

Further education

Schemes for further education, particularly those which contribute to the viability and viability of centres will generally be supported.

REGENERATION and EMPLOYMENT POLICIES

Bargates/Molson Coors Strategic Allocation

The Bargates/Molson Coors area on the High Street in Burton upon Trent are two important sites close to the heart of the town centre, adjacent to a major and historic eastern gateway alongside the River Trent Washlands and the town centre Conservation Area.

The Bargates/Molson Coors area is unique and special. The Bargates site is owned by the Borough Council following the demolition in 2012 of the 1960's concrete edge of centre shopping precinct and former bowling alley. The Molson Coors site is currently in active employment use, by Molson Coors, as their UK Head Office. The site is a mixture of new and period office buildings and associated car parking.

Land in the ownership of Molson Coors is extensive in Burton upon Trent and interlaced with the town centre in a number of locations. The company has indicated that they wish to continue to rationalise their landholdings to improve efficiency. The Council's Employment Land Review and Offices Report indicate that there is no latent demand for this amount of offices in the town centre. It is suggested that some employment use should be retained at this site but that the period buildings whilst meeting the needs of the existing occupier, would have limited wider appeal.

Molson Coors continues to consult with the Borough Council in order to understand the potential for the redevelopment of the High Street area. Redevelopment should include a mix of uses that restore activity along the High Street and create a new active frontage to the riverside for people to enjoy. The Council is currently marketing the Bargates site to bring in a development partner and a Supplementary Planning Document for the site was prepared in 2010. The Borough Council has committed £680,000 funding as part of the Inner Burton Initiative 3 area to improve the existing properties on the southern side of the High Street to act as catalyst for inward investment.

Strategic Policy 11 is a guide for developers to ensure that appropriate development regenerates the area by delivering an attractive town centre development, providing a mix of uses that contributes towards sustainable communities, delivers high environmental standards and links to the surrounding washlands and town centre. A development brief will be produced which sets out the development principles for the two sites and guides development in the area. The availability of each site is dependent upon a number of factors, including market conditions, however it is likely that the two sites would be delivered separately.

STRATEGIC POLICY 11

Bargates/Molson Coors Strategic Allocation

Proposals for the redevelopment of the Bargates/Molson Coors strategic allocation, informed development brief, will generally be supported, provided they:

- Represent a comprehensive approach for the whole area or demonstrate a phased approach which would not undermine the delivery of the whole site
- Include a mix of uses, particularly retail, office, residential and leisure
- Include a layout that supports linkages to the Washlands and the High Street
- Demonstrate a mix of housing types and tenures
- Are designed to open up to the Washlands and encourage public use
- Provide sufficient parking spaces for existing and proposed uses
- Are of high quality design, reflecting the character of the area, surrounding buildings, the riverside setting, conservation area, listed buildings
- Is supported by a Flood Risk Assessment
- Includes opportunities for ecological improvements

Derby Road, Burton upon Trent, Regeneration Corridor

The regeneration corridor is located to the south and south-east of Derby Road. Derby Road is a strategically important gateway into Burton upon Trent. The allocated site is mainly occupied by a number of businesses falling within use classes B1, B2 and B8, alongside some ancillary A1 uses. There is a high proportion of vacant land and buildings. The area bordering the road itself, due to high volumes of traffic accessing the wider transport network, is designated as an Air Quality Management Area. Redevelopment of the area is a project of strategic importance, significantly improving the area and contributing to improving the prosperity of East Staffordshire.

The Council has worked in partnership with the National Forest Company to improve the landscape of the corridor from its junction with the A38 through tree planting, improved signage and access to local green spaces and parks. The allocated Pirelli site will also contribute towards improving the landscape of the corridor whilst providing homes, jobs and community facilities. The Council in 2010 produced a Masterplan for the area which sets out a broad framework for the way in which the area could be developed. The Council's Employment Land Review and Offices Report indicate that a number of parcels of land within the Derby Road Corridor need to be developed in a comprehensive way for it to be usable.

Through the environmental assessment of development proposals, the Council have also ensured that air quality is improved, with results for 2013 showing no exceedences of emissions along Derby Road for a fourth consecutive year.

The policy acts as a guide for developers, to ensure appropriate development regenerates the area by delivering an attractive route into the Town, creating a sense of place, providing a mix of uses that contributes towards sustainable communities, delivering high environmental standards and provides transportation links and network improvements.

STRATEGIC POLICY 12

Derby Road, Burton upon Trent, Regeneration Corridor

In order to ensure that the Derby Road, Burton upon Trent site allocation is brought forward in a strategic and comprehensive manner, planning permission will only be granted for development which contributes towards the wider Derby Road regeneration corridor. The principles are that development should:

- Provide approximately 250 homes, including a mix of types and tenures;
- Provide employment and local facilities where appropriate
- Create a sustainable, safe and high quality urban development based on principles set out in the Masterplan;
- Provide excellent pedestrian routes around the development, linking to bus stops along Derby Road;
- Create distinctive elevations that front onto Derby Road, and ensuring new buildings relates to existing buildings near the proposed development in terms of their height, scale, form and massing.
- Ensure buildings are set back from the highway sufficiently to avoid occupiers experiencing unacceptable air quality standards;
- Create distinctive features and local landmark buildings where appropriate to the design and layout;
- Use materials that match the local context in terms of type of material, colour, texture and detail with locally sourced traditional materials specifically encouraged;
- Create a quality public realm, including appropriate tree planting in line with the National Forest planting standards;
- Incorporate quality hard landscaping and highway surfaces and furnishings that are attractive and easy to maintain.
- Incorporate the most up to date design codes such as Code for Sustainable Homes and BREEAM
- Demonstrate how all buildings have incorporated waste recycling facilities and where appropriate existing materials from buildings are recycled onsite.

Identification and Delivery of Regeneration Investment: High Street and Derby Road, Burton upon Trent.

To ensure that the Local Plan delivers the development and regeneration necessary to support the policy the Borough Council will:

- Work proactively and in partnership with landowners and developers to bring investment forward;
- Use Compulsory Purchase powers if necessary;
- Review the Bargates SPD and Derby Road masterplan to ensure that they are up to date and relevant;
- Use the Local Authority Monitoring Report to assess applications in the area
- Continue to monitor and report on the Air Quality Management Area
- Set up a regular survey of the area in terms of social, economic and environmental issues
- Work with partners such as the National Forest Company and Staffordshire County Council to bring about landscape and transport improvements
- Consider reviewing the local priorities for the spending of Community Infrastructure Levy, once a Charging Schedule has been adopted, in order to enable critical infrastructure and improvements to be brought forward.

Burton and Uttoxeter Existing Employment Land Policy

East Staffordshire has seen a period of continued employment change and growth over the last 15 years moving away from the traditional manufacturing and agricultural base with growth in logistics, professional, technical, mining quarrying and utilities sectors. East Staffordshire has weathered the downturn in the economy in part due to the success of the small business start ups in the Borough.

Employment is concentrated around Burton upon Trent and the A38 corridor, Uttoxeter and the A50 corridor and in the rural area on industrial estates. It is considered that these main areas offer the most potential in terms of accommodating important high profile investors and being able to cater for a more diversified employment profile in the future. There is a large mix of uses on existing employment sites which will be supported where they continue to be an employment generator.

This policy aims to support the needs of current employers whilst encouraging new employment uses at existing employment areas which will achieve the objective of diversifying the employment base of Burton upon Trent, particularly for higher quality jobs, and the employment base of Uttoxeter to reduce the reliance on a limited number of employers.

The Employment Land Review 2013 assessed employment sites and land concluding that a number of the existing sites identified to be of 'good' quality with market demand. There is a need to consider both the protection of viable existing employment areas as far as practicable whilst having regard to the potential future changing nature of employment land requirements, so as to ensure a buoyant and diversified local economy.

Not all existing employment land will be needed in the future. The Review sets out a list of 'legacy' sites that should not be protected for long term employment use. These sites have not been included as part of the ongoing employment land supply. However, it is important to protect the best sites should they become vacant or underused. Brownfield sites, once lost to another use, are unlikely to ever again become available for employment use. The Council must ensure that a choice of sites of different sizes and characteristics is available to meet the current and future needs of all types of business.

The Council defines existing employment areas as established business parks and existing employment land identified as 'good' quality in the ELR and currently or previously in B class use and capable of being re-used for employment purposes. These sites should be protected and retained as part of the diverse portfolio of sites. These existing employment areas in Burton and Uttoxeter are set out in the ELR and are of varying size ranging from small-scale individual units in good locations to large scale business parks. Smaller individual units offer an opportunity for cheap accommodation to start-up companies which are an important part of the overall economy. Burton has more successful start-ups than any other district within Staffordshire. Larger sites are likely to be home to a variety of businesses and should be retained for employment use either for expansion of existing or location of new business.

Strategic Policy 13 sets out the criteria for new employment development on existing employment sites indicating the type of uses that may be appropriate.

STRATEGIC POLICY 13

Burton and Uttoxeter Existing Employment Land Policy

To ensure the provision of a mix of employment types on existing sites, the Council will require a mix of B1, B2 and B8 uses to be provided. Exceptions may be made where:

- (i) a site is to be entirely or almost entirely developed for the specific requirements of a single user generating a significant number of jobs; or

- (ii) Where the site size, or general location, limits the suitability of the site to accommodate certain uses, or the ability to accommodate a range of uses.

Non B class uses will only be permitted if:

- (i) The land is no longer required to meet economic development needs; or
- (ii) The current activity is causing, or could cause, significant harm to the character of the area or the amenities of residents;
- (iii) The new use is an employment generator which could make a positive contribution to the local economy; and
- (iv) it would not prevent, or have a significantly detrimental impact upon, the continued primary use of the employment site as a whole for employment use.

For employment proposals on sites within the urban area adjacent to non-employment uses, the Council will normally grant permission following the demonstration of environmental sensitivities including traffic and highway impacts on the surrounding areas.

Suitable sites for exceptional major job creating investment proposals will be investigated in partnership with the LEP where they cannot be accommodated on existing or proposed sites.

Rural Economy

The vision sets out that East Staffordshire will have viable, attractive villages which will continue to foster appropriate, sensitive growth and vitality to support rural living and working. The character and appearance of rural areas will be protected whilst maintaining and enhancing their vitality and viability through limited small-



Denstone Farm Shop, Denstone

scale development, the provision of local services and facilities and promoting improved employment opportunity. Strategic and Local Service villages in the Borough, as identified in Strategic Policy 2, will be the rural centres for services, facilities and jobs acting to sustain the rural areas; they provide the most accessible

locations from which to travel. Small-scale rural diversification projects, largely re-using existing buildings, will be generally suitable for smaller settlements and farm buildings.

There are three rural employment areas on former military camps at Bramshall, Fauld and Marchington. These contribute towards the rural economy and have been developed for employment uses over the years alongside other uses. In addition there are other areas such as Lancaster Gate that whilst are not identified on the policies map, do provide an important source of employment in the rural area. Development at such areas will be determined in light of this policy and the Council will, if necessary, identify and redefine rural industrial estate boundaries in a future Sites and Allocations DPD.

STRATEGIC POLICY 14

Rural Economy

New provision

Within the Tier 1 and 2 settlement boundaries and rural industrial estate boundaries, employment development, including extensions to existing premises, mixed use development which would allow for an element of home working and change of use to employment development will be approved if the development:

- (i) does not unduly affect the character of the settlement, amenity of neighbouring properties and will not detract from the environment; and
- (ii) is in accordance with other Development Plan policies.

Permission will be given for new employment development outside strategic or local service villages and rural industrial estates if it meets the criteria of Strategic Policy 8, or there are exceptional reasons why it cannot be located in these villages or in established urban employment locations.

Before new locations or buildings are proposed, applicants should investigate the viability and suitability of re-using redundant buildings (see 'Re-use of Redundant Rural Buildings SPD) and demonstrate to the Council that none were viable or suitable.

Farm diversification proposals will be supported where they can make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location in terms of use, setting and scale.

Loss of employment

The Council will resist proposals which would lead to the loss of sites used for industrial/commercial use or other employment generating uses in the countryside or rural settlements unless there are overriding environmental considerations or another source of employment is being created nearby.

Where a new rural business enterprise, or expansion of an existing one, requires on-site residential accommodation the Council may grant permission for temporary residential accommodation only (e.g. a mobile home or caravan) or grant permission for premises to be used for residential purposes for a temporary period only in order to allow time to assess the viability of the business. When this has been demonstrated, permission will be considered for more permanent residential accommodation.

Tourism, culture and leisure development

The Borough Council supports the development of tourism as an important and growing industry in suitable locations. Although East Staffordshire is not a major visitor destination, the tourism industry is a significant employer in the area, employing over 4,000 people in a range of businesses. It has the potential to grow in specific forms of tourism. It is home to a number of established attractions such as, Uttoxeter Racecourse, Tutbury Castle, the National Brewery Centre, Barton Marina and Burton Regatta and is in close proximity to Alton Towers, the National Memorial Arboretum, and Sudbury Hall. The National Forest is also a growing tourism destination – with the National Forest Adventure Farm located in the Borough at Tatenhill. With the recent emergence of canals as a vehicle for leisure tourism, there is an opportunity for East Staffordshire to make more use of the Trent and Mersey Canal, together with other water-based initiatives on the Trent Washlands, (such as the Central Rivers Initiative), Leasowes Farm and Blithfield Reservoir.

The Council recognises the excellent accessibility of the Borough to other parts of the Country and the high quality of the environment. East Staffordshire is proud to host St Georges Park on the doorstep of Burton upon Trent and is willing to consider other equally prestigious and important developments within the Borough providing proposals can demonstrate that there is a need which cannot be satisfied elsewhere. The Borough Council supports tourism growth and it wishes to promote and enhance its environmental, historic and natural assets which contribute to the Borough's attractiveness.

STRATEGIC POLICY 15

Tourism, culture and leisure development

New tourism and cultural developments, including the improvement of existing and development of facilities, will be assessed according to the extent to which they support the local economy and promote the distinctive character and quality of the Borough. The Borough Council will maximise opportunities to develop and promote tourism by approving in principle proposals which:

- respect the character and quality of the landscape and built form of the Borough's towns and villages, including heritage assets;
- champion exemplar design, environmental credentials and sustainable construction appropriate to their context;
- make positive use of the natural assets of the Borough without harming their intrinsic qualities or adversely affecting the natural environment and designated features of the built environment, including their settings, biodiversity, geodiversity or visual amenity; and
- do not adversely affect the local transport infrastructure or residential amenity, or mitigate such effects where they are likely to arise.

Those activities attracting large numbers of people should be directed towards the accessible locations of the Borough's towns, unless the tourism initiative requires a countryside location or setting or is directly related to a specific tourist destination. Development of tourist facilities in the rural area will be limited to those that make use of the natural environment in a sustainable manner.

Tourist accommodation should be provided within existing settlements where it can make use of existing infrastructure and facilities. New build tourist accommodation outside settlements will only be acceptable where it has been demonstrated that it cannot be reasonably located within an existing settlement or an appropriate existing building, that it will have good accessibility to existing infrastructure, and will not have an adverse impact on the character and appearance of the countryside, features of historic or landscape value, biodiversity, or the amenities of nearby residents.

Leisure, cultural and tourism development which supports the existing rail and canal network will also be encouraged.

HOUSING POLICIES

Meeting Housing Needs

New housing developments need to help create or maintain sustainable and inclusive mixed communities. They will need to extend the choice of homes available in the area to better meet the needs of all types of household, for existing residents including older people, and also to attract new businesses by enabling employees and employers alike to live sustainably close to their workplaces.

The Borough Council's Strategic Housing Market Assessment (SHMA), prepared in accordance with the framework, has assessed what mix of new housing is needed in the Borough over the plan period.

New housing will be needed for older people, including specialised accommodation and mainstream market housing. Over the plan period the following specialised accommodation is needed:

- 965 new Extra-care Housing dwellings
- 558 new Retirement Housing dwellings
- 548 new places in Care and Nursing Homes

However most older people are expected to remain living in their current housing, which means that new housing will be needed for other households.

The existing stock of housing in Burton provides substantial opportunities for single person and couple households. In particular, the Council's vision is that Inner Burton terraced housing will be increasingly occupied by single people and couples who will enjoy living in modernised character housing in a vibrant, prosperous and sustainable community, bringing regeneration and stability to these areas, whilst families will increasingly live in housing which is more suitable for children. This means that only a limited amount of new housing for single people and couples is needed in Burton, particularly to meet demand for market rented housing. However there are not the same opportunities in other parts of the Borough and hence a need for significant amounts of housing for single people and couples outside Burton.

The mix of mainstream market housing needed in different parts of the Borough is currently as follows and new housing development will need to provide this mix of types and sizes in order to meet the needs of the Borough's changing population. The net dwelling density of housing on a site will be a function of the appropriate housing mix.

Table 3.1: Required mix of mainstream market housing

| | Burton | Uttoxeter | Other areas |
|---|---------------|------------------|--------------------|
| 1-bedroom or studio homes | 3% | 2% | 5% |
| 2-bedroom housing for older people | 14% | 14% | 14% |
| 2-bedroom homes for singles and couples | 2% | 17% | 28% |
| 2-bedroom houses for families | 18% | 8% | 13% |
| 3-bedroom houses | 29% | 37% | 27% |
| 4-bedroom houses | 24% | 16% | 10% |
| 5-bedroom houses | 10% | 7% | 3% |

The mix required in Burton balances the existing supply and is consistent with the Council’s objective to provide housing in Burton to meet the needs of higher earning households, particularly those working in the town in order to reduce commuting.

The Council encourages the provision of market housing flats in Burton through the conversion of existing buildings and on town sites. The Council welcomes institutional investment in this type of development to create Market Housing for Rent (also see Affordable Housing below).

The preferred type of flatted development elsewhere, apart from flats for older people, is the Duplex/Tyneside Flat so that flats externally resemble houses.

Building new homes to the Lifetime Homes Standard will ensure that new housing is accessible and adaptable to meet people’s needs as they change over time.

The Council is keen to encourage the inclusion of a suitable number of Self-build Plots within housing developments to provide an opportunity for residents to choose their own design of home and to foster innovation and diversity in housing design (also see Affordable Housing below).

STRATEGIC POLICY 16

Meeting Housing Needs

Residential development in the main towns and Tier 1 settlements shall provide an appropriate mix of market housing based on the mix required in that part of the Borough, including Housing for Older People.

