

East Staffordshire Local Plan

Planning for Change

Settlement Boundary Review

Topic Paper



Contents

1	Introduction	1
	• Policy Context	
2	Methodology	4
	• Tier 1 Settlements	
	• Tier 2 Settlements	
3	Tier 1 Settlement Boundaries	6
	• Tutbury	
	• Rolleston on Dove	
	• Barton under Needwood	
	• Rocester	
4	Tier 2 Settlement Boundaries	14
	• Abbots Bromley	
	• Yoxall	
	• Draycott in the Clay	
	• Mayfield	
	• Marchington	
	• Denstone	
	Appendix 1: Email extract from Abbots Bromley Parish Council regarding SHLAA Sites	27
	Contact Details	29

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1. Introduction

- 1.1 Settlement boundaries have been used as a policy tool in East Staffordshire for a considerable time, most recently set out in the East Staffordshire Local Plan 2006.
- 1.2 The review of the existing Local Plan Settlement Boundaries is required in order to accommodate the required housing growth set out in the emerging Local Plan 2012-2031.
- 1.3 The existing boundaries of Tier 1 and Tier 2 settlements have been used as the starting point for determining where amendments will take place¹. For tier 2 settlements that do not have currently have settlement boundaries, boundaries taken from the previously adopted East Staffordshire Local Plan 1999 have been referenced where they serve a useful precedence and starting point.
- 1.4 The strategy as set out in the Local Plan 2012-31 aims to deliver some growth to the Tier 1 and 2 villages which have services and facilities, where such growth would aid their viability and provide an increased choice of housing for the settlement. Tier 1 villages are the most sustainable as they are the largest with the most services and facilities. Tier 1 settlements are Tutbury, Rolleston on Dove, Barton under Needwood and Rocester. Tier 2 villages are smaller and tend to have less services and facilities. Tier 2 settlements consist of Abbots Bromley, Yoxall, Draycott in the Clay, Mayfield, Marchington and Denstone.
- 1.5 The approach and quantum of development within and outside settlement boundaries is set out in the following policies:
 - Strategic Policy 2: A Strong Network of Settlements
 - Strategic Policy 4: Distribution of Housing Growth 2012-2031
 - Strategic Policy 8: Development Outside Settlement Boundaries
- 1.6 This Topic Paper is intended to provide guidelines for how this process has been undertaken as well as a methodology to demonstrate that a consistent and transparent approach to establishing settlement boundaries has been carried out.

Policy Context

- 1.7 Paragraph 55 from the NPPF states:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*

¹ The settlements are defined in the Settlement Hierarchy Topic Paper (2012).

- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling.*

Such a design should:

- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
- *reflect the highest standards in architecture;*
- *significantly enhance its immediate setting; and*
- *be sensitive to the defining characteristics of the local area.*

1.8 The development allowance as outlined in the tables below includes various factors of how housing development will be delivered for each settlement.

1.9 **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.

1.10 **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 upon Trent, 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 and they can decide how the allowance will be delivered over the plan period.

1.11 The Local Plan spatial strategy sets out the quantum of development for the Tier 1 and Tier 2 villages within the Borough:

Strategic Villages		
Tier 1 Villages - Development Allowance – 1710 units (90 x 19 for the plan period 2012-31)	Location	Approximate Number of units
Tutbury	Burton Road	Strategic allocation 224 Development Allowance 26

Rolleston on Dove	College Site	Strategic allocation 100 Development Allowance 25
Barton under Needwood	Efflinch Lane	Strategic allocation 130 Development Allowance 25
Rocester	Land south of Rocester	Strategic allocation 90 Development allowance 25
Tier 2 Villages – Development Allowance – 160 units		
Abbots Bromley		Development allowance 40
Yoxall		Development allowance 40
Draycott in the Clay		Development allowance 20
Mayfield		Development allowance 20
Marchington		Development allowance 20
Denstone		Development allowance 20

Purpose of settlement boundaries

- 1.12 Settlement Boundaries are a policy tool which establishes and contains built-up areas. A settlement boundary is a line drawn on a plan around a town or village, which reflects its built form. The purpose of a settlement boundary is to clearly define where there is a presumption in favour of development within the boundary. Areas outside settlement boundaries are considered open countryside and a different, more restrictive planning policy will apply. Many of the communities identified with settlement boundaries have a number of services which can underpin the sustainability of further development in that community.
- 1.13 To support this approach, the emerging Local Plan contains policies identifying those settlements with a boundary and identifies boundaries on the accompanying policies map.

2. Methodology – Different methodologies for both Tier 1 and Tier 2 settlements.

- 2.1 The growth that needs to be accommodated and delivered for each settlement is based on various factors such as the need to deliver local needs housing and supporting local services and facilities by keeping them viable.
- 2.2 Two different approaches have been adopted in terms of assessing the settlement boundaries for Tier 1 and Tier 2 settlements. The Local Plan sets out the housing provision for both Tier 1 and Tier 2 settlements, where Tier 1 settlements have a strategic allocation and an assigned development allowance which could come forward within the settlement boundary. Tier 2 villages just have an assigned growth allowance.
- 2.3 The development allowance can come forward through two different options. 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 process and adoption of Neighbourhood Plans. Where a Neighbourhood Plan is being prepared for some settlements, the boundary will be established through the Neighbourhood Planning process. When the Neighbourhood Plan is adopted, the settlement boundary on the Local Plan Policies map will be replaced by the settlement boundary set out in the Neighbourhood Plan.
- 2.4 Many of the strategic allocations in the Tier 1 settlements have been given planning permission or are well advanced in the process of gaining permission and settlement boundaries will be revised to incorporate these sites into the settlements. This has left the remaining development allowance to be accommodated within Tier 1 settlements. Following a review of the opportunities within each of the Tier 1 settlements, the quantum of housing required could be accommodated within the existing boundary as windfalls and therefore no further amendments are proposed as part of the new Local Plan and associated policies map.
- 2.5 Tier 2 villages follow a similar methodology in terms of available sites within the settlement boundary and sites that maybe identified by the Neighbourhood Planning process. The Council have also met with the relevant Parish Council for each Tier 2 village to ensure a democratic approach to amendment of the settlement boundaries, ensuring that the development allowance can be accommodated. Parish Councils were provided with a constraints map for the relevant settlement and a summary of possible sites to be considered in order for them to make informed decision on the boundary.
- 2.6 Existing constraints, such as topography, access, Environment Agency flood risk areas and nature conservation designations such as Sites of Biological Interest (SBIs) and Sites of Special Scientific Interest (SSSIs) have been considered and informed the redrawing of settlement boundaries. Some designations such as SSSI would not enable development to take place whereas some designations such as conservation area designation would not necessarily prevent development.
- 2.7 The Planning Policy team provided Parish Councils with information and attended meetings to inform discussions with the individual Parish Council's on their preference of accommodating growth. For instance preference in some settlements was for small site allocations whereas in others there was a preference for infill development.