Residential development elsewhere shall provide the mix of market housing required to meet local need based firstly on a housing needs survey carried out in accordance with Housing Choice SPD and secondly on the mix required in that part of the Borough.

Developments will also provide Affordable Housing in accordance with Strategic Policy 17

Developments shall be permitted on Exception Sites in accordance with Strategic Policy 18.

Different sizes and tenures of housing shall be fully integrated by means of dispersal around the site.

All new housing shall meet the Lifetime Homes standard except where this is impracticable (e.g conversion of existing buildings).

Proposals to develop Extra-care Housing and Retirement Housing on suitable sites will be welcomed.

Inclusion of an appropriate number of Self-build Plots within developments will be welcomed.

Affordable Housing

The Strategic Housing Market Assessment 2013 (SHMA) has identified that there is a need for new affordable housing to meet the needs of residents whose needs are not met by the market. The annual requirement for new affordable housing is 121 units. This represents 20% of the total annual housing requirement for the Borough. This is not unachievable and hence does not require an increase in the total housing target.

The Council has decided that development of 4 dwellings or more should make provision for affordable housing, so that new affordable housing is shared around as many sites as possible.

Taking account of extant permissions granted prior to the plan period means that market housing led development approved during the plan period on sites above this threshold needs to provide an average of 25% affordable housing.

The amount of affordable housing to be provided by an individual market housing led site above this threshold will be governed by viability and the availability of subsidy.

- The Council's Plan Viability Study indicates how the viable level of affordable housing without subsidy is likely to vary between different types of sites. Given this variation the proportion of affordable housing required on some sites will need to be greater than 25% in order to deliver the average 25% across all sites.

- Hence the amount of affordable housing required from an individual site will be determined taking into account the financial viability of the scheme given other obligations and/or CIL payment required by the Council.

However the Council wants to encourage the following types of development and will therefore not require affordable housing from them:

- Self-build Plots of up to 250 square metres because these will be more affordable than larger plots and hence accessible by a wider range of households;
- Market Housing for Rent, to encourage institutional investment in the development of such housing and in recognition of its lower value.
- Retirement housing, to encourage investment and in recognition of its higher costs.

The SHMA has assessed that it is necessary to meet some of the need for new affordable housing on site but that some of the need can be met off site by spending commuted sums. Of the affordable housing to be provided by a market housing led site, the amount of *onsite* affordable housing is therefore as follows:

- On Burton, Uttoxeter and Strategic Village sites, 13% of dwellings;
- On other sites, an amount determined by the housing needs survey;

The balance of the required amount of affordable housing can be commuted off site. Further details about how this policy will be applied and the mix of affordable housing required on site are set out in the Housing Choice SPD.

STRATEGIC POLICY 17

Affordable Housing

Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide an average 25% of the dwellings as affordable housing.

- The percentage required from an individual scheme will be determined following consideration of viability and availability of subsidy and may be higher or lower than the average.
- Planning permission will be subject to agreement to provide that percentage of affordable housing, and on schemes likely to be developed in phases over the longer term to agreement of a suitable mechanism to increase the amount of affordable housing provided over time as viability improves.
- Affordable housing is not required from Self-build Plots of up to 250 square metres in size, from Retirement Housing, or from Market Housing for Rent.

- The amount of affordable housing which must be provided *on site* is as follows, with the balance commuted off site in accordance with the Housing Choice SPD:
 - On Burton, Uttoxeter and Strategic Village sites, 13% of dwellings;
 - On other sites, an amount determined by the housing needs survey.

Residential development on a site which is outside a settlement boundary but permitted in accordance with a made neighbourhood plan shall provide an amount of affordable housing determined as above, or the amount required by the neighbourhood plan if greater.

Affordable housing led residential development will be welcomed but shall not normally provide more than 25 affordable rented dwellings.

On site affordable housing shall be provided as follows:

- Affordable housing will be provided on each phase of a development.
- The mix on Burton, Uttoxeter and Tier 1 settlement developments shall be agreed with the Council based on the need identified in the Housing Choice SPD.
- The mix on other developments shall be agreed with the Council based on the housing needs survey carried out in accordance with Housing Choice SPD.
- Affordable housing shall be fully integrated by means of dispersal around the site in clusters of no more than eight dwellings.
- Affordable housing shall be externally indistinguishable from market housing on the same site.

Residential Development on Exceptions Sites

A rural exception sites policy enables the development of affordable housing and Traveller sites to meet local need in settlements where this cannot be achieved within settlement boundaries or no such boundary exists. Such development is an exception to the policy that most development will take place within settlement boundaries, and sites on which such development is permitted are therefore called rural exception sites.

A rural exception sites policy is only justifiable to provide affordable housing and Traveller sites because they are types of development which cannot compete for available land and which are therefore unlikely to be otherwise deliverable. Such a

policy can be effective because landowners will sell their land at less than its value for market housing knowing that market housing is not an option.

However there has been a lack of rural exception site development in the Borough. The Framework states that local planning authorities should consider whether allowing some market housing would facilitate the provision of additional affordable housing to meet needs. The new policy therefore allows the inclusion of a minority amount of market housing to secure sites and subsidise the affordable housing or Traveller pitches.

Where there is a local need for more new market housing than affordable housing in a village which does not have a settlement boundary or which cannot accommodate the housing within the settlement boundary, the route to meeting that need is neighbourhood planning.

Whilst rural exception sites are an exception to policy in relation to housing development in the countryside, they are required to conform to existing planning policy in other respects such as design and their impact on environmental designations, landscape and character setting, highway safety and flood risk.

STRATEGIC POLICY 18

Residential Development on Exception Sites

Where the Council is satisfied in the light of a evidence that there is need for new affordable housing or Traveller pitches which will not otherwise be met , permission may be granted for a small development to specifically meet that need on a suitable site outside a settlement boundary provided that:

- Evidence of need is provided in accordance with the Housing Choice SPD;
- The development will specifically meet the assessed need;
- The site is within or on the edge of a settlement;
- The site is within easy reach of local services and facilities;
- The scale of development is appropriate given the size of the existing settlement;
- The majority of units (dwellings and pitches) provided on the site will be affordable housing or Traveller pitches to meet the need. A minority of the units provided may deliver a mix of market housing that is appropriate to meet local need based firstly on a housing needs survey and secondly on the mix required in that part of the Borough;

- Permission will be subject to agreement of cascade arrangements to provide priority in perpetuity for local people;
- Occupation of Traveller pitches will be restricted to Gypsies, Travellers and Travelling Showpeople;
- Affordable housing will remain affordable in perpetuity.
- The development complies with other relevant policies in this Plan.

Gypsy, Travellers and Travelling Showpeople

The amount of accommodation needed for Gypsies, Travellers and Travelling Showpeople is small in comparison to wider housing needs, but the Council has a responsibility to address the need. Permitting new pitches to meet need will help avoid unauthorised encampments and developments.



Travellers Site, East Staffordshire Borough

At the time of writing the Council's Gypsy and Traveller Accommodation Needs Assessment updated in 2013 has not identified any need for new pitches within the Borough. This assessment utilised all the available evidence, but there are two possible sources of potentially unidentified need; need from households living in 'bricks & mortar housing' and need from households living outside the Borough of East Staffordshire.

Further work has been commissioned in partnership with Derbyshire County Council to update and extend the evidence base. It is expected that this will be completed in 2014. The Council will keep under review the outcome of the updated evidence base and monitor pitch provision within its Monitoring Report.

Sites need to provide a safe environment for residents and to enable their integration into the wider community. The following policy will be used to assess applications for sites.

STRATEGIC POLICY 19

Sites for Gypsies, Travellers and Travelling Showpeople

In assessing the suitability of sites for residential and mixed use occupation by Gypsies, Travellers and Travelling Showpeople, and for the purposes of considering planning applications for such sites, proposals will be supported where the following criteria are met:

- The site affords good access to local services including schools;
- The site is not at risk of flooding or adjacent to uses likely to endanger the health of occupants such as a refuse tip, sewage treatment works or contaminated land;
- The development is appropriate in scale compared to the size of the existing settlement;
- The development will be able to achieve a reasonable level of visual and acoustic privacy both for people living on the site and for those living nearby;
- The development will provide a high quality frontage onto the street which maintains or enhances the street scene and which integrates the site into the community;
- The development will be well-laid out to provide adequate space and privacy for residents;
- The development complies with relevant national planning policies;
- The development complies with the other relevant policies in this Plan.

If and when a need is identified, the Council will set pitch targets and/or plot targets accordingly and will identify a site or sites to meet the need through a Development Plan Document as necessary.

RETAIL AND COMMUNITY FACILITIES POLICIES

Town and Rural Centres

The retail hierarchy is consistent with national guidance in the framework that town centre and retail development should be directed to existing town centres complemented by the need to provide for our rural area with its distinctive network of rural centres.

A key element of the vision and supporting objectives is to maintain and enhance Burton upon Trent and Uttoxeter town centres and other local centres as thriving, attractive and accessible places to be for residents by ensuring that our centres are vibrant places with a range of retail, culture and leisure options to meet local needs.



Uttoxeter Town Centre

The Council has previously worked hard to improve the environment within the two town centres adopting plans for both Uttoxeter (Uttoxeter Masterplan 2003) and Burton (Masterplan Part 1 in 2010 and Burton Town Centre Strategic Framework 2012) which set out a range of schemes for different parts of the town centres, many of which have been implemented. In both instances the Council has sought to deliver environmental and public realm improvements whilst also promoting the two towns for inward investment and regeneration opportunities. This has resulted in the redevelopment of the Cattlemarket in Uttoxeter for mixed use development, coming forward for housing and retail use, currently under construction, being anchored by Asda. This will greatly improve the shopping 'offer' in the town centre which was commented as weak in the recent town centre health check. In addition, the former JCB Heavy Products site has permission for a mixed use development including 4,180 sq m of convenience floorspace.

In Burton, Tesco have permission for a new store on Hawkins Lane outside the town centre. This permission is for approximately 10,000 sq m and will provide an equal proportion of comparison and convenience floorspace. Following the approval of this application the Council bought the Bargates site on High Street from Tesco and a development brief prepared promotes the site for a mix of town centre uses. More recently the adjacent Coors Offices site on High Street has come forward and offers the opportunity for the whole of the High Street area around the Meadowside Centre to come forward together for mixed use development and offering additional opportunities to link the town with the Washlands.

Other retail schemes in Burton include the approved extension to the Octagon centre and Burton Rugby club. In addition to this, there has also been interest in extending

the Coopers Sq retail area to include a department store. These schemes would add both in quantitative floorspace terms but also qualitatively, adding a new dimension to Burton's retail offer. Upper storeys above shops also have potential capacity for retail space as well providing more efficient use of buildings and their maintenance, especially for older, traditional buildings.

The rural centres, whilst they vary in size and variety of facilities, offer an essential service to the community. Whilst the Council does not consider these locations to have the physical capacity or wider catchment to provide significant retail development, it considers that there is potential over the plan period for modest growth.

The retail hierarchy is informed by an assessment of the retail and leisure needs of our town centres and larger villages. The hierarchy of town centres aims to support facilities which keep communities strong with available day-to-day services and also aims to maintain the general balance between market towns and villages.

The Retail and Leisure Needs Assessment 2013 provides a robust evidence base on the capacity for additional retail and commercial leisure development in East Staffordshire throughout the plan period. It is supported by a household survey of shopping patterns and accurately reflects current circumstances in terms of available data/assumptions and changes in national planning policy. The study identifies the retail hierarchy, current performance of Burton and Uttoxeter town centres and establishes the need for additional retail and leisure floorspace. A 'health check' concluded that although Burton, a sub-regional centre, was essentially a healthy town, boasting a good range of convenience and comparison retail and service facilities, it has slipped down the retail rankings since the last retail study in 2007. Uttoxeter is an attractive market town but appears to be in decline as it has slipped down the rankings significantly since the last study and there is a disappointing level of published retailer requirements, low footfall and an increase in unit vacancy. However to address these concerns in both Burton and Uttoxeter, the Council, has already approved schemes for additional retail provision and, with particular reference to Uttoxeter, the redevelopment of the former cattle market is now underway.

The Study identified no additional comparison goods requirement between 2013 and 2016. However a requirement across the Overall Catchment Area (OCA) of 7,200 sq m of comparison goods sales area in the 2016-2021 period rising to 21,100 sq m in total up to 2031. To assist in the strengthening of the town centres 70% of the growth should be directed to Burton and 20% to Uttoxeter with 10% dispersed across other locations within East Staffordshire to meet local needs, particularly in the strategic villages. The Assessment also states that new commercial leisure provision should also broadly follow this pattern. .

As regards convenience goods, the Assessment considers that there is scope to improve the current retention rate across the OCA. Under this scenario there is no requirement for additional convenience goods floorspace between 2013 and 2016. However, there is scope for an additional 2,700 sq m sales area up to 2021, rising to approximately 5,750 sq m across the OCA up to 2031. The scope for additional convenience retail floorspace is very limited, and so it is not considered appropriate to break this up and apportion across the Borough.

Different centres perform different functions in meeting the needs of the Borough as a whole and their immediate surroundings. To regulate the amount and manage the location of development and reflect the wider functions of centres in the Borough, a retail hierarchy has been set out in the Retail and Leisure Study identifying the hierarchy of centres. Further evidence base work in the form of Local Retail Designations assessment identified specific local centres throughout Burton. These Local Centres have been identified because they are a focus for their residential area and offer a range of local services. The strategic villages are considered to act as local centres for the rural areas.

Strategic Policy 20

Town and Local Centres Hierarchy

The Borough's town, local and rural centres will be supported and strengthened to ensure that they continue to be the focus of communities. Additional floorspace requirements are set out for the centres of Burton and Uttoxeter and as a whole for the rest of the local and rural centres across East Staffordshire.

Town Centres

| | |
|------------------|--|
| Burton | Additional comparison goods floorspace of approximately 14,800 sq m across the plan period and a share of the additional convenience floorspace of 5,750 sq m identified across the OCA. |
| Uttoxeter | Additional comparison goods floorspace of approximately 4,200 sq m across the whole plan period and a share of the 5,750 sq m of convenience floorspace across the OCA. |

Local Centres

These centres are of varying size offering a basic level of convenience shopping and service function for the immediate residential areas. No specific additional retail floorspace requirements are identified in these centres.

- Bearwood Hill Road, Winshill
- Best Avenue, Brizlincote
- Branston Road, Anglesey
- Branston Village, Branston
- Burton Road, Anglesey
- Calais Road, Horninglow
- Derby Road Loop, Shobnall
- Derby Turn, Eton Park
- Hawfield Lane, Winshill
- Horninglow Road Centre, Horninglow
- Horninglow Road North, Horninglow
- Horninglow Road South, Eton Park
- Main Street, Stapenhill
- Main Street, Stretton
- Rosliston Road, Stapenhill
- Short Street, Stapenhill
- St Peters Street, Stapenhill
- Uxbridge Street Centre, Anglesey
- Uxbridge Street north, Burton
- Uxbridge Street south, Anglesey
- Waterloo Street, centre, Shobnall
- Waterloo Street, north, Shobnall
- Waterloo Street, south, Shobnall
- Wellington Street, Shobnall

Rural Centres

Centres of varying size offering a basic level of convenience shopping and service function for the village and immediate rural hinterland. These facilities will be protected and will share a proportion of the 2,100 sq m of comparison goods identified for 'other locations across the OCA'.

- Tutbury
- Barton Under Needwood
- Rocester
- Rolleston on Dove

Town Centre Boundaries

Town Centre Boundaries define the area within a town where retail development and leisure uses are concentrated. New development for these purposes will generally be focused within the town centre boundaries.

The Retail and Leisure Needs Assessment (2013) indicates the extent of the town centre boundaries capable of accommodating the retail needs identified in the plan period.

The Council has also identified local centres that provide an opportunity for local needs shopping. These have not been given set boundaries but have been identified on the proposals map with 'stars' to identify their general location.

Primary and Secondary frontages

Primary frontages define the main retail area within the town centre boundary. Secondary frontages are those areas that are a mix of retail and service facilities. The purpose of identifying these areas is to ensure the protection of the main retail centre and to identify what uses will be acceptable in each part of the town centres.

The above policy sets out the hierarchy of centres and Burton, as the main centre, should take the most additional development. Uttoxeter will also need to accommodate additional town centre development to support the level of growth within the town and arrest the decline noted in the Assessment. The following policy sets out how development will be managed to ensure the most appropriate development occurs in the right place.

STRATEGIC POLICY 21

Managing Town and Local Centres

Town Centres

As well as new retail floorspace, suitable uses that support and promote both day time and night time economies include: offices; residential; cultural; leisure; and educational uses. Other uses may also be appropriate if they contribute to the overall attractiveness and vitality of the town centres. New development should:

- Safeguard the retail character and function of the town centre and not detract from its vitality and viability;
- Where appropriate contribute towards delivering improved pedestrian and cycling links to the Washlands
- Be designed to meet a very high standard of quality, respecting and reflecting the town centre's historic environment and helping to improve the sense of place and legibility to the Town Centre experience
- Meet the principles set out in the Council's Public Realm Implementation Plan including opportunities to incorporate green infrastructure in designing the public realm within and around the development
- developing leisure, community and cultural activities and the evening economy,
- respecting and enhancing the historic fabric, encouraging housing opportunities,
- encouraging a mix of uses

Sequentially the Council will expect proposals for town centre uses to be sited within defined town centres. Applications for such uses on sites outside town centres will be subject to the sequential test.

An impact assessment will be required for planning applications for town centre uses outside the defined town centre boundary when the floorspace proposed is equal to or above the following local floorspace thresholds:

- **Burton** – 1,500 sq.m gross or more of convenience retail floorspace, and 750 sq.m gross or more of comparison retail floorspace.
- **Uttoxeter** – 750 sq.m gross or more of convenience retail floorspace, and 500 sq.m gross or more of comparison retail floorspace.

Retail Frontages

Within the primary retail frontages of Burton upon Trent and Uttoxeter the Council will only permit Class A1 (retail) use at ground floor level unless it can be demonstrated that the proposed use will enhance the vitality of the primary retail area with a use that complements the main function of shopping and does not lead to the overconcentration of non A1 uses. In secondary frontages, the Council will accept a wider range of changes at ground floor level to a use that complements the function of the town centre as a whole.

Local Centres

Planning permission for the provision or extension of local convenience shopping facilities in existing local centres will normally be granted provided:

- the scale of provision is to meet local needs only,
- the site is readily accessible on foot or by bicycle
- the intensification of any one use does not become detrimental to residential or other adjoining uses. and
- the proposal would, be compliant with the East Staffordshire Design Guide SPD (or any superseding document)

In rural centres retail and other uses (including leisure, entertainment, cultural and tourist uses as well as other mixed-uses) that would support the vitality and viability of the centres will be granted provided they:

- are of a scale and nature that is appropriate to the size and function of the centre,
- would not lead to unsustainable trip generation from outside the catchment, and
- would not undermine the role or function of other centres within the retail hierarchy

'Town centre' proposals will not normally be permitted outside defined town centres unless they can demonstrate that there will be no negative impact on town centres and the development would support existing tourism facilities meeting the criteria set out in Policy 15 Tourism.

Safeguarding retail provision

Development leading to the loss of uses within Class A of the Use Classes Order in rural centres will only be permitted if:

- the facility has been sufficiently and realistically marketed over a 6 month period;
- that the current use is demonstrably no longer viable; and the change of use would not harm vitality and viability of the local centre.

Identification and Delivery of Town Centre Investment

The Local Plan looks ahead to 2031 and over this timeframe situations will change, such as the economic climate. Retail Needs assessments are difficult to predict with certainty over long periods of time due to changing shopping patterns, preferences of consumers and innovation in the way in which people shop.

To ensure that the Local Plan delivers the retail and leisure development necessary to support the future population of the Borough the Council will:



Station Street, Burton

- Work proactively and in partnership with the shopping centre owners, landowners and developers to bring investment forward;
- Use Compulsory Purchase powers if necessary;
- Produce a Town Centre Area Action Plan
- Produce a Shopfronts and Advertisements Supplementary Planning Document

- Review the Retail and Leisure evidence to keep the identification of need up to date;
- Use the Local Authority Monitoring Report to assess retail commitments and completions; and if necessary bring forward a Sites Allocations Development Plan Document which specifically addresses town centre change.
- Setup regular town centre health check monitoring.
- Work with partners such as the National Forest Company to bring about public realm improvements
- Consider the use of a Community Infrastructure Levy or if already in place review the local priorities for the spending of CIL in order to enable critical infrastructure to be bought forward.

Supporting Local Communities

The Local Plan seeks to achieve sustainable communities across East Staffordshire Borough and to improve upon the well-being of its people.

Community facilities act as the focus of community activity and contribute towards community cohesion. Such community facilities include, but are not limited to, primary schools, shops, post offices, banks, public houses, fuel-filling stations, public halls, indoor sports facilities and small-scale health-care facilities. These types of community facilities are provided by a wide variety of agencies, including local authorities, other public service providers, churches and other religious organisations, and the voluntary and business sectors.



Dog & Partridge, Tutbury

Access to community facilities is important to both urban and rural communities. Community facility provision needs to reflect the needs of the population both existing and new and also reflect how the population will change over time. This is particularly important given the ageing population of the Borough generally. To reflect the changing needs of the community, new ways of providing facilities continue to develop. Increasingly service providers are looking to co-locate.

Spatial planning can assist with the co-ordination and provision of new facilities and obtain appropriate developer contributions. The Vision and Plan Objectives seek to maintain and improve community wellbeing and therefore support will be given to proposals and activities that protect, retain or enhance existing community facilities, or lead to the provision of additional community facilities. The policy also resists the

loss of existing facilities. The Council will require that proposals demonstrate that a particular facility or service is no longer viable and explain the options that have been investigated to maintain the facility or service. Marketing of the property for a minimum of 6 months with an appropriate agent at an appropriate price would be required.

STRATEGIC POLICY 22

Supporting Local Communities

To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need.

Proposals for new community facilities should:

- be located where they can be accessed on foot, bicycle or public transport, rather than only by car;
- where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances;
- be located in close proximity to the community that the facility will serve.

Where appropriate, the multi-use of premises for a range of community uses will be encouraged.

The Council will approve extensions to existing community facilities, subject to compliance with other Local Plan policies.

Proposals which result in the loss of a community facility will not be permitted unless:

- (i) adequate alternative provision is available within or adjacent to the settlement or will be provided as part of the development process;
- (ii) all reasonable efforts have been made to preserve the facility or service, including sharing of premises, but it has been satisfactorily demonstrated to the Council that the service is no longer viable and has been actively marketed for a period of at least 6 months; and
- (iii) the service or facility is in an inherently unsustainable location and the reuse of the site would be a more sustainable solution than the retention of the service or facility.

ENVIRONMENT POLICIES

Green Infrastructure

Green infrastructure (GI) is a term used to describe a network of multi-functional green spaces. This network of both public and privately owned land and water supports native species, maintains natural and ecological processes, sustains air and water resources (sometimes separately identified as “Blue Infrastructure”), and contributes to the health and quality of life of people and communities. The growth proposed in the Borough provides an opportunity to plan for a green infrastructure network, serving the needs of both rural and urban communities and strengthening the links between them.

Green infrastructure encompasses all open space elements within rural and urban landscapes and can include woodland, watercourses, playing fields, nature reserves, cemeteries, footpaths, hedgerows, allotments and amenity landscaping. Watercourses and water features also offer opportunities for the creation of multi-functional networks and this is recognised in Detailed Policy 9 on water based recreation and blue infrastructure. Heritage assets should also form part of green infrastructure for example the Trent and Mersey canal corridor which is designated as a conservation area.

A Green Infrastructure Strategy has been produced with the aim of providing a long term vision for green infrastructure within East Staffordshire to ensure that the growth of the Borough is fully integrated with existing green infrastructure and new green infrastructure is provided to meet the needs of all communities. The Strategy also addresses the improvement of green infrastructure within the rural areas of the Borough and the maintenance and improvement of connectivity between the Borough’s urban and rural areas.

The Strategy provides a set of green infrastructure standards outlining what is required for a high quality environment associated with new development, and sets out how development could and should help to enhance green infrastructure. These standards should be considered early on in designing schemes to ensure a green infrastructure led approach.

The Council will seek an overall gain in green infrastructure through the protection and enhancement of existing assets and the creation of new multi-functional areas of green space that promote:

- recreation and tourism;
- public access;
- green education;
- biodiversity;
- water management;

- the protection and enhancement of the local landscape;
- and mitigation of climate change;
- green economic uses;
- sustainable land management; and
- Health improvement through increased high quality cycling and walking access to locations and other quality greenspaces and opportunities for community growing spaces such as orchards and allotments

It will be important that where possible, developments in Inner Burton will be subjected to soft landscaping as part of greening Burton, as set out in the retail policy to deal with what is a hard urban landscape. Greening Burton is therefore an important regeneration initiative which should enhance the landscape and setting of the townscape of Burton without affecting its historical context and character. This should also contribute to the overall green infrastructure of the Borough as well as improving health and wellbeing.

The provision of new Green Infrastructure will primarily be delivered as part of new developments at the expense of the developer. Where there are little opportunity for Green Infrastructure on site contributions will be sought which will assist with the delivery of GI projects by East Staffordshire Borough Council alone or in partnership with other organisations such as Parish Councils, local community groups and non-governmental organisations such as the National Forest Company. An example of where this has taken place is with the National Forest Tender Scheme, where the National Forest Company, Forestry Commission and private landowners worked in partnership to achieve significant woodland creation.

Several other funding sources are available to support GI, these include (but are not limited to): Parish Councils; Central Rivers Initiative funding, National Forest Company, Staffordshire County Council, aggregate companies, Woodland Trust; Countryside stewardship, and Heritage Lottery.

The Borough Council will continue to work in Partnership with the Central Rivers Initiative, the National Forest Company and other organisations where opportunities arise to deliver the aims of the Green Infrastructure Policy and meet the standards set out in the Green Infrastructure Strategy.



The Washlands, behind Burton Library

STRATEGIC POLICY 23

Green Infrastructure

Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study¹⁸, connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be safeguarded through:

- a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;
- b) Using developer contributions to facilitate improvements to their quality and robustness; and
- c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary.

Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces.

Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that:

- i. improve walking and cycling access to and from the urban core; or
- ii. result in the creation, protection and enhancement of biodiversity habitats, or
- iii. Improve walking and cycling access to rural service centres; and
- iv. help to remedy local deficiencies in open space provision and quality; or
- v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or
- vi. safeguard and enhance heritage assets

As referenced in the East Staffordshire Green Infrastructure Study, the following standards for green infrastructure are to be met:

- a) Where possible new GI should connect to, and enhance, the existing green infrastructure network of East Staffordshire;

¹⁸ Available on the Council's website.

- b) New green spaces should be designed to serve more than one function to maximise public benefit;
- c) Developers should agree robust delivery and funding mechanisms with East Staffordshire Borough Council prior to the determination of an application to secure the ongoing management of green infrastructure;
- d) New green infrastructure should be in keeping with the existing landscape character of development sites, including its habitat type and species selection;
- e) Where practicable and appropriate in design terms taking into account site context developments should incorporate innovative green infrastructure into the design of buildings such as green roofs and green walls;
- f) All development should enhance biodiversity habitats and environmental assets through positive management, buffering, extension and linkage;
- g) All development design should include street trees and urban woodland, including National Forest planting where this is applicable;
- h) All developments should be served by Sustainable Urban Drainage Systems where feasible. The component features of these systems should be designed and managed to deliver additional green infrastructure benefits, such as wildlife habitat improvement and provision, landscape enhancement and informal recreation.
- i) Green infrastructure within developments should be designed as a connected network with linear features, such as retained hedgerows and footpaths, linking larger features, such as SUDS ponds and woodlands and other green infrastructure features adjacent to the site including existing footpath and cycleway networks.
- j) For larger developments, new GI should contribute towards the creation of healthy communities through the incorporation of community growing space such as orchards and allotments within the green infrastructure package of a scheme

High Quality Design

The framework stipulates the importance of high quality design in the delivery of Sustainable Development. The Council therefore expects high quality design in new development within in the Borough. To complement this, a Supplementary Planning Document on Design (“Design Guide”) has already been adopted by the Council and is used extensively to support and inform decisions on planning applications. The Guide makes it clear that design should respond to the surrounding architectural and urban design context. Some locations will be more sensitive than others, and the design of the development would need to reflect the context, style and pattern of the surrounding environment and buildings. The process of designing new developments should be clearly articulated clearly within Design and Access Statements. This should include an analysis of the development proposal site, its constraints, surroundings and opportunities, making it clear how proposals respond to their surroundings in urban design terms. (townscape/building line/materiality/etc)

Developers are encouraged to discuss their development proposals with a local community through public participation in order to inform the design of a new development. This should add a sense of ownership and aspiration within local communities so they can contribute to places and spaces. Community involvement will also encourage healthy and integrated communities through ensuring the design and layout aids movement, access to greenspace and the range of open spaces and facilities such as community buildings and projects such as allotments and community orchards meets current and future needs.



Hotel at St George's Park

New development should be delivered in an environmentally sensitive way in order to mitigate against and be adaptable to impacts of climate change.

The High Quality Design policy should be read in conjunction with other relevant guidance including:

- Design SPD
- Re-use of Redundant Farm Buildings SPD
- Guidance on Traditional Farmsteads within East Staffordshire
- Guidance provided by CABI Design Review (www.designcouncil.org.uk) –
- By Design by DETR/CABI

- Code for Sustainable Homes (BREEAM)
- Building for Life 12
- Designing out crime guidance

It is important that new development proposals should make efficient use of land, however the Council will secure densities of development which are in context with its locality and which will have a benefit on the character, appearance, distinctiveness and environmental quality of an area with no negative impact on amenity. The intensification of an existing locality will be resisted where it would be harmful to the character of an area.

The Council will consider referring applications where appropriate, to design review panels and planning sub groups to secure good design.

STRATEGIC POLICY 24

High Quality Design

Development proposals must contribute to the area in which they are proposed and:

- Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage,
- Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages
- Reinforce character and identity, through local distinctiveness.
- Enhance the landscape and protect and enhance biodiversity;
- Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists
- Demonstrate consideration of opportunities for the use of Green Infrastructure
- Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;
- Be adaptable in order to enable a change of uses where this is possible;
- Provide innovative and contemporary architecture where this is appropriate;
- Provide well designed and integrated public art in substantial schemes in the

town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public space within the site.

- Minimise the production of carbon through sustainable construction and reuse of materials where possible and Promote the use of renewable energy source technology solutions where possible;

Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an existing built area will only be allowed where the development would represent a benefit and would not be harmful to the character and amenity of an area.

Developers will be required to demonstrate how they have responded to the above criteria in their applications, and, where appropriate, in master plans, Development Briefs, Concept Statements and Design Codes.

The Council will consider referring proposals to a design review panel to secure good design. Such a review will take place at an early stage of the application process and the applicant will be expected to meet any associated costs and respond positively to any recommendations.

Historic Environment

The Borough has a rich historic environment with many valued heritage assets consisting of a diverse range of designated and undesignated heritage assets, secular and non-secular heritage assets from the prehistoric ceremonial sites in the Trent Valley including the river itself which has archaeological value;

Roman Rocester; the legacy of Burton upon Trent's brewing industry and Tutbury's medieval castle. The Borough's historic environment and heritage assets contribute to the local distinctiveness and character which is special and diverse. Such heritage assets are vulnerable to change and potential harm, and therefore should be managed proactively and sensitively, where the historic environment and heritage assets should be protected and enhanced in a manner appropriate to their significance. The protection and enhancement of the significance of the historic environment and heritage assets forms part of sustainable development as set out in the NPPF, especially paragraphs 7 (protection and enhancement), 9 (improvements in quality) and 126 (irreplaceable heritage assets). Such heritage assets include listed buildings, conservation areas, registered parks and gardens and scheduled



Tutbury Castle

monuments as well as undesignated assets such as locally listed buildings and sites of archaeological potential.

Development proposals may provide opportunities to enhance the historic environment either through new innovative and contextual development and design or through sensitive and informed repair which reinforces sense of place. Such development proposals should be encouraged as sustainable development that has economic, environment and social (cultural) benefits for the Borough. Should it be considered that development would not enhance the historic environment or where it may impact upon potential archaeological remains then development proposals should clearly articulate the necessity of harm using the relevant guidance set out by English Heritage. Loss of significance (such as loss of historic fabric which contribute to the setting of the historic environment) which may cause harm should be adequately justified (NPPF paragraphs 132-135).

The historic landscape character of the Borough reflects the changes which have occurred over the centuries with early field patterns, including locally distinctive farmsteads dominating the north and west and a highly planned character, created in the early 19th century, dominating the area of the former Needwood Forest. There are also two distinct characters within the Borough from the uplands and the border with Derbyshire Dales District and Staffordshire Moorlands District to the lowlands where the form and character of rural buildings have subtle differences. The Borough currently has a mix of urban and rural conservation areas, listed buildings that vary from brewery buildings to rural farmsteads that also have Scheduled Monument status and only one registered park and garden (Stapenhill Cemetery). Trent Valley has particular sensitivity where they may be undesignated below ground archaeological sites, which while not formerly designated, can be considered to be of national importance. Therefore development proposals need to consider sites that may have unidentified archaeological remains and archaeological potential. Historic landscape character also includes key views, some of which may be identified in Conservation Area Appraisals. This is particularly the case with the Trent and Mersey Canal Conservation Area which contain long views. The historic landscape character, including the Trent and Mersey Canal continues over the border into other local authorities so it is important to acknowledge the continuity of the landscape and similar issues that may exist, such as the Trent Valley in the southern lowlands (with Lichfield District) to the highlands in the north (with Staffordshire Moorlands District and Derbyshire Dales District). Relevant evidence base should be consulted as part of development proposals that may affect historic landscape character including the farmsteads mapping, Extensive Urban Surveys and Historic Environment Character Assessments.

Due to the significant quality of the historic environment within the Borough, any new development which may impact upon heritage assets should be protected and enhanced through high quality design and using the key principles that are set out in

the Design SPD. Guidance is also set out for the rural historic environment within the Re-use of Rural Buildings SPD, where more specific guidance is set for farmsteads in the Guidance on Traditional Farmsteads in East Staffordshire guidance document.

Opportunities to enhance conservation areas are welcomed, whether this is to a building or to the wider setting, such as public realm improvements. Implementation can be through heritage led regeneration or small scale interventions to safeguard the integrity of the conservation area and its character, especially for Conservation Areas at Risk within the Borough. There are important elements of a conservation area, not just the buildings which are contained within in it which should be considered as part of development proposals including spaces, street patterns, views and trees.

The Council will continue to work closely with partners including English Heritage and Staffordshire County Council on Historic Environment matters as well as Parish Councils, especially those who have Neighbourhood Plans and local amenity groups who have a stake in the historic environment, such as identifying local heritage assets that can be added to a Local Heritage List. The Council will work with neighbouring authorities on development opportunities adjacent to our boundary that may impact the historic environment. Such work may include developing policy and guidance which may support policy within the Local Plan as well as specific development proposals.

Development proposals should be informed by a Design and Access Statement where it is considered necessary (applicants should refer to the Council's Validation checklist) to include the following current sources of information, guidance and evidence base where necessary:

- National Heritage List for England (which includes Listed Building list descriptions) – provided by English Heritage
- Conservation Area Appraisals
- Heritage at Risk Register
- Design Supplementary Planning Document (SPD)
- Reuse of Rural Buildings (SPD)
- Guidance on Traditional Farmsteads in East Staffordshire
- The Historic Environment Record (HER) (which includes Farmsteads data and mapping) – provided by Staffordshire County Council
- Historic Landscape Characterisation – provided by Staffordshire County Council
- Historic Environment Character Assessments – provided by Staffordshire County Council
- Extensive Urban Surveys – provided by Staffordshire County Council
- Historic Farmsteads Survey & Regional Statement – provided by English Heritage

- English Heritage publications, – for secular and non-secular buildings such as *New Work in Historic Places of Worship*
- Any evidence provided alongside the preparation of Neighbourhood Plans

The above sources and evidence base will be updated as and when it is considered necessary, where the Borough Council will continue to work with English Heritage and Staffordshire County Council on relevant studies.

STRATEGIC POLICY 25

Historic Environment

Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.

This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated.

Development proposals should be informed by the various information sources and evidence base that are available (as listed).