- 2.8 Draycott in the Clay and Mayfield are the only Tier 2 villages that did not have settlement boundaries in the 2006 Local Plan. In terms of consistency in approach, a boundary has been reinstated in accordance with their status as Tier 2 settlements. Both settlements had settlement boundaries in the 1999 version of the Local Plan, and so these were used as a starting point as part of the overall consultation process as well as setting a historic precedence.
- 2.9 Overall the methodology follows a sequential approach of looking at existing planning permissions, strategic allocations and available options for boundary expansion based on sites provided to the Council by landowners as part of the Strategic Housing Land Availability Assessment (SHLAA). This assessment was shared with the parish councils to gain their views.
- 2.10 The amended settlement boundaries are set out in the Policies Map which accompanies the Local Plan Pre-Submission consultation document. The rest of the document sets out the discussions and decisions taken by Tier 1 and Tier 2 settlements on proposed settlement boundary amendments.
- 2.11 Planning permissions that are stated and which discount against the development allowance are those which have been granted approval post April 2012 in line with the commencement of the new Local Plan period.

3. Tier 1 Settlements

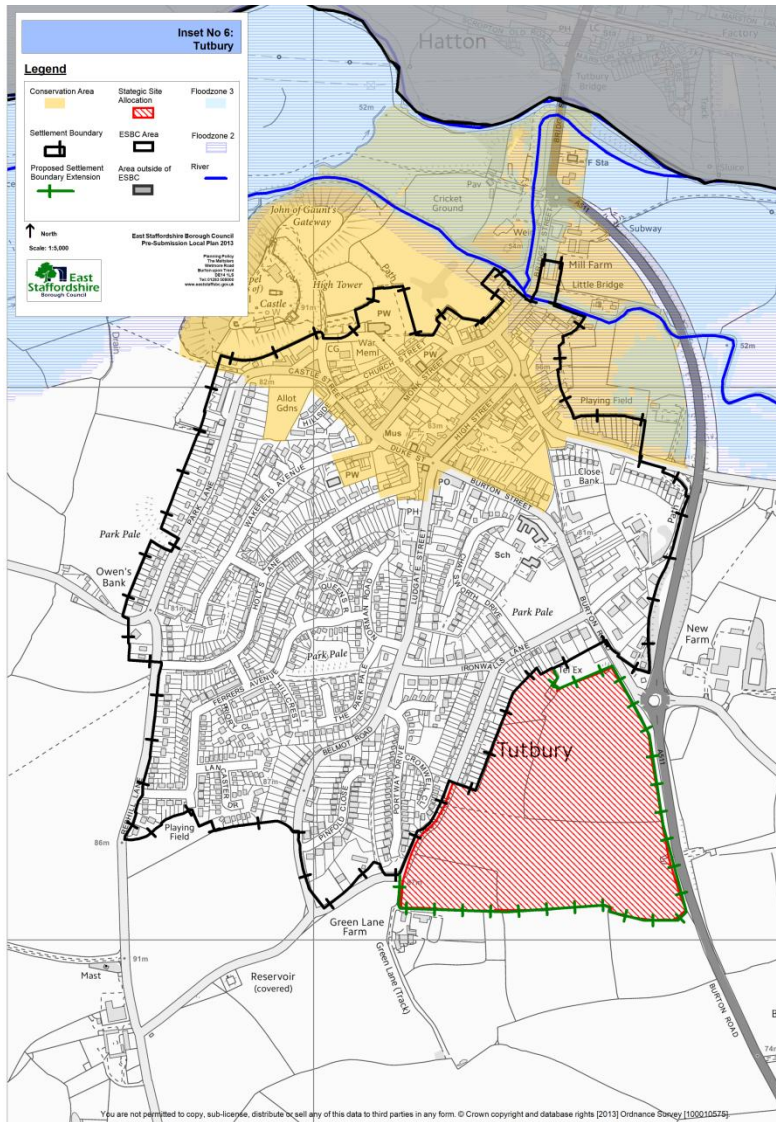
Tutbury

- 3.1 Tutbury is a nucleated village with significant historic origins, especially with its location on the border with Derbyshire and the Derbyshire Dales District. Tutbury Castle which is located on the north-west of the village has significant historic significance. The village has a large conservation area with clusters of listed buildings. Growth has historically occurred to the south of the village due to historic environment and flooding constraints (by the River Dove) to the north. The completion of the Tutbury bypass in 1990 provides a physical barrier to growth to the east of the village.
- 3.2 Permission has been granted for 224 residential units (Burton Road, Tutbury, planning ref P/2011/00546/CEH/PO), where development has now commenced. This continues the general direction of growth to the south of the village. The windfall allowance for Tutbury is 26 dwellings, 8 of which have planning permission. This leaves 18 dwellings to find which could be accommodated within the existing development boundary.

Allocation	Units	Notes
Strategic Allocation	224	(Planning permission granted, Burton Road – development has commenced)
Development Allocation	26	
Planning Permission	8	
Development allowance to find	18	

- 3.3 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified such as possible accommodation over shops, subdivision of properties and some brownfield sites. Tutbury are not undertaking a Neighbourhood Plan.
- 3.4 **Conclusion/Recommendation:** The settlement boundary is extended to incorporate the Burton Road strategic housing allocation. A review of opportunities within the amended settlement boundary was undertaken and it is considered that the required development allowance can be accommodated for the plan period 2012-31.