The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration which may involve the repair of key heritage assets will be supported. This will be delivered through various initiatives such as through new development proposals or regeneration schemes with key partners such as English Heritage and the Heritage Lottery Fund.

Inner Burton is a focus for regeneration in order to improve poor quality building stock which consists of Victorian terraced housing. Initiatives should therefore consist of effective repair and refurbishment of Victorian housing stock as part of sustainable development with opportunities to introduce innovative energy efficiency technology, which reflects the local historic character.

National Forest

The National Forest is transforming the landscape to create a mosaic of land uses and enhance biodiversity; creating a major resource for tourism, recreation and education; providing a productive alternative use for farmland and enabling farm diversification; contributing to the UK's timber needs; stimulating the economy and creating jobs and making a small but significant contribution to the UK's efforts to reduce atmospheric carbon dioxide.



Byrkley Park Garden Centre, Rangemore

The National Forest covers both the south-eastern rural areas of East Staffordshire and the urban centre of Burton upon Trent, which is the capital of the National Forest. Since its establishment in the mid-1990s, around 1000 hectares of new woodland have been created within The National Forest in East Staffordshire. The Borough Council will pursue a robust and imaginative approach towards development in the area whilst ensuring that the commercial return from development helps to support the implementation of the National Forest Strategy 2004-14.

The Borough Council will continue to work in Partnership with The National Forest Company to ensure tree planting is included in new developments through the application of this policy in planning decisions, ensuring standards for tree planting are met on site and where appropriate off site in accordance with National Forest Planting Guidelines. Where possible the Borough Council will work with The National Forest Company and other organisations such as Staffordshire Wildlife Trust, the Woodland Trust and community groups to provide additional planting where opportunities exist.

STRATEGIC POLICY 26

National Forest

The Borough Council will support:

- (i) The implementation of the National Forest Strategy 2004-14 and the forthcoming replacement Forest Strategy.
- (ii) Conversion of land to woodland and other Forest related habitats and purposes where this complements existing natural and cultural heritage interests;

- (iii) Enhancement of built development through related landscaping;
- (iv) The Forest as an exemplar of sustainable development;
- (v) The development of tourism, leisure, rural diversification and the woodland economy;
- (vi) New developments that relate well to their National Forest setting

Developments shall contribute towards the creation of the Forest by providing on-site or nearby landscaping that meets the National Forest development planting guidelines as set out in the National Forest Company's Guide for Developers and Planners and contained within Appendix i.

Landscaping will generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a wooded character.

The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. The Borough Council recommends that pre-application discussions are held with the National Forest Company.

- Implementation of planting and landscaping schemes for approved new development in The National Forest will be secured by means of conditions, a legal agreement, or will be a constituent part of the Community Infrastructure Levy. The measures may include, as appropriate: the means and time-scale for implementation;
- arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body.

In exceptional circumstances, where planting of this scale cannot be accommodated within or close to the development, the shortfall should be addressed by way of a commuted sum as set out in the NFC's Guide for Developers and Planners. This will be used to either purchase land for tree planting, or create new woodland and/or other habitats, and to provide public access and maintain the site for at least 5 years. Where appropriate and practicable, applicants will be required to identify individual planting projects via negotiation and agreement with the National Forest Company.

Measures to secure the proper management of woodlands within The National Forest will be in accordance with the

- aims of the National Forest Strategy;
- guidance in National Forest 'Guide for Developers and Planners'
- interests of visual amenity;
- desirability of maximising public access where appropriate;

- principles of good woodland management;
- maintaining and enhancing the nature conservation resource;
- retention and enhancement of the landscape character.

In addition to meeting the Planting Guidelines, developments will be expected to reflect their Forest setting through their design, character and sustainability. This will include integrating existing green infrastructure into the development, making connections with on-site or adjacent woodland and other habitats, showcasing timber in building design and incorporating renewable energy, especially wood fuel heating systems. Further details on how this can be achieved are set out in the National Forest Company's Design Charter.

Climate Change, Water Body Management and Flooding

The most obvious effect climate change is likely to have on East Staffordshire is to increase the potential for flooding in certain parts of the Borough due to the greater incidence of sudden, extremely heavy episodes of rainfall forecast for the future.

East Staffordshire Borough Council (ESBC) recognises the importance of the climate change and sustainability agenda and the benefits this can bring to the residents and businesses of our borough. The Council have produced a Climate Change Strategy, and aims to be one of the leading Local Authorities in the region for addressing climate change and sustainability.



River Dove, Ellastone

Much of the built-up area of Burton upon Trent lies within areas at risk of flooding limiting new development to areas not at risk severely curtails the options open for the growth of Burton on Trent town and similarly for Uttoxeter. Both existing and proposed development is heavily reliant on the continued upgrade and maintenance of flood defences. Where development is necessary in areas at risk of flooding it must meet the following main criteria:

- It must be safe without increasing flood risk elsewhere
- Opportunities should be sought to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.

- Where there is significant residual risk of flood defence failure, either from overtopping or defence breach, it is essential that this is appreciated and sufficiently mitigated against.

The above is derived from evidence provided in the Water Cycle Study and Strategic Flood Risk Assessments. The aim of this policy is to ensure that inappropriate development in areas at risk of flooding are avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

This policy also aims to ensure that no new development causes a negative impact upon the waterbodies and the ecological quality of watercourses in the Borough in line with the requirements of the EU Water Framework Directive (WFD) which aims for all ground and surface waters such as rivers and lakes to achieve 'good status' by 2026. The WFD has been set up to improve and integrate the way water bodies are managed throughout Europe. It establishes a legal framework to protect and restore clean water throughout Europe to ensure its long-term sustainable use. WFD uses a system of classification based on river basins and the natural geographical and hydrological units. The Local WFD actions for East Staffordshire are contained within the Humber River Basin Management Plan (RBMP).

The Council favours the use of Sustainable Urban Drainage systems (SuDs) wherever possible, and will look for imaginative ways of integrating these into the scheme. SuDs can include a wide variety of design from green roofs, rain water harvesting, permeable surfaces, swales, soakaways to water storage and can reduce flooding as well as providing ecological benefits and recreation opportunities.

Under the Flood & Water Management Act 2010, Staffordshire County Council became a Lead Local Flood Authority and will be responsible for setting up a SuDS Approving Body (SAB). The role, when in place, will be responsible for approving, adopting and maintaining sustainability drainage systems. It is important that when in place, the SAB is involved in the design of SuDs early in the planning process. Staffordshire County Council are responsible for the supervision and management of non-main "ordinary watercourses". If a development is likely to result in works that would affect the flow of water in such a watercourse, then they need to apply for a Land Drainage Consent through Staffordshire County Council (SCC) as the Lead Local Flood Authority.

The need for alleviation of surface water will be promoted via partnership working with Staffordshire County Council as the Lead Local Flood Authority through the planning application process and other partnership working arrangements. Where applications have watercourse and drainage implications it is advised that advice is sought from Staffordshire County Council and the Environment Agency before a planning application is submitted and this is reflected in the planning application.

STRATEGIC POLICY 27

Climate Change, Water Body Management and Flooding

Proposals in flood risk areas, or proposals which would affect such areas, will only be permitted where they would not cause unacceptable harm to the following interests:

- (i) The protection and storage capacity of the flood plain, washlands and other areas at risk from flooding;
- (ii) Access to watercourses for maintenance;
- (iii) The characteristics of surface water run-off;
- (iv) The integrity of fluvial defences;
- (v) The drainage function of the natural watercourse system; or
- (vi) The necessity for additional public finances for flood defence works.

The Borough Council will require a Flood Risk Assessment (FRA) in areas at risk of flooding (land within Flood Zones 2 and 3) and of proposals that have the potential to generate significant volumes of surface water runoff due to their size to assess the impact on the foregoing interests.

FRAs for proposals in areas behind the existing defences will need to assess the residual risk of defence failure, either from overtopping or defence breach, and show how, through the design of development, residual risk will be sufficiently mitigated against.

To alleviate the effects of climate change and meet the objectives of the Water Framework Directive, consideration will be given to the following principles:

- Development proposals and strategic plans must give due regard to the aims and objectives of the Humber River Basin Management Plan and shall not pose an obstacle to the meeting of the required ecological status or potential status for any waterbody.
- Development proposals must provide adequate development easement from watercourses (culverted or otherwise);
- Development proposals must incorporate measures for deculverting and renaturalisation of watercourses where practicable.
- All new development should address surface water run-off and Sustainable Drainage Systems (SuDS) should be used.

Water quality and quantity

Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity. This should include the requirements of the Water Framework Directive and Habitats Regulations. Development proposals should demonstrate that:

- Adequate arrangements are made for the disposal of foul sewage, trade effluent and surface water to prevent a risk of pollution.
- There is sufficient water and foul drainage infrastructure capacity to meet the additional requirements arising from a development should be in place.
- Measures to reduce demand such as the use of grey water recycling and rainwater harvesting are incorporated into the development.
- Foul and surface water run-off are separated

Where adequate water resources do not exist, or where the provision of water would be detrimental to the natural environment development will not be permitted.

Sustainable Drainage

All new development will be expected to incorporate Sustainable Drainage Systems (SUDS). Each system should:

- Discharge clean roof water to ground via infiltration techniques such as soakaways, green roofs, permeable surfaces and street trees etc unless demonstrated by an infiltration test that due to ground conditions this is not possible
- Limit surface water discharge to the greenfield run-off rate or, where this is demonstrated to not be viable, a reduction from the existing situation;
- Protect and enhance wildlife habitats, heritage assets, existing open spaces, amenity areas and landscape value of the site, as well as being sympathetically designed to meet the needs of the local community.

Renewable and Low Carbon Energy Generation

The Climate Change Act 2008 sets legally binding targets to reduce the UK's greenhouse gas emissions by at least 80% by 2050 and sets carbon budgets on the pathway to this target. The fourth carbon budget came into law in June 2012 and covers 2023-27 with a reduction target of 50% below 1990 baseline values.

The Council supports the local generation of energy from renewable or low carbon sources in order to meet the UK targets. It is aware that some technologies can have

a higher impact on their surrounding environment than others. However, over the time period of this Plan it is clear that existing technologies will develop, new technologies may emerge, and the ability of installations to integrate into their surroundings, or into the built development they serve may change. The Council have produced a Climate Change Strategy which sets out the role of planning in ensuring efficient use of resources. The Council is committed to producing a Climate Change Supplementary Planning Guidance to provide detail on policies contained in the Local Plan and guidance on how climate change and efficient design can be incorporated into developments.

The policy below is therefore flexible to changing circumstances, whilst protecting interests of acknowledged importance such as residential amenity, nature conservation and landscapes of high value.

An evidence base document titled 'Renewable Energy in Staffordshire' has been produced and sets out where there are opportunities for different types of renewable energy opportunities. Developers should refer to this in their applications to ensure developments are location in areas where there is opportunity.

The Council will monitor the delivery of low carbon and renewable energy projects across the Borough on an annual basis along with reporting on carbon emissions. The Borough Council will prepare a Supplementary Planning Document with advice on the types and appropriate location of renewable energy technologies, low carbon design and climate change adaptation. In addition a landscape Supplementary Planning Document will also be produced which will assist with setting out the landscape qualities that will need to be considered in different areas of the Borough. This policy should be applied alongside Detailed Policy 2 Designing in Sustainable Construction in order to ensure that developments optimise the opportunities for low carbon design and renewable energy delivery.

Hydraulic fracturing, commonly known as "fracking" is a technique used to extract oil or gas from deep below the ground. There are currently no planning applications or sites permitted to carry out exploration or development of on shore oil or gas using fracking techniques in Staffordshire. Applications for exploration or development would need to obtain the correct license from the Department of Energy and Climate Change (DECC) prior to submitting a planning application to Staffordshire County Council, as the Mineral Planning Authority. Staffordshire County Council would consult East Staffordshire Borough Council, neighbours, Parish Councils and a wide range of statutory and non statutory consultees on all mineral development planning applications.

STRATEGIC POLICY 28

Renewable and Low Carbon Energy Generation

The Council will promote and encourage all technologies and types of renewable and low-carbon energy generation, appropriate to the location in the Borough. This includes schemes that:

- form part of proposed new developments (including stand-alone schemes);
- are incorporated into existing developments; and
- are community-led initiatives.

The Borough Council will encourage technologies that provide the greatest renewable energy generation and carbon savings, whilst recognising the need to balance adverse impacts and location restrictions.

The Borough Council will prepare a Supplementary Planning Document with advice on the types of renewable energy technology and low carbon design that may be most appropriate in the different types of location in the Borough.

Opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers will be encouraged.

Renewable and Low-Carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. Therefore all applications are subject to the following considerations:

- the degree to which the scale and nature of a proposal reflects the capacity and sensitivity of the landscape, townscape, natural, historical and cultural features and areas to accommodate the development
- the degree to which the developer has demonstrated any wider environmental, economic, and social benefits of a scheme as well as to how any adverse impacts have been minimised (e.g. visual intrusion, noise or odour). This includes wider benefits arising from clean energy supply, reductions in greenhouse gas and other polluting emissions, and contributions towards meeting national targets for use of renewable energy sources
- the proximity to, and impact on, transport infrastructure and the local highway network
- the impact on designated sites of European, national, regional and local biodiversity and geological importance
- the impact on relevant heritage assets

In assessing whether or not adverse impacts are satisfactorily addressed, the Council will also take into account cumulative impacts.

Biodiversity and Geodiversity

The conservation and enhancement of biodiversity and geodiversity is increasingly seen as an essential element of sustainable development. A National Biodiversity Action Plan has been drawn up for the UK from which County and Local Biodiversity Action Plans have been produced which includes targets relevant at the County and local levels respectively. The Staffordshire Biodiversity Action Plan (SBAP) has been in place since 1998. The aim of the 3rd Edition SBAP is to focus conservation efforts on the areas within the county that will result in optimum benefit for ecological networks, habitats and species and allow for greater resilience to climate change. East Staffordshire is covered by the following Action Plan areas:

- River Gravels
- Central Farmland
- Needwood Woods and Parklands
- Species Rich farmland
- Central Heaths and Woods



Lake at Barton Marina

Each action plan sets out priority habitats for the associated area. In addition the Council, in partnership with the Staffordshire Wildlife Trust (SWT), Staffordshire County Council, the Staffordshire Biodiversity Action Plan and the Environment Agency have produced a piece of work looking at biodiversity opportunities across the Borough. Biodiversity Opportunity Areas are areas where conservation action, such as habitat creation, restoration or expansion, is likely to have the greatest benefit for biodiversity. The Central Rivers Initiative has also produced Biodiversity Opportunities Maps to show where opportunities exist along the river corridor. The NPPF highlights the importance of landscape-scale conservation and makes reference to planning for biodiversity at a landscape-scale across local authority boundaries as well as connecting designated sites of biodiversity importance and areas identified by local partnerships for habitat creation or restoration.

Biodiversity opportunity maps along with the Green Infrastructure opportunity map will be used in conjunction with the policy below when making planning decisions. Applicants will be encouraged to demonstrate how the opportunities identified have been incorporated in the design of the development. Where appropriate, East Staffordshire Borough Council will work in partnership with organisations such as Staffordshire Wildlife Trust, Staffordshire County Council, local community groups and the National Forest Company to identify and deliver projects where there will be biodiversity and geological enhancements.

STRATEGIC POLICY 29

Biodiversity and Geodiversity

In considering proposals for development the Council will seek to protect, maintain and enhance the biodiversity and geodiversity of the Borough through the following measures:

- Ensuring that development retains, protects and enhances features of biological or geological interest, and provides for the appropriate management of these features
- Ensuring that development produces a net gain in biodiversity in line with UK and/or Staffordshire Biodiversity Action Plan species, and biodiversity opportunities
- Supporting proposals which improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly land for biodiversity value
- Supporting developments with multi-functional benefits, particularly those relating to health, education, social inclusion and environmental protection

Development proposals that would have a direct or indirect adverse effect on local designated sites, non-protected sites and priority protected species that are considered to have geological and biodiversity value, will not be permitted unless:

- they cannot be located on alternative sites that would cause less or no harm;
- the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of wider habitats; and
- Prevention, mitigation and compensation measures are provided. Any replacement assets should be of a comparable or enhanced value.

Locally Significant Landscape and Landscape Character Areas

The Borough has a varied and attractive landscape from urban townscapes to rural landscapes. Undeveloped areas around towns have a special role to play in maintaining the distinction between town and country and in providing a rural backdrop and setting to the urban areas.

Whilst there are no nationally designated landscapes in East Staffordshire, there are many attractive landscapes in their own right, particularly in the local and County-wide context.

The open spaces on the steeply sloping escarpments on the western fringes of Burton upon Trent are of a high visual landscape quality and provide an important green backdrop to the built-up area, and include a Grade 1 Site of Biological Importance (SBI), which is also ancient semi-natural woodland. Similarly, to the east lies a scarp slope containing views of Scalpcliffe Water Tower and Waterloo Clump, which are important features on the local landscape. Within these locally important landscape areas, the Council will promote public access, together with landscape improvement and enhancement measures, such as tree planting to form part of the National Forest, especially when it complements the existing nature conservation resource. The countryside views from the urban areas of Burton upon Trent, along with other views such as views along the Trent and Mersey Canal at Burton upon Trent, the setting of Sudbury Hall and views of the Weaver Hills are important to local communities, as raised in consultation responses.



Winhill Water Tower

The Borough also has key urban views such as Marston's Brewery, Shobnall Road, Burton Upon Trent and St Mary's Church, Uttoxeter which contributes to local distinctive townscape character and sense of place. The NPPF encourages the preparation of jointly integrated landscape and historic landscape character assessments, particularly for those areas where there are major expansion options and landscape sensitivity.

The purpose of the policy is to ensure important landscapes within the Borough are protected and any development within areas of high landscape value is informed by the character and form of the landscape. The Council is currently working in Partnership with Staffordshire County Council and neighbouring Staffordshire authorities to update the descriptions of Landscape Character Areas across Staffordshire County. Landscape character assessments can make a valuable contribution to the decision making process. The work, due to be completed in 2014, will be adopted as a Supplementary Planning Document (SPD) and will describe areas within the Borough that are more sensitive to landscape change as well as identifying landscapes and their important features that are of particularly high intrinsic value. The SPD will also be informed by other evidence produced by Staffordshire County Council and East Staffordshire Borough Council including the Historic Landscape Characterisation, Historic Extensive Urban Survey (EUS), the Historic Environment Character Assessment (HECA) and Conservation Area Appraisals.

STRATEGIC POLICY 30

Locally Significant Landscape

Within the locally significant landscape areas development will not be allowed which would adversely affect the quality, character, appearance or the setting of those areas.

Within the Landscape Character Areas the Council will permit development that accords with the policies in this Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.

Green Belt and Strategic Green Gaps

As indicated on the Policies Map, a small portion of the Burton upon Trent/Swadlincote Green Belt lies within the Borough. This Green Belt is established, and no alterations to it are proposed in this Local Plan, in line with guidance in the NPPF and a partnership approach with South Derbyshire District Council. The area within the Green Belt is also within the coal consultation area which is considered to be a constraint on development. The purpose of the Green Belt is to prevent the coalescence of these two settlements and assist with the regeneration of Swadlincote. The existence of the Green Belt therefore continues to be necessary and relevant.

The Strategic Green Gap Topic paper sets out the justification for the identification of strategic green gaps, with the policies map identifying the location of this local designation. The purpose of Strategic Green Gaps is also to prevent the coalescence of settlements, and whilst not all development is precluded within them, only development that does not have a negative effect on the openness of the landscape will normally be permitted. An example might be infill within an existing development which does not significantly exceed the height of surrounding buildings.

STRATEGIC POLICY 31

Green Belt and Strategic Green Gaps

The Council will apply the policy guidance as set out in NPPF in considering any applications for development in the Green Belt, together with all relevant Local Plan policies.

Development within Strategic Green Gaps will only be permitted where it would not have a negative impact on the openness of the landscape.

HEALTHY COMMUNITIES POLICIES

Open Space, Sports and Recreation Areas

The provision and protection of open space, sports and recreation areas is vital to maintaining and improving well-being within the community as acknowledged in the Health policy. Within the Borough there are many such spaces and facilities that are of varying quality which are well used, these include leisure centres, parks, equipped children's play areas, outdoor football/rugby/cricket pitches, allotments, semi-natural green spaces and amenity green spaces. Some open spaces can also encourage walking and cycling by acting as sustainable travel corridors, provide opportunities for physical activity to improve health and well being as well as improving the environment and landscape. It is important that sports facilities have the necessary infrastructure to encourage participation and maximise their usage: this will depend upon the nature of their use, and location, for example floodlighting or changing facilities.

The Council has in partnership with Sport England prepared and adopted an Outdoor Sports Delivery and Investment Plan, setting out a strategy for delivering additional provision of outdoor sports facilities within the Borough to address current deficits and new demand associated with planned housing and population growth.



Sports Pitches, The Washlands

The document identifies two additional 'Hub' sites in the Borough, the first in Burton which is the forthcoming new Burton Rugby Club site in Branston and in Uttoxeter, a site at Leasowes Farm, part of the quarry site, which has been identified. These sites are anticipated to be multi sports hub sites that will be able to sustain themselves due to a partnership approach to site development and future use. Three existing sports hubs are also identified for protection and improvement (Shobnall Leisure Complex, Holland Sports Ground Barton under Needwood and Oldfield's Sports and Social Club, Uttoxeter)

The Outdoor Sport and Infrastructure Plan 2013, also identifies a shortfall of junior football, cricket, junior rugby and hockey pitches across the plan period, with the most acute current shortage and future potential shortfall being for junior football pitches in Burton. Due to the importance of open spaces and their contribution to healthy lifestyles and the quality of the environment, all existing open spaces should be protected or replaced. Loss without replacement can only be permitted in exceptional circumstances. The Council's Leisure service will be consulted on proposals for loss of facilities or for new facilities, particularly with regard to demand, accessibility and deficits of provision. The current Open Space SPD, adopted in

2010 is based on the 'PPG17 Audit' that informed the Greenspace Strategy, adopted in September 2009. This assessment of open space and outdoor sports facilities was partially updated as part of the Outdoor Sports and Infrastructure Plan. The Council will update the Open Space, Sport and Recreation SPD to ensure future provision of facilities.

STRATEGIC POLICY 32

Outdoor Sports and Open Space Policy

Where appropriate, the Borough Council will seek to encourage new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities and applying the following standards:

Developers will be expected to contribute either by on-site provision and/or a S106/CIL contribution as appropriate. The Council may direct any outdoor sports contribution/provision to the established or proposed Sports Hubs in place of on-site provision where appropriate.

| Analysis area | Standard (ha per 1,000 population) |
|---------------|------------------------------------|
| Burton | 1.73 |
| Rural 1 | 2.47 |
| Rural 2 | 2.12 |
| Uttoxeter | 1.40 |

Quality and value criteria for playing pitches and outdoor sports will be in accordance with Sport England and National Governing Body technical standards.

Quality, and value criteria for open space will be measured against the criteria set out below:

- Physical access, e.g., public transport links, directional signposts.
- Access-social, e.g., appropriate minimum entrance widths.
- Parking including disabled parking and cycle parking.
- Information signage, e.g., presence of up to date site information.
- Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets
- Location value, e.g., proximity of housing, other greenspace.
- Site problems, e.g., presence of vandalism, graffiti.
- Healthy, safe and secure, e.g., staff on site.

- Maintenance and cleanliness, e.g., condition of landscape.
- Typology specific profile, e.g., presence of environmental education facilities (natural/semi-natural provision).
- Groups that the site meets the needs of, e.g., elderly, young people.
- Site potential

Support will be given to proposals which address deficiencies in football, cricket and hockey pitches, and to the creation of new facilities where unmet demand or need for improvements have been identified

The co-location of facilities will be encouraged so that different types of sporting activities and facilities for sport and recreation can be located next to each other.

The Council will support the improvement of access to school facilities by securing community use where opportunities arise and the improvement would meet an identified need.

Open space, outdoor sports facilities and recreation land should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Where such spaces/facilities are lost any replacement must be made available prior to the loss of the original facility.

Where appropriate, contribution towards recreational provision from non residential development, in the form of amenity space, which is designed to complement the nature of the development will be sought.

Sites within the National Forest will be expected to contribute towards woodland planting in accordance with Strategic Policies 24 and 26 on Green Infrastructure and the National Forest.

Indoor sport

Indoor sports facilities, specifically pools and sports halls, have a significant role in maintaining the health and wellbeing within the community. The existing facilities of Meadowside and Uttoxeter Leisure Centres are provided by East Staffordshire BC. Through partnership working with Burton College, Staffordshire County Council and individual schools, further indoor sports and pool sites are accessible throughout the Borough.

The private sector also provides some facilities such as health clubs, some of which have pools. Whilst these are member driven, all facilities play their part in meeting the needs across the borough. Community access to schools outside school hours will continue to be encouraged and extended where possible.

The Council have worked in Partnership with Sport England to assess future need for indoor sports halls and swimming pools. The assessment looked at existing provision, the current demand as well as the implication of both increases in participation and population over the plan period.



Meadowside Leisure Centre

The assessment does not identify a need for an additional sports hall or swimming pool. However, it does indicate that there will be some very full sports facilities in Burton and Uttoxeter if no action is taken. Both Meadowside and Uttoxeter Leisure Centres would, by 2031, be operating at or near 100% capacity as would Shobnall leisure Complex, Paget High School Business and Enterprise College and De Ferrers Academy Trent Campus. However, there is spare capacity in other parts of the Borough and facilities that are not currently accessible to the public that could become available.

The Council will investigate with other service providers options for increasing the amount of sports hall and swimming pool supply to relieve the pressure on those facilities where capacity is above the recommended Sport England capacity level. For sports halls this is 80% and pools 70%. Another finding from the assessment is that, by 2031, the stock of indoor sports facilities will be quite old, even taking into account the successful refurbishment of Meadowside and the forthcoming refurbishment of Uttoxeter Leisure Centre. A programme of modernisation should be therefore be maintained.

STRATEGIC POLICY 33

Indoor sports policy

Making the best use of existing resources

The Borough Council will seek to protect and enhance the existing indoor sports facilities throughout the Borough and will work with partners to increase the supply of available sports hall and pool capacity to offset demand on those facilities that are already, or assessed as being at capacity by 2031.

New Provision of Sports Halls and Pools

The Council will monitor the level of provision and overall capacity of indoor sports facilities to ensure that there remains sufficient capacity throughout the Borough that is accessible to all. Opportunities for additional provision of indoor sports facilities, including pools, will be encouraged and supported either as a standalone facility or as part of another use. Additional provision should be located to avoid over-provision of one particular use in one location.

The delivery of additional facilities will, if necessary be listed in a CIL Charging Schedule or as part of a S106 agreement if an identified need arises.

Health and Wellbeing

Health and sense of wellbeing is a key part in the delivery of sustainable development. Development should be delivered in order to enhance sense of wellbeing and safety. East Staffordshire Borough is an attractive place to live and it is therefore important that new development consolidates the existing environment and distinctive sense of sense of place utilising high quality design which contributes to resident's sense of wellbeing. East Staffordshire Borough, whilst a relatively affluent borough, has some significant pockets of deprivation, particularly in Burton all of which have related health issues. The gap between the ward with the lowest life expectancy and the ward with the highest life expectancy is ten years for men and eight years for women. Life expectancy for men is slightly lower in East Staffordshire Borough (78 years) than the national average (78.9 years) East Staffordshire Borough has higher levels of infant mortality compared to the England average and Child Health indicators suggest that East Staffordshire Borough and in particular Burton upon Trent, have higher rates of smoking in pregnancy as well as lower levels of breastfeeding. We know that safe and appropriate housing is an important factor in keeping rates low. We recognise that there are issues as stated within the Staffordshire Joint Strategic Needs Assessment 2012 with obesity, male life expectancy and also indicators which suggest poor mental health in East Staffordshire. It is important that the Local Plan does its part to deal with these health issues by delivering high quality development that provides a high quality living environment and encourages healthy lifestyles. Evidence shows that health inequalities are often linked to factors such as poor access to green space and poor housing.

A wide range of factors in addition to the provision of health services are important for determining public health. Good health is related to good quality housing and developments, well designed streets including the layout of neighbourhoods, quality

and efficiency transport systems, opportunities to experience leisure and cultural activities and green and open space. This variety of factors has led to the development of health impact assessments (HIAs) of policies, plans and projects which aim to appraise the health impacts of a proposal.

Planning proposals can have a significant impact on improving health through the quality of the development, provision of a range of amenity and open space, layout of the development and linkages to the wider infrastructure network.

STRATEGIC POLICY 34

Health and Wellbeing

Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:

- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;
- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;
- Development proposals that take account of the need to create socially vibrant and connected communities

For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required.

The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.

Accessibility and Sustainable Transport

In order to deliver sustainable development within East Staffordshire, there is a need to encourage and enable a continued move towards more sustainable patterns and modes of travel, and ways of reducing the need to travel, especially to and within the urban areas of Burton and Uttoxeter. The Local Plan policies have an important role to play in helping to reduce the need for travel by, for example, enabling people to work from home, and promoting the co-location of facilities that are likely to generate strong flows of people wanting to go from one to another.

But where this is not possible, then reducing reliance on the private car, especially for short journeys, will also contribute towards policy objectives relating to the quality of the places we create, improved air quality and reduced environmental impacts, opportunities to improve health through walking and cycling, and reduced contribution by travel to climate change. In addition,



Uttoxeter Train Station

reduced congestion would support efforts to attract investment into Burton in particular, and would reduce the time and cost caused by delayed journeys. In 2011, Staffordshire County Council published the third Local Transport Plan (LTP), setting out the County Council's proposals for transport provision within the county, including walking, cycling, public transport, car based travel and freight, together with the management and maintenance of local roads and footways. An Implementation Delivery Plan for Burton has also been published, setting out key objectives and areas of improvement across the town. In 2013 Staffordshire County Council in response to transport modeling and technical work undertaken to support the production of the Pre Submission plan revised its Integrated Transport Strategy for East Staffordshire Borough. In it a package of measures are set out which will mitigate the strategic impact of development across the main towns.

STRATEGIC POLICY 35

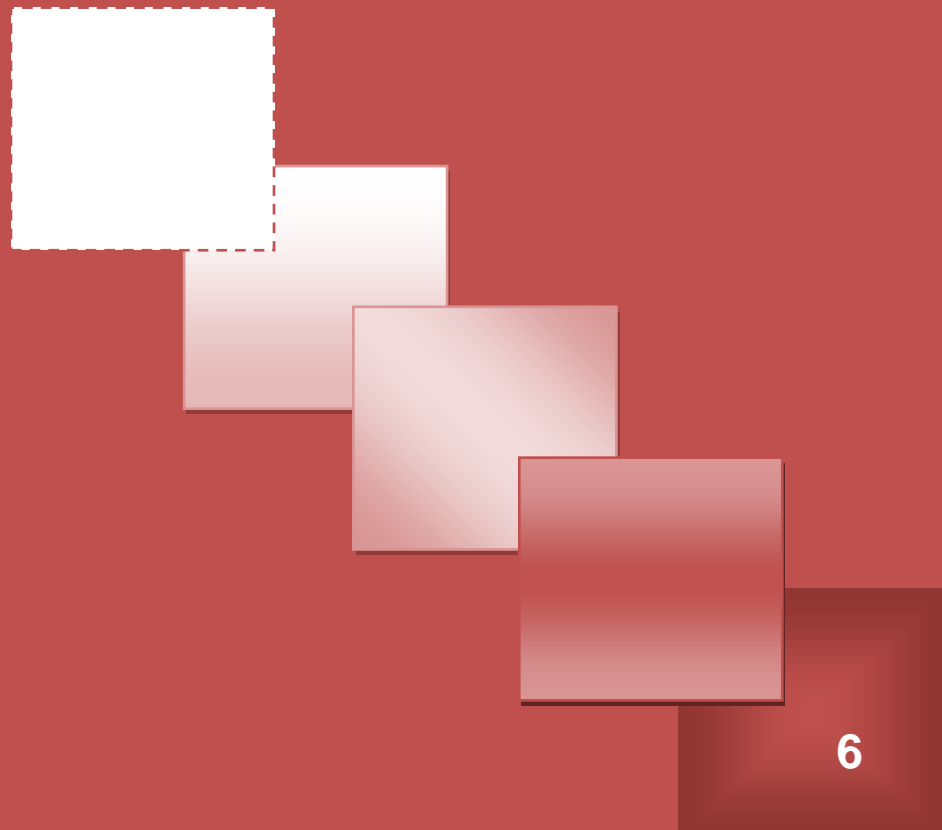
Accessibility and Sustainable Transport

The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps:

- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;
- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;
- Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;
- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively);
- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities;
- Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.

Part 4

Detailed Policies





Barton Marina

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Design of New Development

Strategic Policy 3 sets out the principles that applicants will need the Council's commitment to ensuring high standards of design. Set out below are more detailed considerations that the applicant will need to take into account, and the Council will use these to assess the application. Additional policy guidance is given in this policy to ensure all considerations are factored into the design of new developments.

DETAILED POLICY 1

Design of New Development

Planning permission will normally be granted for development which responds positively to the context of the surrounding area and in itself exhibits a high quality of design and is compliant with the East Staffordshire Design Guide (or any superseding document). In assessing the design of development proposals, the Borough Council will have regard to the following factors where appropriate to the type of development:

- The layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area including the pattern of settlements.
- How the design of the development responds to the historic environment context and conserve and enhance heritage assets, including their setting.
- How elements of any open spaces, both hard and soft, in the proposed development relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscape's character and appearance, including appropriate public realm.
- The density and mix of the development in relation to its context and the uses to which the development will be put.
- The massing of the development in terms of the shape, volume and arrangement of the building or buildings in relation to the context of the development.
- How the height and massing of the proposed development relates to the height of surrounding development and any vistas, views or skylines.
- Materials to be used within the development and how they interrelate with each other, their immediate and overall context and any traditional and vernacular materials used in the area.

- The detailing and construction techniques to be used in the development and how they interrelate with each other, and relate to the immediate and overall context.
- The impact on the amenity of occupiers of nearby residential properties in terms of loss of light, outlook, or privacy.
- The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to occur in accordance 'Designing Out Crime' guidance

The design and layout of parking areas will be in accordance with the Council's adopted Parking Standards or updated document and will be required to:

- (i) Minimise the visual impact on the area, and integrate parking into the design to minimise the impact on the design and amenity of existing buildings, particularly on public facing frontages;
- (ii) Incorporate appropriate landscaping, particularly where necessary to break up larger parking areas;
- (iii) Provide clearly demarcated parking bays and safe pedestrian routes through the parking area which link with existing routes
- (iv) Incorporate any required lighting sensitively to avoid adversely affecting the amenities of occupiers of nearby dwellings, or the safe use of the car park itself and adjoining highways
- (v) Make adequate provision of spaces for disabled users
- (vi) Make adequate provision for the parking/storage of cycles – this is all in design guide SPD

Designing in Sustainable Construction

All development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development which positively addresses the impacts of climate change and delivers a sustainable approach through achieving the highest viable standards of energy and natural resource efficiency and reduction in carbon emissions will be encouraged. New development should be located and designed in ways which will reduce greenhouse gas emissions.

The Government's Carbon Plan 2011 sets out how the UK will achieve decarbonisation within a framework of the Energy Act 2011, setting the low carbon economy transition, while securing energy security and minimising costs to consumers, particularly poorer households.

This policy builds on Strategic Policy 23 on High Quality Design and complements Policy SP19 on Renewable and Low Carbon Energy Generation by setting detailed sustainable construction and design criteria which will contribute towards the reduction of carbon whilst also reducing the use of other resources. The Borough Council will prepare a Supplementary Planning Document with advice on the types of renewable energy technology and low carbon design that may be most appropriate in the different types of location in the Borough. The Borough Council will also optimise opportunities for renewable and low carbon delivery in line with national schemes such as carbon offsetting where possible.

DETAILED POLICY 2

Designing in Sustainable Construction

The Council actively encourages the design and delivery of low carbon buildings and will permit energy improvements to existing buildings subject to the other policies in this Plan, particularly protecting the amenity of neighbours.