Map of proposed new Settlement Boundary



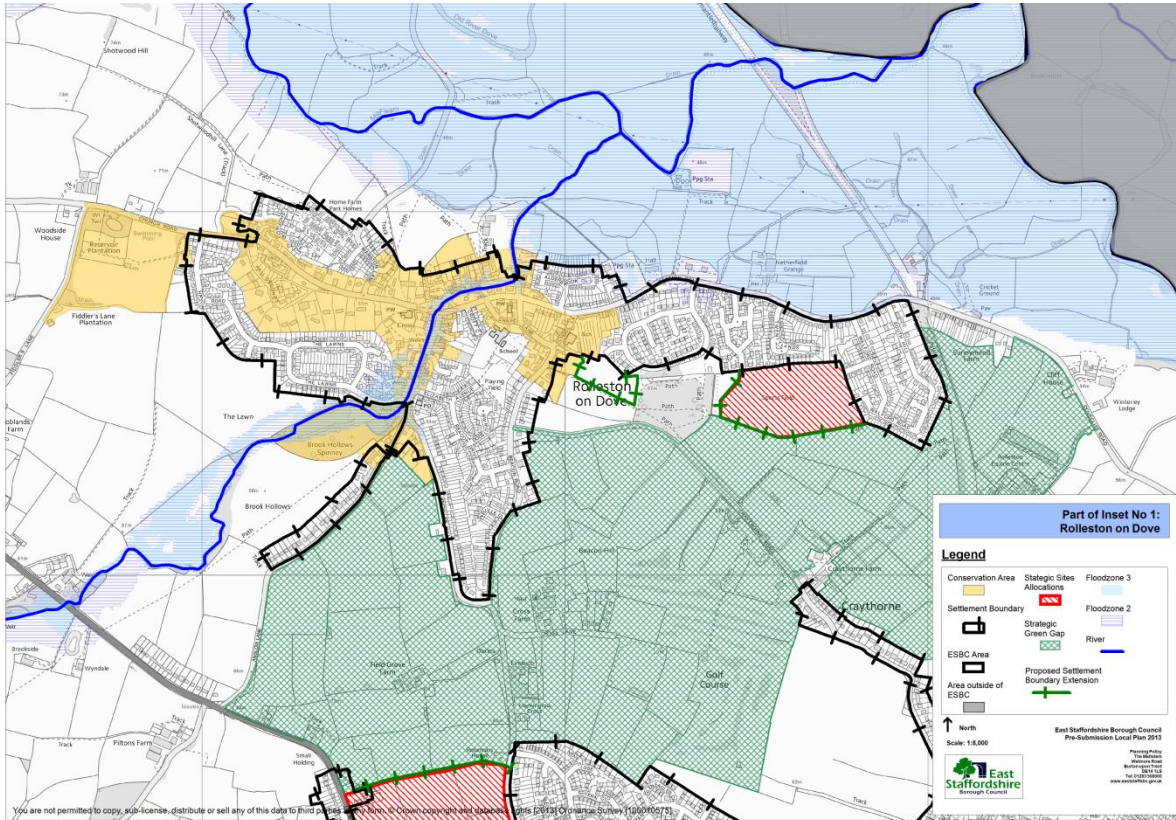
Rolleston on Dove

- 3.5 Rolleston on Dove is situated along the River Dove which prevents growth to the north of the village. The village has conservation area status to reflect its historic interest, especially in the core of the village. A Strategic Green Gap has been designated to the south of the village to prevent coalescence between the village and Burton upon Trent.
- 3.6 There is currently a planning application for 100 units on the college fields site in Rolleston on Dove (planning reference no P/2012/00636) which was determined at Planning Applications Committee (PAC) 21st October 2013. This application is currently deferred and will be determined at a future date. The site is also identified as a strategic allocation in the Pre-Submission Local Plan document. Rolleston on Dove parish has been designated as a Neighbourhood Area, with a formal consultation on the Neighbourhood Plan that took place July – September 2013.

Allocation	Units	Notes
Strategic Allocation	100	(College Fields Site)
Development Allowance	25	
Planning Permission	23	21 dwellings at Meadow View
Development allowance to find	2	

- 3.7 The table above identifies that there are only two dwellings to find as part of the development allowance that needs to be found which can be accommodated without amending the settlement boundary any further. This decision was taken having undertaken a walking tour by the Council to identify potential capacity and sites over the plan period. Opportunities were identified including potential subdivision of properties and infill.
- 3.8 **Conclusion/Recommendation:** The settlement boundary is set out in the Pre-Submission Local Plan. The amendments made reflect the strategic allocation and a recent permission at Meadow View. The development allowance can be accommodated within the amended boundary for the plan period 2012-31.