It is expected that development will:

- follow the energy hierarchy of designing out energy demand from the outset, incorporating energy efficiency measures and introducing low carbon energy supply,
- incorporate the best environmental practice and construction techniques in line with the Government's zero carbon buildings policy
- use appropriate materials, form, orientation and layout of buildings to maximise the benefits of passive solar heating, cooling, lighting and natural ventilation;
- incorporate facilities to minimise the use of water and the creation of waste, and which maximise opportunities for recycling;
- incorporate ecologically sensitive design and features for biodiversity early on within a development scheme
- where appropriate prepare Site Waste Management Plans to ensure that at least 25% of the total minerals used derive from recycled and reused content;

- aim to reduce predicted carbon emissions through the generation of decentralised and renewable or low carbon energy generation where practicable;
- where on site renewable or low carbon energy generation is not practical, a contribution towards an off-site renewable energy or carbon reduction scheme will be acceptable;

In developments large enough to make such systems feasible, the viability of decentralised energy systems such as combined heat and power and community heating systems based on renewable and low-carbon energy should be explored. District or shared energy schemes between neighbouring developments, new or existing, will be considered positively.

Where a planning application is submitted that involves an extension to an existing building, or the demolition and re-building of an existing building, the Council will expect those requirements above that are appropriate to the scale of development to be met where it is feasible and reasonable to do so.

Design of New Residential Development, Extensions and Curtilage Buildings

Residential development, including extensions and buildings within the curtilage of a dwelling house can have particular impacts on the amenity of neighbours, and the following policy provides specific criteria for this type of development to avoid adverse effects.

The East Staffordshire Design Guide provides guidance on how to meet the Council's standards for high quality design as well as how new development and extensions can be blended successfully into their surroundings where this is appropriate.



Alders Reach, Rolleston on Dove

National policy states that there is no presumption that land which is previously developed is necessarily suitable for residential development, and defines back gardens as 'greenfield' land. In making decisions on the appropriateness of development on back garden land, the Council will apply the criteria in this policy and national policy.

DETAILED POLICY 3

Design of New Residential Development, Extensions and Curtilage Buildings

Planning permission for new residential development and/or extensions will normally be granted planning permission where they meet the following criteria and would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan:

- the design and layout would not result in overlooking between principal windows of dwellings;
- the development would not result in a material loss of light to principal windows or the private amenity space of adjacent dwellings;
- the development would not have an unacceptably overbearing impact on adjacent dwellings;
- the design and layout allows outdoor domestic activities to be undertaken in reasonable privacy, bearing in mind the type of dwelling and likely household size of both the existing surrounding dwellings and the proposed dwelling/extension;
- buildings constructed within the curtilage for uses that are ancillary to the dwelling are appropriately designed (especially in terms of scale) and sited for their intended ancillary use, paying regard to the size of the dwelling and its curtilage.

Where infilling is proposed in the gardens of houses, it will only be permitted where:

- (i) it would not result in the unacceptable intensification of the area;
- (ii) it would be sensitively integrated into the townscape or landscape;
- (iii) it would not be visually obtrusive or poorly screened from neighbouring properties; and
- (iv) the size of garden to the new dwelling, and existing building is appropriate for the size of the dwelling and reflects the spatial pattern of the area.

Outside Settlement Boundaries

Extensions to existing dwellings will only be permitted if:

- they are modest in relation to the original dwelling and retain its identity
- or

- the extensions are necessary to improve a smaller or substandard dwelling to modern standards and the design criteria in Supplementary Planning Guidance is followed; and
- buildings for uses ancillary to the dwelling are modest and designed specifically for that purpose.

Extensions of residential curtilages within the countryside will only be permitted where they do not adversely affect landscape character by the intrusion of urban features.

Replacement dwellings in the countryside

The Council recognises that existing dwellings within the countryside may be subject to proposals to replace them. However this is limited to those which are not temporary in nature or the result of a temporary permission.

The impact of a replacement dwelling is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot.

DETAILED POLICY 4

Replacement dwellings in the countryside

Planning permission for replacement dwellings in the countryside will only be granted where:

- (i) The proposed new dwelling is not significantly larger than that which it replaces;
- (ii) The proposed new dwelling is not more intrusive in the landscape than that which it replaces;
- (iii) Residential use has not been abandoned.
- (iv) The replacement would not result in the loss of a building which displays the special qualities of a traditional rural building.
- (v) The replacement dwelling is more energy efficient than the original dwelling and where possible reuses building materials

Protecting the Historic Environment

The historic environment is a rich and precious resource and forms an important part of sustainable development as prescribed in the NPPF. National policy has changed in a way that views the historic environment in a holistic sense, which includes heritage assets but also the wider setting and landscape, including archaeology. Policy is informed by various pieces of evidence base, including Conservation Area Appraisals as well as Historic Environment Records, Extensive Urban Surveys and Historic Environment Character Assessments prepared by Staffordshire County Council's Historic Environment team, documents prepared by English Heritage such as the West Midlands Farmsteads study and Village Design Statements prepared by Parish Councils. Such evidence should form part of the planning decision making process in addition to the historic environment policies contained in the Local Plan. The Council will continue to update the evidence base such as updating Conservation Area Appraisals.

Further supplementary guidance will be provided to support the historic environment policies in the Local Plan, such as updating the Design Supplementary Planning Document (SPD) and commissioning new SPDs to cover specific topic areas such as local heritage assets, vernacular rural buildings, historic shopfronts and Burton upon Trent's brewing heritage.

DETAILED POLICY 5

Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas

The significance of the Borough's historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.

All heritage assets

New development proposals within the historic environment such as within conservation areas or which fixes or adjoins a listed building must be contextually literate in terms of using sound design principles which are stipulated in the Design SPD. The design of new development must be informed by the context of its surroundings and take account of the local character through the Historic Environment Record and/or other relevant sources of information/evidence base.

There may be an opportunity to introduce innovative development which complements the existing historic environment through high quality contemporary architecture and energy efficient technology, where such technology would not cause harm to the character, setting or fabric of the heritage asset.

The reuse of heritage assets contributes to viable places and should be seen as a positive opportunity. The reuse of a heritage asset should continue in its original function where possible, but where this is not economically viable, a sensitive change of use should be considered which retains the significance of the heritage asset. Development Proposals should articulate how the heritage asset can accommodate the new use without causing significant harm to the context and fabric of the asset.

Listed Buildings

Alterations, extensions to listed buildings or development within the listed curtilage or that which affects the setting of a listed building will be considered if accompanied with a Statement of Significance which sets out how the proposal would potentially affect the significance of the asset. It is expected that alterations and extensions to listed buildings should generally preserve and enhance the integrity and setting of a listed building without harm.



*Listed Building, Bagot Street,
Abbots Bromley*

If harm cannot be avoided, then this must be articulated in the Statement of Significance with clear justification as to why harm is not avoidable and how such harm can be mitigated. Development Proposals to reuse vacant listed buildings, such as those that are at risk or neglected, for reuse are supported, subject to appropriate methods of repair and that conversions do not have an undue impact on the existing fabric of the building.

The loss of listed buildings or significant fabric of a listed building, a significant building in a conservation area or heritage asset normally constitutes substantial harm and therefore should be considered 'wholly exceptional'. The loss of historic fabric through a development proposal must be clearly justified and the loss of an entire listed building must be accompanied by a structural survey and full economic viability study which should provide evidence as to why the listed building cannot be retained. Where any loss (either fully or partly) has been determined to be justified then suitable mitigation in the form of a record should be made to advance understanding of the heritage asset's significance.

Conservation Areas

Development will be permitted in conservation areas, including demolition of existing buildings or structures, where it can be demonstrated that it would protect and enhance the character and appearance, including the setting of the conservation area and is in accordance with the principles set out in the Design SPD as well as using guidance set out in relevant Conservation Area Appraisals.



*Converted Building within Clarence Street/
Anglesey Road Conservation Area*

Should a Conservation Area Appraisal be absent, then a Character Statement should be submitted. It will be expected that any new development within or adjacent the conservation area will respect the existing character in terms of scale, form, materials and detailing. Key views into and out of the conservation (some of which may be identified within a Conservation Area Appraisal) will remain uninhibited.

DETAILED POLICY 6

Protecting the Historic Environment: Other Heritage Assets

Shopfronts and Advertisements

Traditional shopfronts which form part of a listed building, on a building within conservation areas or on a building that may be undesignated but is considered as a heritage asset should be retained and repaired. If a replacement shopfront is considered necessary, it should be designed appropriately to relate to its host building and using the correct proportions. New shopfronts should utilise the existing facia and use appropriate materials, finishes and illumination. For shopfronts on listed buildings and on buildings within conservation areas, traditional materials and finishes will be expected.

Scheduled Monuments, Archaeology & Archaeology Sites

Scheduled Monuments are legally protected under the Ancient Monuments and Archaeological Areas Act (1979). No works are to be carried out on Scheduled Monuments without Scheduled Monument Consent. Applications for consent are submitted to English Heritage in their role as advisors to the Secretary of State for Culture, Media & Sport.

Scheduled Monuments and other nationally important archaeological sites and their settings should be preserved and development proposals should take account of undesignated archaeological sites and sites of potential archaeological interest. This should be informed by relevant information including the HER, HECA and the EUS (if relevant). Archaeological sites should be subject to appropriate and relevant assessment and field assessment where appropriate especially to determine whether remains should remain in situ or to be excavated. All subsequent archaeological reports should be deposited to Staffordshire County Council so that the information is made publically available.

Undesignated heritage assets

Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.

Setting

Planning permission will be permitted for development proposals that can demonstrate that the integrity and setting of a heritage asset will be protected and enhanced, through the use of high quality design, materials with appropriate scale and massing. This could be in the form of new building or new public realm.

The roofscape and skyline of the towns of Burton upon Trent and Uttoxeter reinforce the character of not only the respective towns but the approaches to them. These should be protected with the sensitive location of new development and appropriate massing in order to retain an appropriate skyline.

New development in villages and rural areas should carefully consider scale, massing and layout (including orientation). This includes new the change of use and new development for historic farmsteads, where the historic layout and form should be preserved and legible.

Historic Landscape and townscape character

Where Statements of Significance and Environmental Impact Assessments are required the applicant should also assess the impact of new development upon the wider historic landscape character, potential unseen archaeology and local townscape and seek to protect and enhance it where appropriate. The assessment of historic character should also be used to inform the design of any new development and seek opportunities to retain any significant or defining assets of the historic landscape/townscape as part of open space and Green Infrastructure provision where appropriate.



The JCB Academy, Rocester

Registered parks and Gardens and Other Significant Landscapes

Development proposals should consider the setting of a Registered Park and Garden and other significant landscapes in terms of potential overall impact of the wider landscape.

Canals

Development Proposals should take account of the historic significance of canals and its setting. New development alongside the Trent and Mersey Canal, including any brownfield sites should interact and interrelate with each other and utilise appropriate high quality design. Historic fabric and heritage assets such as structures that are related to the canal should be conserved.

Pollution

Where a development is likely to be affected by, or generate a source of pollution, advice will be sought in the first instance, from the Council's Enforcement service as to potential impacts, potential mitigation measures and other material considerations.

Where a development is likely to be affected by, or generate, a source of pollution, advice will be sought, in the first instance, from the Council's Enforcement service as to potential impacts, potential mitigation measures and other material considerations.

In addition, coal mining activities have taken place within parts of the East Staffordshire area, particularly in the eastern part of Burton upon Trent. These activities will have left a legacy of potential land instability and other public safety issues.

DETAILED POLICY 7

Pollution

Development proposals will only be granted planning permission where they will not give rise to, or be likely to suffer from, land instability and/or unacceptable levels of pollution in respect of noise or light, or contamination of ground, air or water

New development proposals within the affected coal mining areas will need to take account of coal mining legacy issues and include appropriate mitigation or remedial measures.

Tree Protection

With parts of the Borough within the National Forest, and historically the Needwood Forest covering much larger areas, trees – whether within the town or the countryside – are important features worthy of protection. Whilst National Forest planting aims at increasing the amount of tree coverage, existing trees covered by Tree Preservation Orders (TPOs) need to be protected too. Some significant trees form part of historic and established landscapes, including historic farmsteads, so relevant farmstead evidence base including mapping should be consulted as part of any development proposal. New planting in developments can usually satisfactorily replace non-protected trees, but aged and mature trees can house a highly complex interdependent range of wildlife species which would be lost if the tree was to be felled, as well as the visual amenity, so there has to be very good reason to allow felling.



A Protected Tree within the Borough

DETAILED POLICY 8

Tree Protection

Proposals which relate to both protected and non-protected trees will be subject to the following:

Protected trees

Felling of protected trees will only be granted consent where either:

- the tree is in poor health and/or has lost its intrinsic visual amenity value; or
- the tree is causing demonstrable harm/damage to the structural integrity of a building or other built form, and the harm cannot be remedied by other reasonable means.

Following felling of protected trees replacement planting will be required unless there are exceptional circumstances which justify waiving this requirement.

Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows

Trees within development sites

Proposals where there are existing trees of value on site must ensure that new developments or extensions to existing developments are designed to:

- Retain as many existing trees and other natural features as possible;
- Minimise harm to existing trees and other natural features either in the short or long term;
- Minimise conflict between trees and buildings in the future through the design, layout and construction of the development

Where tree removals are exceptionally agreed, a greater number of replacements will be expected at an appropriate level of maturity to ensure the visual amenity of the locality is not unduly harmed by the loss of established trees.

Existing high quality woodland should be retained where possible within development designs to achieve an overall net gain in woodland area.

Advertisements

The term “advertisement” covers a very wide range of advertisements and signs including, but not limited to; posters and notices, placards and boards, fascia signs and projecting signs, pole signs and canopy signs, directional signs and flag advertisements.

Whilst advertisements are normally acceptable, they have a potential to cause visual intrusion and harm, especially in

sensitive areas such as on listed buildings and within conservation areas. In determining applications the Council will apply the principles set out in this policy.



Advertisements at Barton Marina

DETAILED POLICY 9

Advertisements

Advertisements will normally be granted consent where the following criteria are met:

- The advert is well located in relation to the building or site on which it is to be displayed;
- The advert is of a suitable size, colour and design;
- The advert is of a design and materials that are acceptable in the locality;
- The advert does not stand out as an inappropriate or unduly prominent feature;
- The advert does not contribute to visual clutter in the street scene;
- The advert does not impact upon the amenity of immediate neighbours;
- The advert does not adversely affect the safety of users of any form of transport and pedestrians;
- Any proposed illumination is appropriate to the locality and its position on the building or site.

Blue Infrastructure and water based recreation

The Borough contains the important natural watercourses of the River Trent and the River Dove, the River Tean and the Trent and Mersey Canal. The Local Plan seeks to protect rivers and watercourses from developments that would have an adverse affect on their drainage functions, on water quality, nature conservation or their landscape value whilst encouraging development that contributes to the delivery of Blue Infrastructure, as a multifunctional green space and an important component of social infrastructure.



*Trent & Mersey Canal
Burton*

Some of these watercourses and canals perform a variety of important recreation functions, which can include fishing, rowing and canoeing, or riverside walks and bike rides. Opportunities to extend public access to rivers and canals will be supported provided that their primary functions are protected. The Borough Council,

working with partner organisations such as the Central Rivers Initiative, will investigate opportunities to increase public access to river areas.

Delivery of the Central Rivers Initiative has the potential to be an important element of Green and Blue Infrastructure. The Central Rivers Initiative is a broadly based partnership working together to shape and guide the progressive restoration and revitalisation of the river valley between Burton-on-Trent, Lichfield and Tamworth. The overall objective is to create a landscape linking Burton with Tamworth that people are proud of and enjoy, with healthy rivers, lakes and valleys attracting wildlife and a thriving, sustainable, economy.

DETAILED POLICY 10-9

Blue Infrastructure and water based recreation

Proposals for recreational and tourist development on the boroughs river, canal or lake areas to improve public access and for suitable water sports, including fishing, swimming, rowing and canoeing, will be encouraged provided that they do not adversely affect water quality, carrying capacity of the watercourse, amenity, visual quality, navigation or value as a wildlife habitat of a watercourse, associated wetlands and surrounding environment.

Developments should be integrated into the existing footpath, cycleway and public transport network and highway access and parking issues should be satisfactorily resolved.

Central Rivers Initiative

The Borough Council, as a partner in the Central Rivers Initiative, will continue to support its objectives and work to help realise the unique economic and tourism benefits of the Trent Valley corridor. Proposals related to the Central Rivers Initiative will be positively supported and promoted where they:

- are of local relevance and significance
- are consistent with the Central Rivers Initiative strategy
- contribute to positive landscape and ecological change
- create a network of safe mixed use routes for walking, running, cycling, wheelchair, pushchair and equestrian access which, where possible link to or incorporate other local places of interest
- lead to the formation or use of lakes from former gravel quarries which offer a variety of recreation activities.
- include tranquil areas for wildlife and quiet activities
- maximise opportunities for businesses both directly and indirectly
- do not conflict with other planning policies in this document.

European Sites

East Staffordshire Borough Council has worked jointly with Staffordshire County Council, neighbouring Staffordshire District and Borough Councils, the Black Country authorities and Natural England on studies in relation to Cannock Chase SAC¹⁹. Studies have highlighted that the likely increase in pressures as a result of population growth across all the Districts will have a significant negative impact on Cannock Chase SAC.

Much of the Cannock Chase SAC falls within a popular and well-used Country Park. Visitor pressures include dog walking, horse riding, mountain biking and off-track activities such as orienteering, all of which cause disturbance and result in erosion, new track creation and vegetation damage.

The studies provide recommendations for addressing impacts such as additional recreation spaces together with other mitigation measures such as positive habitat management. The recommendations will form the



basis for continuing discussions between the partners on the development of a Mitigation and Implementation Strategy Supplementary Planning Document (SPD). Through implementation of the Detailed Policy, supported by a Supplementary Planning Document, suitable mitigation measures will be put in place to overcome possible adverse effects on the integrity of the SAC. East Staffordshire Borough Council will continue to work with the SAC Partnership to ensure that developments will not have a significant negative effect on Cannock Chase through the production, adoption and implementation of a Mitigation Strategy.

DETAILED POLICY 11

European Sites

The Borough Council will resist any proposed development that could have an adverse effect on the integrity of a European site alone or in combination with other plans or projects unless it can be demonstrated that the legislative provisions to protect such sites can be fully met.

Cannock Chase Special Area of Conservation (SAC)

¹⁹ Habitats Directive 92/43/EEC

Development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse effect upon the integrity of the Cannock Chase Special Area of Conservation (SAC).

All development that results in a net increase in dwellings within 15km of Cannock Chase SAC is likely to have an adverse impact upon the SAC and therefore suitable mitigation proportionate to the significance of the effect will be required in line with ongoing work by partner authorities to develop a Mitigation and Implementation Strategy SPD.

The effective avoidance and/or mitigation of any identified adverse effects must be demonstrated and secured prior to approval of the development. Development proposals further than 15km may be required to demonstrate that they will have no adverse effect on the integrity of the SAC.

The National Football Centre – St. George's Park

St. George's Park site extends to approximately 143 hectares and is located 7 kilometres to the west of Burton upon Trent within an area of open countryside in the National Forest. It includes the National Football Centre complex which is a centre for excellence in football training and development.

Opened in 2012 the centre consists of a range of new buildings including a full size indoor synthetic football pitch, a sports hall and associated facilities for sport fitness, science and medicine, changing rooms and ancillary office and training accommodation, as well as a 228 bedroom hotel incorporating conference facilities and a health and fitness suite.



The wider St. Georges Park site comprises a number of pitches as well as areas of grazed parkland, arable farmland, woodland and wetland.

St. George's Park's status as a sporting facility of national significance and the quality of facilities on offer acts as a strong catalyst for further inward investment to the Borough. The site creates employment both directly and indirectly, uses local services and suppliers. It is apparent that a number of other businesses and sports-related activities and businesses are showing an interest in establishing a presence at St Georges Park because of the potential synergies, interaction and networking.

It is also apparent that St Georges Park will need to undertake a number of developments to enhance the operation and management of the site, to enable opportunities for new development to be realised and operational requirements to be addressed. This Policy provides a framework within which new developments can be considered thereby ensuring that St.George's Park is both capable of positively responding to investment in facilities and operational requirements that will enable the site to establish itself at the forefront of sports, sports science and business training development.



St George's Park

DETAILED POLICY 12

The National Football Centre – St. Georges Park

The Local Plan supports the development and operation of St Georges Park as a centre for sports-related training, business development/research and community activities.

The Borough Council will work in partnership with St Georges Park to prepare a development brief which sets out a masterplan and delivery plan which will guide the future development of the site. The Borough Council will approve in principle proposals where it can be demonstrated that there are no significant impacts on:

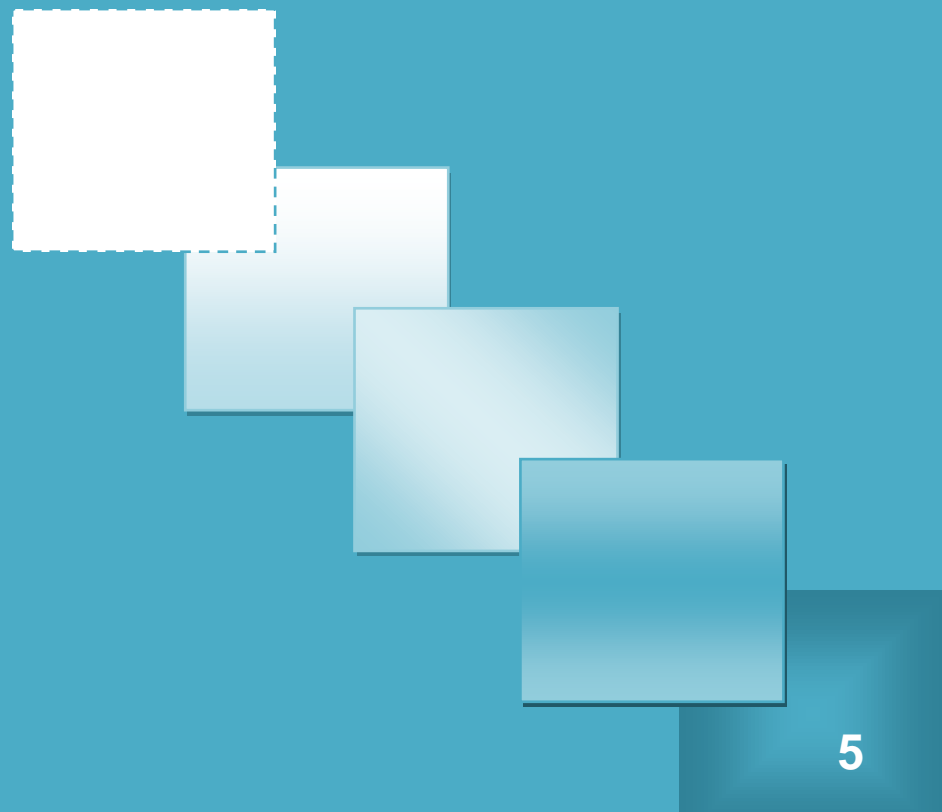
1. the ecological interests within the site
2. the local transport infrastructure; and
3. drainage/surface water run-off.

Proposals will also have to:

- respect the character and quality of the landscape;
- champion exemplar design and incorporates environmental credentials and sustainable construction; and
- be in general accordance with a masterplan.

Part 5

Monitoring Framework





*Entrance to St Peters Bridge
Burton upon Trent*

Monitoring Framework

The Local Plan will be delivered by the Borough Council working with partners, delivery agencies and through planned investment by the public and private sector. The key partners include service and infrastructure providers such as the strategic health authority or utility companies, housing associations, landowners and developers. The partnerships established through the Local Strategic Partnership (LSP) and Local Economic Partnership (LEP) provides an important framework within which the Local Plan will need to operate and important mechanisms for delivering the Local Plan vision, objectives and policies.

The Council's Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough. Infrastructure planning is fundamental to the sound delivery of the Local Plan and the IDP will be reviewed regularly to ensure that it responds to any changes to funding streams, delivery partners and timescales. As a living document through regular review, the IDP will reflect the progress made through the lifetime of the Local Plan.

The Local Plan is a single document which contains both the strategic overarching policies to facilitate growth within the Borough and detailed policies, both of which provide the decision making framework. Whilst it is not intended to prepare a site allocations document, this plan is clear when circumstance might change requiring the Local Plan will to respond quickly, succinctly and in a way that secures the delivery of the sustainable development strategy. A site allocations DPD is one example of the mechanisms available to the Borough Council to introduce flexibility in the delivery of the policies set out in this Local Plan.

Many proposals will need to be developed and delivered through more detailed policy documents:

- Development briefs for strategic sites;
- New and existing Supplementary Planning Documents;
- Conservation Area Appraisal reviews
- Guidance and advice notes on specific subjects

Monitoring the Local Plan is an important activity as it identifies the implementation of policies. The Council is required to prepare a Local Authorities Monitoring Report on an annual basis which will contain an assessment of progress in preparing the Local Plan against identified milestones in the Local Development Scheme. It will also contain an assessment of the extent to which objectives set out in the Local Plan are being achieved and targets are being met. The annual monitoring will be the first indication if objectives and targets are not being met, or circumstances have changed nationally or locally, which may give rise to a review of the Local Plan or other elements of the Local Development Framework.

The monitoring framework for the Local Plan is set out below. This contains a series of performance indicators which will be incorporated into future Authorities Monitoring Reports.

The monitoring framework will be reviewed and refined over time. The assistance of the implementation agencies and partner organisations that will be involved in implementing the policies and the proposals in the plan will be important in collecting data and measuring performance. The Monitoring Framework for the Local Plan is set out below.

| | |
|--|---|
| Principle 1 | |
| Presumption in Favour of Sustainable Development | The indicators, targets and contingency measures set out below for the policies all collectively contribute to the delivery of Principle 1. |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|---|---|--|--|--|---|
| 1 | East Staffordshire Approach to Sustainable Development | The indicators, targets and contingency measures set out below for the policies all collectively contribute to the delivery of Policy 1. | | | |
| 2 | A Strong Network of Settlements | 1. To deliver 11,648 homes in the Borough between 2012-2031 (613 per annum). 2. To deliver 30 additional hectares of employment land 3. Total amount of employment floorspace built. 4. % of new development directed to Burton upon Trent, Uttoxeter, Tier 1 and 2 villages and rural industrial estates 5. Maintain a five year supply of deliverable sites. | 1.To ensure that the housing and employment requirements are delivered and directed to the network of settlements over the plan period. 2.To ensure that there is a flexible five-year supply of deliverable housing sites. | Should a five year supply not be demonstrated or housing and employment sites are not delivered in a timely way then consider measures to bring forward sites in accordance with Policy 6 and its supporting text which sets out contingency mechanisms. | In house monitoring and maintaining an up to date housing trajectory. |
| 3 | Provision of Homes and Jobs 2012 – 2031 | | | | |
| 4 | Distribution of Housing Growth 2012 – 2031 | | | | |
| 5 | Distribution of Employment Growth 2012 – 2031 (allocations) | | | | |
| 6 | Managing the Release of Housing and Employment Land | | | | |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|--|---|---|--|--|
| 7 | Sustainable Urban Extensions | Ensure that Sustainable urban extensions deliver the quantum and mix of uses set out in the policy | To deliver a diverse mix of uses which supports new communities | Production of development briefs | In house monitoring through the development control process |
| 8 | Development Outside Settlement boundaries | % of new housing and employment development taking place outside Burton upon Trent, Uttoxeter, Tier 1 and 2 villages, Neighbourhood Areas and rural industrial estates not linked to rural diversification, rural exceptions policy or reuse of rural buildings | To ensure that the housing and employment requirements are delivered and directed to the network of settlements and industrial estates over the plan period | Review settlement boundaries as part of Sites and Allocations DPD | In house monitoring through the development control process. |
| 9 | Infrastructure Delivery and Implementation | Number of developments with legal agreements for infrastructure contributions and what the contributions are to deliver. | Monitor contributions against the IDP | Regular review of IDP to ensure that infrastructure keeps pace with growth and existing/new funding streams are available. | In house monitoring and review of IDP |
| 10 | Education Infrastructure | Delivery of schools as set out in the policy. | Monitor infrastructure provision against the policy. | Regular review of IDP to ensure that infrastructure keeps pace with growth and existing/new funding streams are available. | In house monitoring and review of IDP |
| 11 | Bargates/Molson Coors Strategic Allocation | Delivery of development on the site. | Development delivered. | As policies 2-6. Partnership working with landowners and developers | In house monitoring |
| 12 | Derby Road, Burton upon Trent, Regeneration Corridor | | | Compulsory Purchase Order | |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|--|---|---|--|--|
| 13 | Burton and Uttoxeter Existing Employment Land Policy | Available employment land | No planning applications granted on employment site defined as 'good' in the ELR leading to loss of employment land. | Sites and Allocations DPD to identify and allocate employment land | In house monitoring through the development control process. Regular Employment Land Review |
| 14 | Rural Economy | Number of planning applications granted for countryside-based enterprises. | No planning applications granted that would have a detrimental impact. | The development control process and pre-application discussions will be used to mitigate impacts and ensure that only appropriate activities are located within the countryside. | In house monitoring through the development control process. |
| 15 | Tourism, culture and leisure development | 1. Number of applications approved for tourist accommodation. 2. Number of applications for new and improved tourism/cultural and leisure related development. | Encourage more activity within the Borough, diversify the tourism offer and support initiatives within the National Forest. | Work with tourism partners and the ESBC regeneration team to promote tourism further if tourist activity is not coming forward. | Partnership working. |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|--|---|--|---|--|
| 16 | Meeting Housing Needs | <ol style="list-style-type: none"> 1. Number and type of dwellings built each year (including the number of bedrooms in each property). 2. Number of dwellings completed to provide specialist accommodation to meet the needs of an ageing population. 3. Number of new development permitted lifetime homes standards. | <ol style="list-style-type: none"> 1. To deliver a diverse mix of dwellings which includes smaller bed houses in accordance with the Council's evidence. 2. To deliver homes to meet the ageing population in line with identified need. | <ol style="list-style-type: none"> 1. Revise the Council's SPD on Housing Choice. 2. Update the SHMA evidence | In house monitoring. |
| 17 | Affordable Housing | <ol style="list-style-type: none"> 1. Number of affordable houses built each year. 2. Number of houses delivered on exceptions sites. | <ol style="list-style-type: none"> 1. To deliver 121 affordable homes per year across the plan period. 2. Deliver 90 affordable houses on exceptions sites across the plan period. | Work with parishes and Registered Landlords to bring forward affordable needs surveys. | In house monitoring and through development control processes. |
| 18 | Residential Development on Exception Sites | Number of houses granted permission on exception sites. | 90 units across the plan period. | Consider reviewing policy and providing additional guidance in an SPD. Work with parishes and Registered Landlords to bring forward affordable needs surveys. | In house monitoring and through development control processes. |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|---|--|---|---|---|
| 19 | Sites for Gypsies, Travellers and Travelling Showpeople | Number of additional pitches (net) | Requirement set out in evidence. | <ol style="list-style-type: none"> 1. Review evidence regularly. 2. Consider a DPD to address the issue. | In house monitoring and through development control processes. |
| 20 | Town and Local Centres Hierarchy | Total amount of retail, leisure, office and cultural floorspace granted planning permission within Town Centre boundaries. | Focus for retail, leisure, office and cultural facilities on Burton upon Trent and Uttoxeter. | <ol style="list-style-type: none"> 1. Identify why facilities are not being delivered or lost and prepare an alternative delivery strategy and/or review policy if necessary. 3. Set up annual town centre health checks. | In house monitoring |
| 21 | Managing Town and Local Centres | Number of developments requiring retail assessments granted planning permission. | All developments qualifying to undertake a retail assessment. | Review policy if necessary. | In house monitoring |
| 22 | Supporting Local Communities | Number of community facilities lost. | Loss of facilities contrary to policy | <ol style="list-style-type: none"> 1. Work with developers at pre-application to ensure that policy is adhered to. 2. Review policy of necessary. | In house monitoring Partnership working to investigate ways to combine services and facilities |
| 23 | Green Infrastructure | Major developments to provide green infrastructure and link to existing green corridors | Rural and urban development will provide GI and link existing green corridors. | <ol style="list-style-type: none"> 1. Work with developers at pre-application to ensure that policy is adhered to. | Through development control processes. |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|--|--|---|--|--|
| | | | | 2. Prepare additional guidance if necessary. | Partnership working with open spaces team, community groups, Parish Councils and National Forest to deliver Green Infrastructure through CIL |
| 24 | High Quality Design | Number of policies refused on design principles. | Ensure good design in decision making. | 1. Training of staff, use of specialists in the development control process. 2. Prepare additional guidance to assist developers 3. Work with developers at pre-application to ensure that policy is adhered to. | Through development control processes. |
| 25 | Historic Environment | | Ensure protection, conservation and enhancement of historic assets. | | |
| 26 | National Forest | Through the development control process. | Contributions secured through s.106 agreements. | Work with developers at pre-application to ensure that policy is adhered to. | Through development control processes. |
| 27 | Climate Change, Water Body Management and Flooding | Developments permitted contrary to advice from Environment Agency and Staffordshire County Council Developments permitted in Flood Risk areas | In line with national targets for renewable energy generation | Include SuDs and flood risk sections within Climate Change SPD | In house monitoring through development control processes |

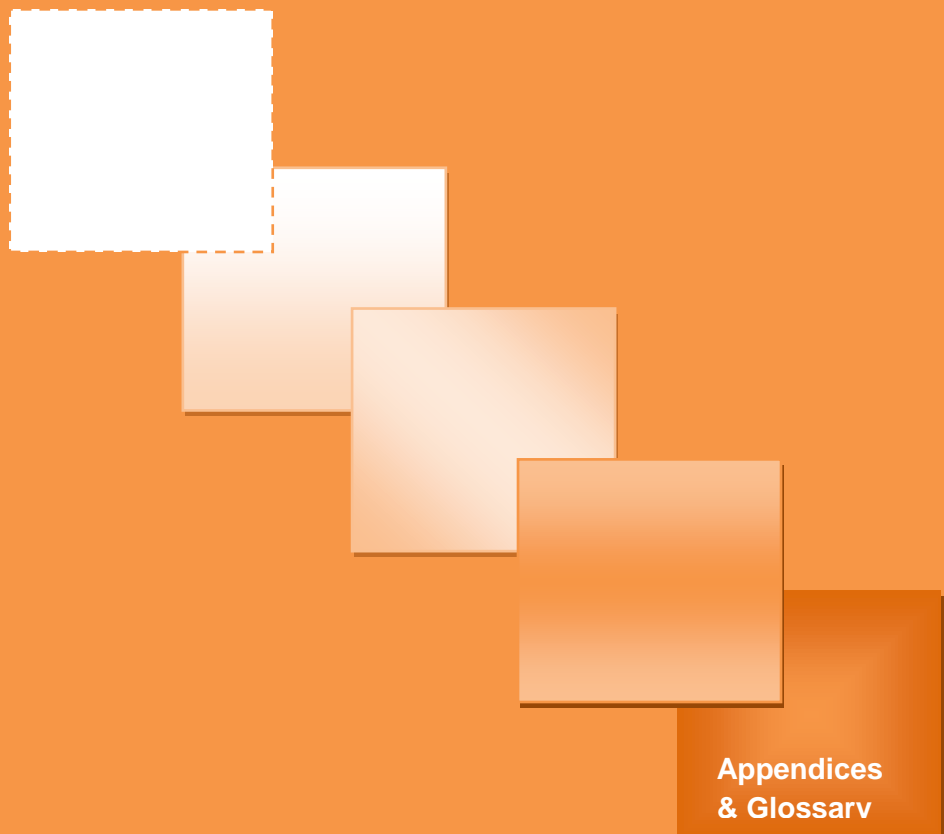
| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|--|---|--|---|--|
| 28 | Renewable and Low Carbon Energy Generation | Number of low carbon and renewable energy schemes installed in the Borough | Development will only be permitted where it delivers a net gain for biodiversity. Ensure development accords with landscape character type. | Training of staff, use of specialists in the development control process. Partnership working to investigate funding sources for appropriate schemes | In house monitoring through development control records |
| 29 | Biodiversity and Geodiversity | Through the development control process. | No application approved contrary to policy | 1. Training of staff, use of specialists in the development control process. 2. Prepare additional guidance to assist developers | Through development control processes. |
| 30 | Locally Significant Landscape | | | | |
| 31 | Green Belt and Strategic Green Gaps | Applications approved in the Green Belt/SGG contrary to Policy | 1. No net loss of open spaces or facilities. 2. Improved open spaces and facilities in areas of deficiency and new development to provide new facilities. | Work with developers at pre-application to ensure that policy is adhered to. | In house monitoring and through development control processes. |
| 32 | Outdoor Sports and Open Space Policy | 1. Net loss of open space or recreation space. 2. Projects improved to increase spaces and facilities. | Large applications to provide community growing space and be submitted with Health Impact Assessment | Review evidence base and revise policy if necessary. | In house monitoring and through development control processes. |
| 33 | Indoor sports policy | | | | |