Map of proposed new Settlement Boundary



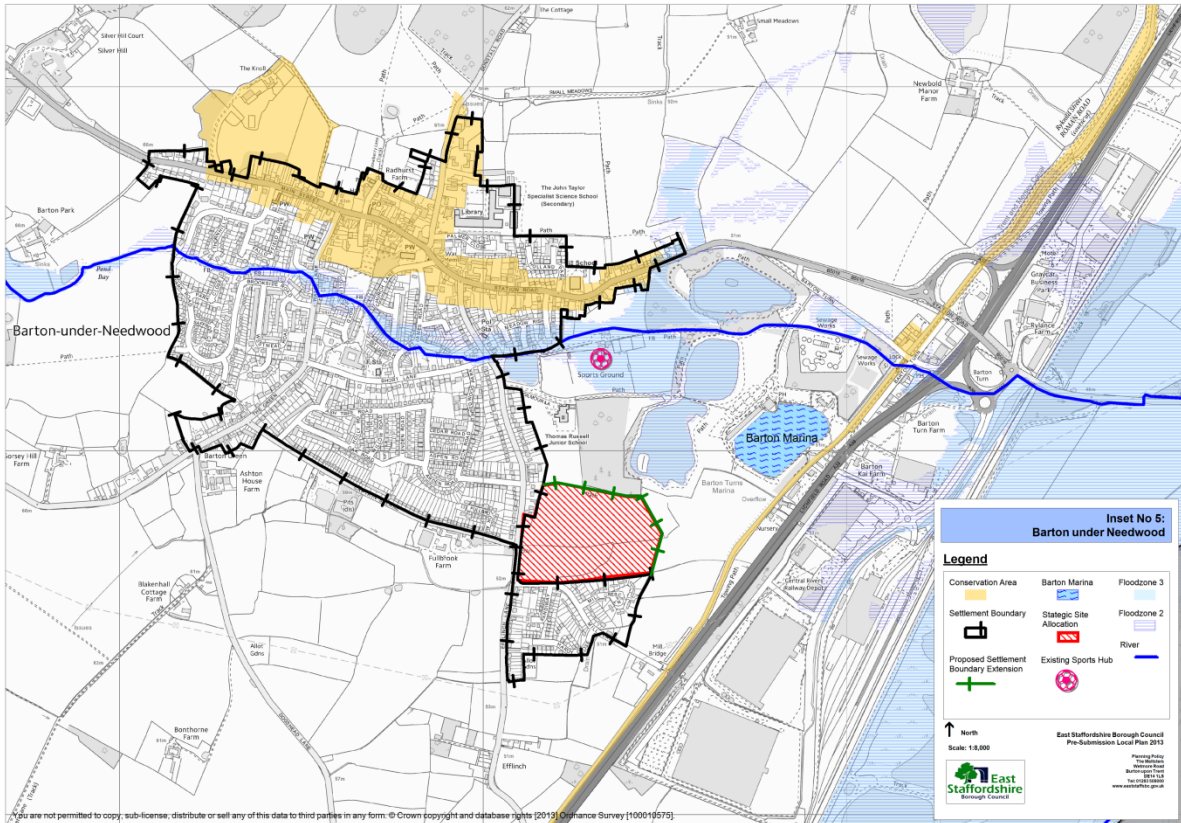
Barton under Needwood

- 3.9 Barton under Needwood is a linear village in terms of the main historic core which has medieval origins and is covered by conservation area status. Growth of the village has mainly concentrated southwards with significant growth during the 1970s and 1980s.
- 3.10 There is currently planning permission for 8 dwellings within the Barton under Needwood Settlement Boundary so there are 17 dwellings to find. The settlement boundary along Dunstall Road (western side) as outlined in the Local Plan 2006 is inconsistent and it is therefore proposed to draw it tighter so that it so the settlement boundary cuts off the garden to the rear of Radhurst View so that it is consistent with the line for the other properties to the south of it. The boundary at Efflinch Lane will need amending to include the approved outline planning application for 130 dwellings, (planning reference no P/2011/01359).

Allocation	Units	Notes
Strategic Allocation	130	Efflinch Lane strategic allocation (P/2011/01359)
Development Allowance	25	
Planning Permission	8	
Development allowance to find	17	

- 3.11 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified including space over shops and potential infill along the roads that stem off the High Street, along the transitional areas between the Victorian and twentieth century buildings as part of potential windfall completions. It was concluded that there was sufficient infill and redevelopment opportunities within the settlement boundary to accommodate the level of growth. Barton under Needwood are not undertaking a Neighbourhood Plan.
- 3.12 **Conclusion/Recommendation:** Settlement boundary to be redrawn in order to accommodate the Efflinch Lane strategic allocation. The remaining development allowance can be accommodated within the existing settlement boundary.

Map of proposed new Settlement Boundary



Rocester

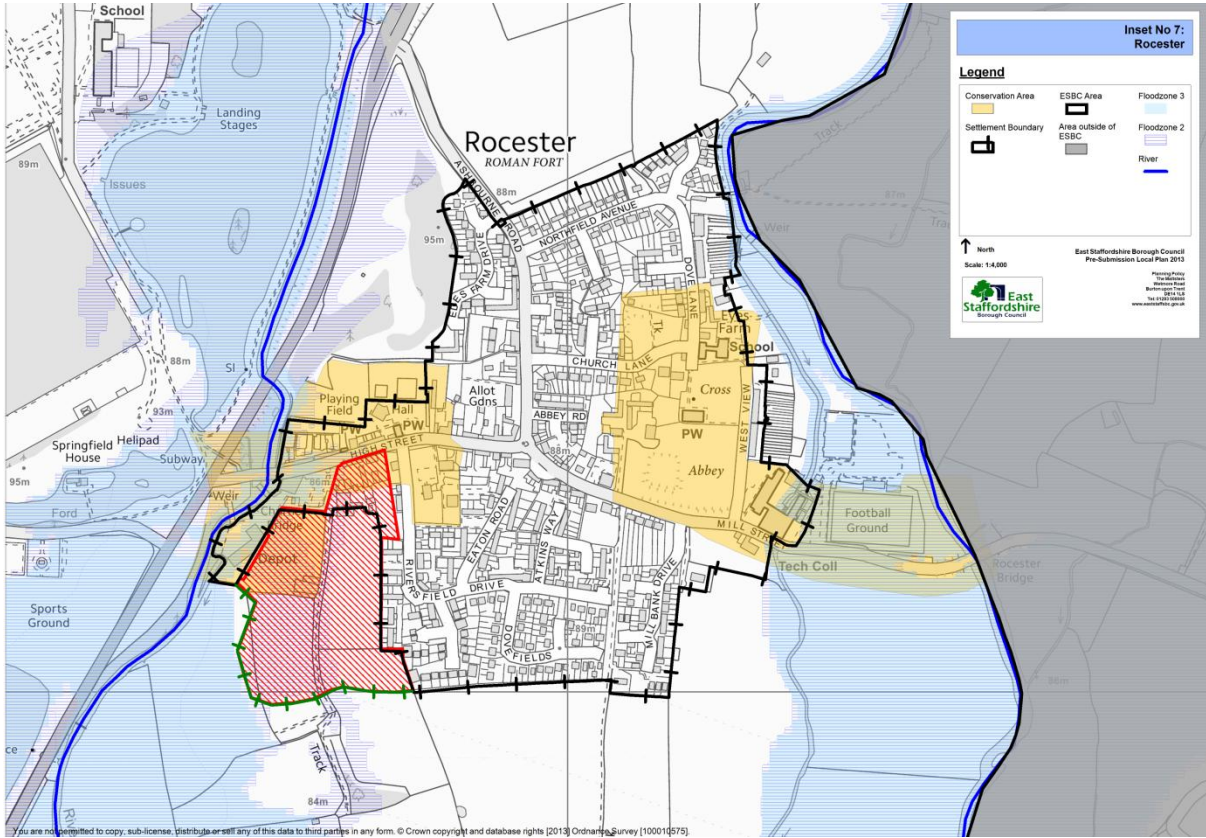
- 3.13 Rocester is a historic village with Roman origins and is nucleated in character. Much of the village is covered by Conservation Area status, though the village is distinctive in that it has several distinct component parts and character areas with former mill buildings to the west and east which form adjacent the rivers Dove and Churnet, the retail core in the centre and St Michael's Church. The village has similarities with Tutbury, where it is located adjacent the border with Derbyshire. Growth has included some modern housing and retail development in the centre of the village but otherwise it has been very organic with some post-war period development to the north and south of the village. The village has had the significant presence of JCB which has had some impact on housing demand. The B5030 to the west of the village including the River Churnet to the west and the river Dove to the east which contains the village. Therefore growth can only occur to either the north or south where the rivers form a natural barrier.
- 3.14 Planning application (P/2012/00201/JI/PO) Main Street, Rocester (90 dwellings) has been submitted to the Council and is awaiting determination. The 90 dwellings will meet its strategic allocation with some development allowance to be accommodated within the existing settlement boundary.