| | Strategic Policy | Indicator | Target | Contingency | Data Source |
|----|---|--|---|--|--|
| 34 | Health | Number of planning permissions granted for development with secured Health Impact Assessments. | All major development applications to be supported by Travel Plan | Work with developers at pre-application to ensure that policy is adhered to. | In house monitoring and through development control processes. |
| 35 | Accessibility and Sustainable Transport | Number of planning permissions granted for development with secured Travel Plans. | | Work with developers at pre-application to ensure that policy is adhered to. | In house monitoring and through development control processes. |

| | Detailed Policy | Indicator | Target | Contingency | Data Source |
|-----|---|--|--|--|---|
| 1 | Design of New Development | 1. Number of planning permissions refused for major developments on poor design grounds. 2. Number of developments meeting standards with the BREEAM and Building for Life standards. 3. Number of residential planning permissions refused on poor design grounds. 4. % of permissions refused in accordance with policy | 1. Ensure development has a positive impact on the natural and historic environment. 2. Development should deliver a high quality, sustainable built environment. | Ensure high quality design is delivered through development control process. Review East Staffordshire Design SPD. Produce Climate Change and Sustainable Construction SPD | In house monitoring and through development control and building control processes. |
| 2 | Designing in Sustainable Construction | | | | |
| 3 | Design of New Residential Development, Extensions and Curtilage Buildings | | | | |
| 4 | Replacement Dwellings in the Countryside | | | | |
| 5/6 | Protecting the Historic Environment | Number of Conservation Area Appraisals and management plans. | Protect and enhance the Borough's heritage assets, historic character and designated conservation areas. | Ensure high quality of design is delivered through development control process. | In house monitoring and through development control processes. |

| | | | | | |
|---------------|--|---|---|--|--|
| 7/ 8/ 9 | Pollution/Tree protection/ Advertisements | Number of planning permissions approved contrary to policy. | No permissions granted which would be contrary to policy. | <ol style="list-style-type: none"> 1. Work with partners both internally and externally to review policies and procedures in relation to policies. 2. Work with developers at pre-application to ensure that policy is adhered to. 3. Prepare guidance to assist applicants with proposals. | In house monitoring and through development control processes. |
| 10 | Water Recreation and Blue infrastructure | Number of proposals coming forward. | Ensure development has a positive impact on the water environment. | <ol style="list-style-type: none"> 1. Work with partners both internally and externally to review policies and procedures in relation to policies. Work with developers at pre-application to ensure that policy is adhered to. <p>Prepare guidance to assist applicants with proposals.</p> | In house monitoring and through development control processes. |
| 11 | European Sites | Condition of the European Sites. | No planning permissions granted contrary to policy which would have a detrimental impact on the European Sites. | If condition deteriorates work with partners to identify mitigation strategy/prepare mitigation SPD. | Monitoring of sites by Natural England. |
| 12 | St Georges Park | Through the development control process. | No of applications in accordance with policy. | Work with partners to review masterplan | In house monitoring. |

Appendices & Glossary



Appendix 1 - National Forest Planting Guidelines

1. Housing:

- (a) Sites under 0.5 ha: Normal landscaping appropriate to site
- (b) Sites over 0.5 ha: 20% of development area to be woodland
- (c) Sustainable urban extensions over 10h: 30% of the development to be woodland planting and landscaping

2. Industrial:

- (ii) Sites under 1 ha: Normal landscaping appropriate to the site's setting and landscaping
- (iii) Sites over 1 ha: 20% of the development area to be woodland planting and landscaping
- (iv) Sites over 10 ha within sustainable urban extensions : 30% of the development area to be woodland planting and landscaping

3. Highway Schemes in the National Forest:

Highway schemes should achieve well wooded settings with planting adjoining the roadside and off site. Appropriate landscaping should also accompany road improvements.

Appendix 2 – Open Space and Playing Pitch Standards

| Analysis area | Standard (ha per 1,000 population) |
|---------------|------------------------------------|
| Burton | 1.73 |
| Rural 1 | 2.47 |
| Rural 2 | 2.12 |
| Uttoxeter | 1.40 |

- Quality and value criteria for **playing pitches and outdoor sports** will be in accordance with the [Sport England](#) Facilities Planning webpages.
- Quality, and value criteria for **open space** will be measured against the criteria set out below:
 - Physical access, e.g., public transport links, directional signposts.
 - Access-social, e.g., appropriate minimum entrance widths.
 - Parking including disabled parking and cycle parking.
 - Information signage, e.g., presence of up to date site information.
 - Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets.
 - Location value, e.g., proximity of housing, other greenspace.
 - Site problems, e.g., presence of vandalism, graffiti.
 - Healthy, safe and secure, e.g., staff on site.
 - Maintenance and cleanliness, e.g., condition of landscape.
 - Typology specific profile, e.g., presence of environmental education facilities (natural/semi-natural provision).
 - Groups that the site meets the needs of, e.g., elderly, young people.
 - Site potential.

Appendix 3 – Housing Trajectory

| Sites | Housing units due for delivery in... | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
| BURTON UPON TRENT Brownfield Allocations | | | | | | | | | | | | | | | | | | | |
| Branston Depot (483) | | | | 25 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 58 | | | | | | |
| Bargates (100) | | | 40 | 60 | | | | | | | | | | | | | | | |
| Molson Coors High Street (250) | | | | | | | | | | | | 40 | 40 | 40 | 40 | | | | |
| Molson Coors – Middle Yard (300) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 60 | | | | | | | | |
| Derby Road, Burton (250) | | | | | | | | | 40 | 50 | 50 | 50 | 60 | | | | | | |
| Pirelli, Burton (300) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 20 | | | | | | | | |
| BURTON UPON TRENT Greenfield Allocations | | | | | | | | | | | | | | | | | | | |
| Land South of Branston (660) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | | | | | | | | |
| Branston Locks (2580) | | | | 50 | 125 | 125 | 125 | 125 | 125 | 130 | 150 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 225 |
| Tutbury Rd /Harehedge Ln (500) | | | | | 40 | 40 | 40 | 40 | 40 | 50 | 60 | 60 | 70 | | | | | | |
| Beamhill (950) | | | | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 90 | 100 | 110 | | | | | |
| Guinevere Ave (100) | | | 20 | 40 | 40 | | | | | | | | | | | | | | |
| UTTOXETER Brownfield Allocations | | | | | | | | | | | | | | | | | | | |
| Brookside Ind Estate (150) | | | | 40 | 40 | 40 | 30 | | | | | | | | | | | | |
| JCB Pinfold Road, Uttox (257) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 17 | | | | | | | | | |
| UTTOXETER Greenfield Allocations | | | | | | | | | | | | | | | | | | | |
| Uttoxeter West (700) | | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 60 |
| Stone Road (100) | | | | | 40 | 40 | 20 | | | | | | | | | | | | |
| Hazelwalls (350) | | | | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 70 | | | | | | | | |
| TIER 1: STRATEGIC VILLAGE Allocations | | | | | | | | | | | | | | | | | | | |
| Barton, Efflinch Lane (130) | | | | 40 | 50 | 40 | | | | | | | | | | | | | |
| Rolleston College Fields (100) | | | | 40 | 40 | 20 | | | | | | | | | | | | | |
| Rocester (90) | | | | | 40 | 50 | | | | | | | | | | | | | |
| Tutbury, Burton Road, (212+12 self-build) | | 20 | 40 | 40 | 40 | 40 | 44 | | | | | | | | | | | | |
| WINDFALL ALLOWANCE - Burton upon Trent and Uttoxeter | | | | | | | | | | | | | | | | | | | |
| Burton & Uttoxeter windfall (1359) | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 |
| DEVELOPMENT ALLOWANCES – Tier 1: Strategic Villages | | | | | | | | | | | | | | | | | | | |
| Barton allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Rolleston allowance (25) | | | 10 | 11 | 1 | 1 | 1 | 1 | | | | | | | | | | | |
| Rocester allowance (25) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Tutbury allowance (26) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| DEVELOPMENT ALLOWANCES – Tier 2: Local Service Villages | | | | | | | | | | | | | | | | | | | |
| Tier 2 villages allowance (160) | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| DEVELOPMENT ALLOWANCE – Tier 3: Small Villages and Other Settlements | | | | | | | | | | | | | | | | | | | |
| Tier 3 villages allowance (90) | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| TOTALS | 86 | 106 | 196 | 712 | 952 | 893 | 757 | 663 | 702 | 715 | 768 | 639 | 668 | 572 | 392 | 392 | 402 | 352 | 317 |
| Total Site Capacity | 10,284.00 | | | | | | | | | | | | | | | | | | |

Appendix 4 – Glossary

Adopted Local Plan: A local plan that has been through all of the stages of preparation, including Local Plan Examination, and has been formally adopted by the Local Planning Authority.

Affordable housing: Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.

Affordable housing led residential development: residential development which is entirely or predominantly affordable housing.

Affordable Rented housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.

Agricultural land classification: The process used to classify land according to its quality in terms of its soil productivity and topography. Grades 1, 2 and 3a are the most versatile classifications.

Ancient woodland: An area of woodland that has had a continuous cover of native trees and plants since at least 1600 AD and in special circumstances semi-natural woods of post 1600 but pre 1900 origin.

Biodiversity: The variety of life on earth embracing all species, communities, habitats and ecosystems associated with the terrestrial, aquatic and marine environments. Usually the term refers to the variety of species within a specified area.

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

Community Infrastructure Levy (CIL): A levy on new development that will be set by local planning authorities, and can be used to pay for new infrastructure such as schools and roads.

Conservation area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Density: The intensity of development within a given area, usually measured for housing in terms of the number of dwellings per hectare.

Development Plan: A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. The development plan generally includes Development Plan Documents (DPDs) that are part of a local planning authority's Local Plan. This includes waste and minerals documents prepared by county councils. The Localism Act 2011 made two key changes to the development plan. First, the Regional Strategies that have been part of the development plan since 2004 have been abolished. Secondly, Neighbourhood Plans that have been prepared covering any part of the local planning authority area will become part of the development plan when they have been adopted.

Development: Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'

Discounted Sale housing: Housing which is sold in perpetuity to an eligible person for their occupation at not more than 60% of the open market value.

Duplex/Tyneside Flats: A building providing one flat on the ground floor and one flat on the first floor, each with a separate entrance, so that the building resembles a single two-storey dwelling.

Edge of centre: A location which is just beyond the town centre boundary.

Environmental impact assessment: A procedure and management technique which ensures that the likely effects of a new development on the environment are fully appraised and taken into account before the determination of development proposals.

Evidence Base: The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data

Examination in Public: The method of considering public views on a draft Local Plan or proposed changes to it.

Extra-care Housing: Dwellings suitable for people with varying care needs which are clustered together along with communal facilities and where care and support services are provided so that people can remain in their own home as their care needs increase.

Flood plain: All land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist. The limits of the flood plain are defined by the peak level of a 1 in 100 year return period flood or the highest known water level, whichever is greater.

Geodiversity: Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and natural processes.

Government Planning Policy: National planning policies that local planning authorities should take into account when drawing up development plans and other documents and making decisions on planning applications. These policies are mostly included in the National Planning Policy Framework (NPPF), with some also included in Minerals Planning Policy Statements and Guidance notes.

Greenfield land: A general term to describe all sites that have not previously been developed.

Gypsies and Travellers: Persons of nomadic habit of life including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel.

Habitats Regulations Assessment: A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on international protected sites for nature conservation. These sites are Special Protection Areas (SPAs) for birds identified under the Birds Directive and Special Areas of Conservation (SACs) for habitats and species under the Habitats Directive. Ramsar sites (wetlands of international importance designated under the Ramsar Convention) are also considered under the assessment, as are candidate SACs and proposed SPAs. The purpose of Habitats Regulations Assessment is to ensure that plans will not result in significant damage to protected wildlife sites. The assessment considers the impacts of a land use plan against conservation objectives of the site and identifies whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (Ha): An area of 10,000 m² or 2.471 acres.

Highway: Road and/or footway (usually adopted by the County Council for the purpose of maintenance).

Housing for Older People: Bungalows or houses which are specifically designed for older people including a level access or low threshold shower, and which are sold freehold without any requirement to pay service charges.

Housing need: Assessed by examining the suitability of present housing and the ability of households to afford market priced housing.

Infrastructure: The network of communications and utility services such as roads, drains, electricity, water, gas and telecommunication, required to enable the development of land. The term is also used in relation to community or social services such as schools, shops, libraries and public transport.

Intermediate Housing: Discounted Sale housing and Shared Ownership housing.

Lifetime Homes Standard: the standard published by Habinteg on behalf of the Lifetime Homes Foundation.

Listed building: A building of special architectural or historic interest. The planning (Listed Buildings and Conservation Areas) Act 1990 gives the Department of Culture, Media and Sport on advice from English Heritage, powers to list buildings of special architectural and historic interest. Listed buildings are graded according to their importance (Grades I, II* and II).

Local centre: A small group of shops and services generally serving the immediate local area.

Local distinctiveness: That which sets a locality apart from anywhere else.

Local Nature Reserve: A Local Authority designation, in consultation with Natural England, under the provisions of the National Parks and Access to the Countryside Act 1949, to protect sites of special wildlife interest and enhance public enjoyment of wildlife.

Local Plan: A portfolio or folder of documents setting out the planning strategy for a local planning authority area. The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.

Local Strategic Partnership: Local Strategic Partnerships are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together local community plans and producing an overall community strategy for each local authority area. Local Plans must have regard to, and should be the spatial expression of, the community strategy.

Localism Act 2011: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces Neighbourhood Plans as part of the development plan.

Market Housing for Rent: A development of dwellings which will be owned by an Institutional Investor or Registered Provider of Social Housing which will let the individual dwellings to individual household occupiers at market rents for at least 10 years following completion.

Market housing led residential development: residential development of predominantly market housing.

Masterplan: Comprehensive plans for an area of renewal or development, where particular attention must be paid to site specific variables, in consultation with the local community.

Material consideration: A legal term describing a matter or subject which is relevant (material) for a local authority to consider when using its powers under planning law.

Monitoring: The regular and systematic collection and analysis of information to measure policy implementation. Planning authorities are required by law to produce a Local Authorities Monitoring Report covering the monitoring of policies in the Local Plan that they are responsible for preparing.

Nature conservation: Conservation of natural features, including geographical and geomorphological features, flora and fauna.

Neighbourhood Plan: Neighbourhood Plans, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. The term may also be used by some to refer to Neighbourhood Development Orders, which were also introduced by the Localism Act 2011 and are a second tool to enable neighbourhood planning. Communities will be able to prepare neighbourhood planning documents, outlining how they envisage their area developing in the future.

Planning permission: Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

Playing field: Areas reserved or maintained as outdoor playing space principally for organised pitch sports (football, cricket, rugby and hockey).

Policies map: A map illustrating each of the detailed site specific policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection. The Policies Maps also includes more detailed Inset Maps.

Ramsar site: A Wetland site listed under the Convention of Wetlands adopted following an international conference in Ramsar, Iran, 1971. A Ramsar site is a statutory nature conservation designation.

Regional Spatial Strategy: Regional Spatial Strategies (or Regional Strategies) were introduced by the Planning and Compulsory Purchase Act 2004, and set out planning policies for each of the English regions outside of London. The Localism Act 2011 introduced powers that allowed the Secretary of State to abolish Regional Spatial Strategies (and other Regional Strategies). The West Midlands Regional Spatial Strategy was revoked on the 20th May 2013.

Renewable energy: The term renewable energy covers those resources that occur and reoccur naturally in the environment. Sources include solar, wind, biomass and wave/hydroelectric power.

Residential development: any development of housing, including housing as part of a mixed use development

Retirement Housing: Dwellings which are specifically designed for and sold to older people which are clustered together with communal facilities and where occupiers are provided with and required to pay for age-related services.

Secretary of State: The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Department for Communities and Local Government (DCLG).

Self-build Plot: A serviced plot which will be sold to an individual household which will build, or have built by a builder unrelated to the vendor, a dwelling for its own occupation.

Shared Ownership housing: Housing which shall be occupied by eligible persons on a part rent/part sale basis under a HCA model lease or equivalent where the rent does not exceed 3% of the balance of the Capital Value and annual rent increases are limited to the Index plus 0.5%.

Site of Special Scientific Interest: A site of special scientific interest is identified by English Nature under section 28 of the Wildlife & Countryside Act 1981 as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.

Social Rented housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).

Spatial Strategy: The spatial strategy identifies what and how much development is needed to meet local needs, and broadly where it should be concentrated.

SEA Statutory Consultees: The 3 statutory consultees are English Heritage, the Environment Agency and English Nature.

Supplementary planning documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications or appeals if it is consistent with the Development Plan and has been subject to consultation.

Sustainability appraisal (SA): A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.

Sustainable Community Strategy: Sustainable Community Strategies are prepared for every local authority area. These provide a strategy for promoting or improving the economic, social and environmental well-being of their area and contributing to the achievement of sustainable development. They set out the issues which are important to local people, and how they might be tackled, to move towards a 'vision' of how the place should be in the future.

Sustainable development: The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Telecommunications: An expanding range of communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite.

Town Centre: A town or traditional suburban centre, which provides a broad range of facilities and services, and which fulfils a function as a focus for both the community and for public transport.

Transport assessment/travel plan: A system of assessment to be submitted alongside applications for major development, which illustrates the likely modal split of journeys to and from the development together with details of proposed measures to improve access by public transport, walking and cycling.

Travelling showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows. This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel.

Trunk road: Roads carrying strategic traffic and under the jurisdiction of the Highways Agency. Also known as the Strategic Road Network.

Vitality and viability of town centres: The term relates to the economic health of town centres.

Watercourse: Includes all rivers, streams, ditches, drains, cuts, dykes, sewers (excluding public sewers) and passages through which water flows.

Wildlife corridor: Areas of natural/semi-natural habitat protected from development in order to maintain the movement of wildlife through the urban area.

Windfall site: A site which comes forward and receives planning permission in a location which was not anticipated or allocated in the Local Plan for that purpose.