Allocation	Units	Notes
Strategic Allocation	90	(Land south of Main Street – Planning permission yet to be granted)
Development Allowance	17*	Planning application for 18 dwellings with demolition of one bungalow.
Planning Permission	0	
Development allowance to find	8	

*Net units

- 3.15 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified including space over shops and some infill. Rocester are not undertaking a Neighbourhood Plan.
- 3.16 **Conclusion/Recommendation:** Settlement boundary to be redrawn in order to accommodate the Main Street strategic allocation. The remaining development allowance can be accommodated within the existing settlement boundary.

Map of proposed new Settlement Boundary



4. Tier 2 Settlements

Abbots Bromley

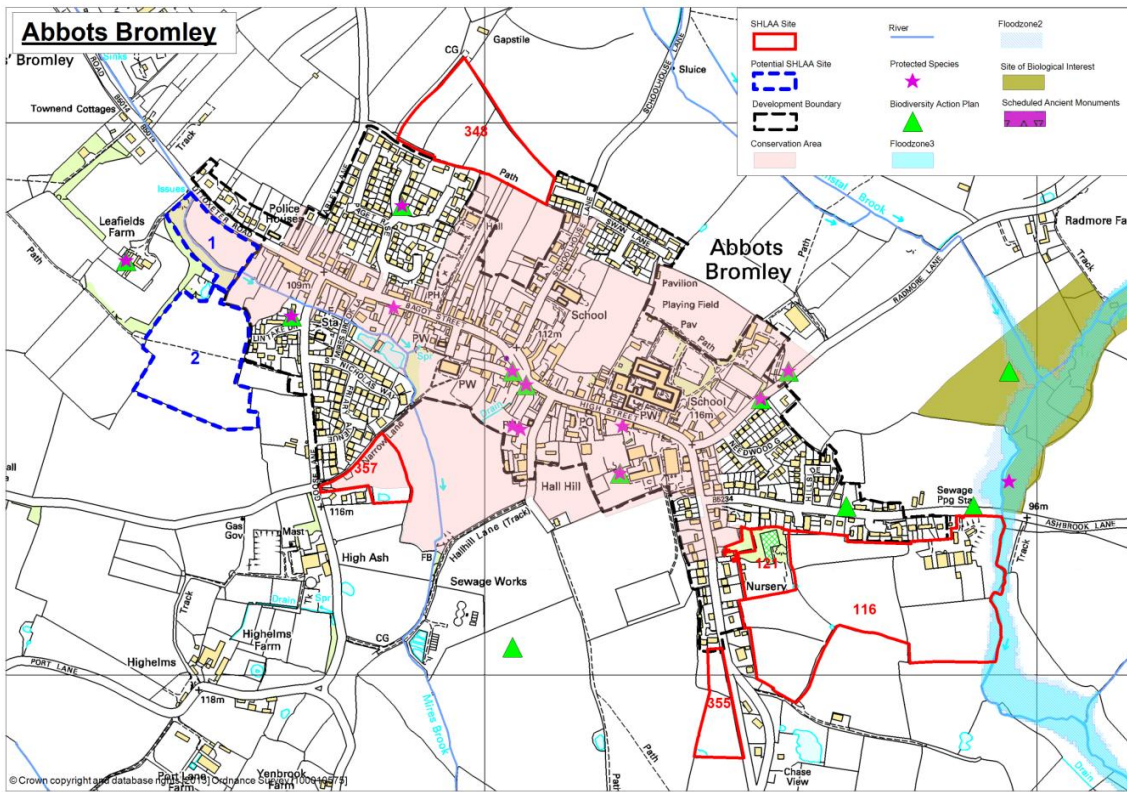
- 4.1 Abbots Bromley is a historic settlement with medieval origins which is linear in character with long linear burgage plots that extend backwards from the main road through the village. Some growth has occurred in the post-war period, especially in the north of the village and most recently some development in the east of the village. This has complemented some infill such as Paget Rise.
- 4.2 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified, including conversion of shops, space over shops and some infill. Abbots Bromley are not undertaking a Neighbourhood Plan.

Allocation	Units	Notes
Development Allowance	40	
Planning Permission	4	Since 1 st April 2012
Development allowance to find	36	

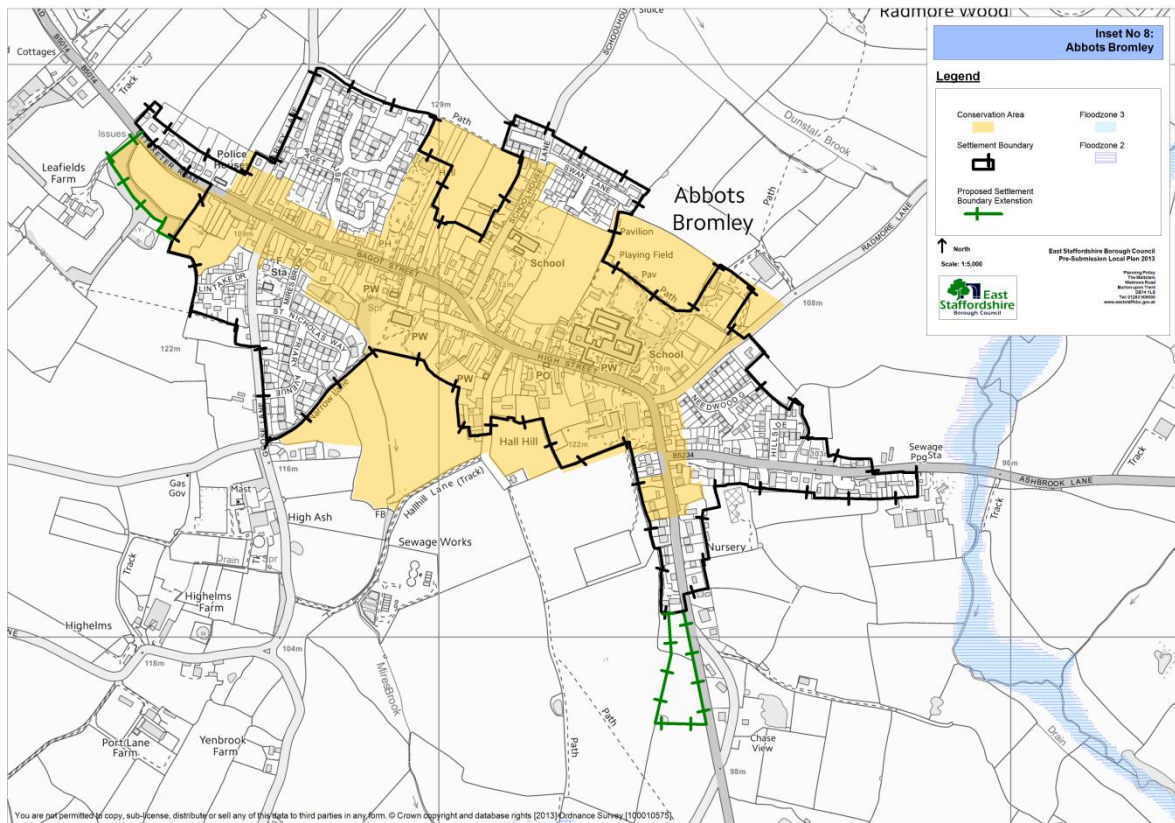
Discussions with the Parish

- 4.3 The Parish council were given the constraints map for the village including flood zones, conservation area and ecological designations along with the existing SHLAA sites. ESBC and Abbots Bromley Parish Council met in June 2013 to discuss the settlement boundary methodology. This has been followed by email correspondence. The Parish Council then met to discuss the Settlement Boundary amendments in further details at their meetings held on 26th June, 31st July and 25th September.
- 4.4 The Parish discussed the merits of each site in detail with regard to constraints, housing numbers required and likely impact on the village and nearby residents.
- 4.5 The two chosen locations are:
- SHLAA site 355 – capable of delivering up to 20 dwellings
 - New SHLAA site '1' (in the 2013 SHLAA update) – capable of delivering a small development of approx 15 dwellings
- Both these sites are adjacent to the existing Settlement Boundary, have good access off the main roads into Abbots Bromley and are available and deliverable. ESBC consider both these sites suitable for the villages' development allowance for the plan period. The Parishes' full assessment of the available sites can be found in *Appendix 1*.
- 4.6 On the 25th September 2013 the Parish Council met and agreed the new Settlement Boundary. In an email from the Abbots Bromley Parish Clerk on 26th September 2013 'The Parish Council discussed the extension of the development boundary last night and approved the inclusion of the two sites.' The email is featured in Appendix 1.
- 4.7 **Conclusion/Recommendation:** Amend the settlement boundary around the chosen sites.

Abbots Bromley Constraints & SHLAA Sites Map



Map of proposed new Settlement Boundary



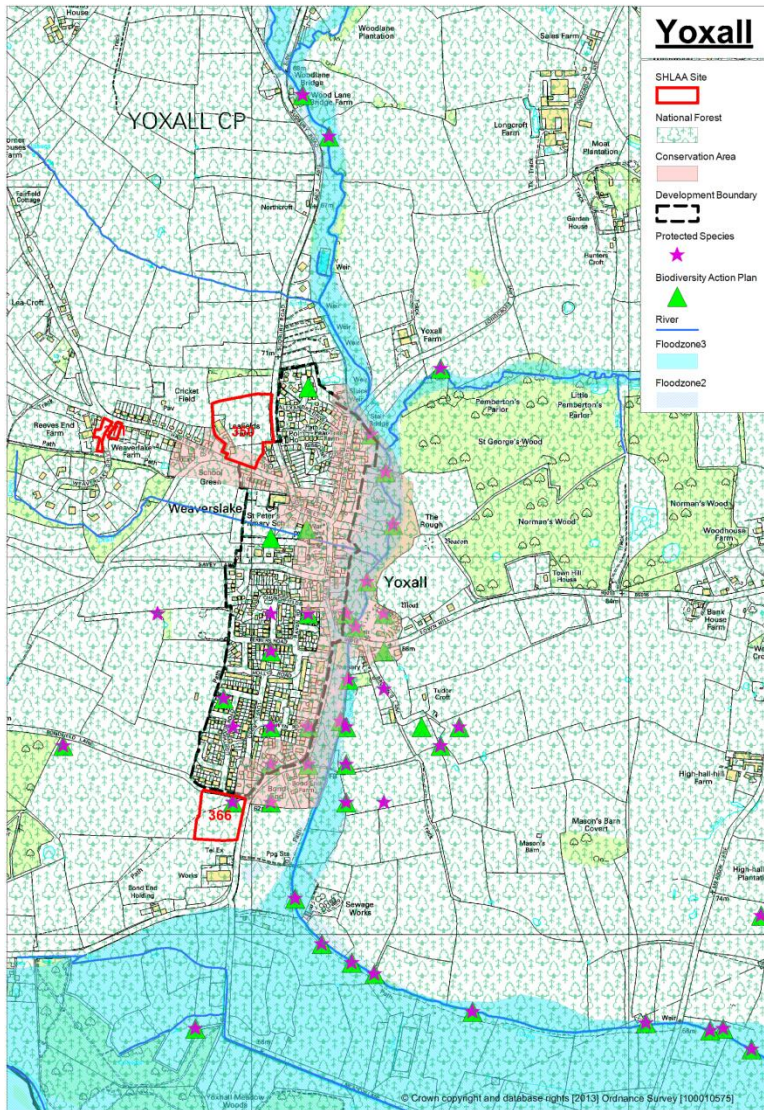
Yoxall

- 4.8 Yoxall is a historic settlement which is linear in character. Growth has occurred to the south and particularly most recently in the north. The River Swarbourn to the east of the village has contained growth eastwards.

Allocation	Units	Notes
Development Allowance	40	
Planning Permission	4	
Development allowance to find	36	

- 4.9 Yoxall Parish, as a relevant body, has had their Parish designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012 in May 2013. In early 2013 the Parish undertook an initial survey of residents on the Neighbourhood Plan. This survey has informed more work with the steering group and residents, particularly over the identification of land for their development allowance over the plan period (the Neighbourhood Plan period is likely to be identical to the Local Plan period).
- 4.10 In October 2013 the steering group and residents undertook a village walk to look at the relative pros and cons of three potential sites. The results of this site specific survey will help shape their Neighbourhood Plan policies. Yoxall Parish Council have support from planning consultants through the Neighbourhood Planning support scheme and the sites will be assessed in terms of deliverability and sustainability and ultimately voted on through the Neighbourhood Plan referendum.
- 4.11 It is likely that the settlement boundary will be amended once the Neighbourhood Plan examination has been determined/receipt of Planning Inspector's Report.
- 4.12 **Conclusion/Recommendation:** The Neighbourhood Plan will designate the amended settlement boundary once the Neighbourhood Plan process has been followed and the plan is ultimately adopted by the Borough Council.

Yoxall Constraints & SHLAA Map



Proposed new Settlement Boundary – to be determined through the Neighbourhood Planning process.

Draycott in the Clay

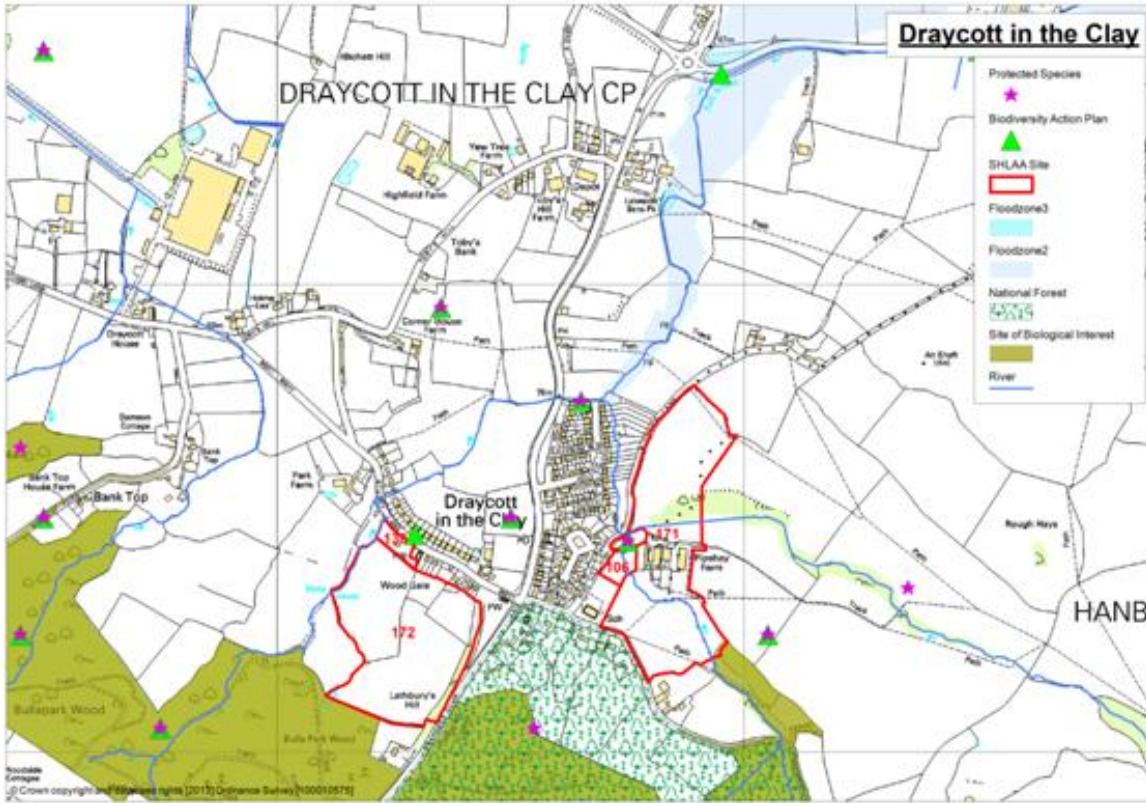
- 4.13 Draycott in the Clay has a linear character to it with built character mainly being modern with some older Victorian properties dispersed amongst it. The landscape is significant to the south of the village with the Needwood escarpment which contains the Needwood Forest designation and some Sites of Biological Interest. This prevents growth to the south of the village as any development could potentially harm the setting of the village as well as being very visible if located on the escarpment. There are also brooks that run to the north and east of the village so there may be some risk.
- 4.14 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified, such as some minor infill. Draycott in the Clay are not undertaking a Neighbourhood Plan.

Allocation	Units	Notes
Development Allowance	20	
Planning Permission	0	
Development allowance to find	20	

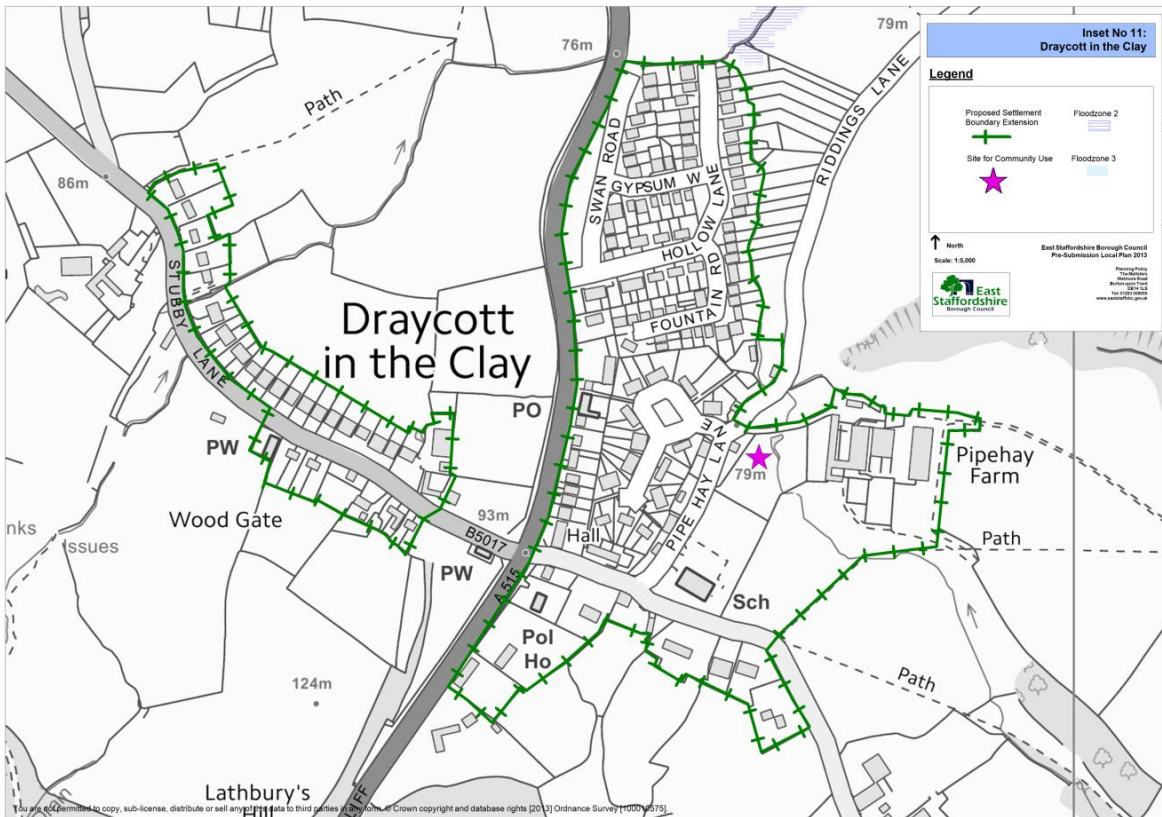
Discussions with the Parish

- 4.15 The Parish were given the constraints map for the village including flood zones, conservation area and ecological designations along with the existing SHLAA sites. ESBC met with Draycott in the Clay Parish Council on 11th July and 12th September 2013 and have had subsequent telephone conversations with members of the Parish Council and email correspondence.
- 4.16 The Parish have aspirations for the inclusion of a community facility as part of any development of SHLAA site 171 (Pipehay Farm), which is owned by the Duchy of Lancaster. Both the Parish Council and ESBC officers have met with the Duchy to discuss the options available in order to bring forward a village hall or car park on the site should there be a development of approx 20 dwellings on a part of the SHLAA site.
- 4.17 **Parish Recommendation:** the Parish Council are happy to reinstate the 1999 settlement boundary with a partial inclusion of SHLAA site 171 with a potential growth of 20 dwellings and some community benefit.
- 4.18 **Conclusion/Recommendation:** The 1999 Local Plan settlement Boundary has been reinstated as a starting point (Draycott did not have a Settlement Boundary in the 2006 Local Plan). Some minor amendments to the 1999 settlement boundary in order to include Pipehay Farm and some capacity for growth in order to provide the 20 development allowance will be necessary. Part of the site has been identified for community benefit (car park for the school and village hall or similar) with a star on the proposal map. The exact nature of this community benefit would be agreed with the Duchy and would depend on site viability.

Draycott in the Clay Constraints & SHLAA Map



Map of Proposed new settlement boundary



Mayfield

- 4.19 Mayfield consists of various hamlets, with the principal village of Mayfield with surrounding hamlets of Church Mayfield and Middle Mayfield, each of which contain their of distinctive characteristics. Church Mayfield contains the settlement's parish church but contains significant Victorian industrial archaeology and buildings relating to Mayfield Mill (Mayfield Yarns Ltd) that has been a hub for textile manufacturing which is distinctive to neighbouring Derbyshire. Mayfield is constrained with some flood risk to the east of the village. The character and surrounding setting of the village is very significant in terms of landscape setting, where the surrounding hamlets of Middle Mayfield and Church Mayfield have conservation area status. Therefore any new Greenfield sites would have to be selected with care. The main village of Mayfield is relatively quite dense in its built form making any infill development unlikely. The character of Mayfield itself is quite varied ranging from Victorian terraced workers cottages to 1960s maisonettes to late 1970s/early 1980s generic suburban housing.
- 4.20 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified, including some potential infill and conversion of premises. Mayfield are not undertaking a Neighbourhood Plan.

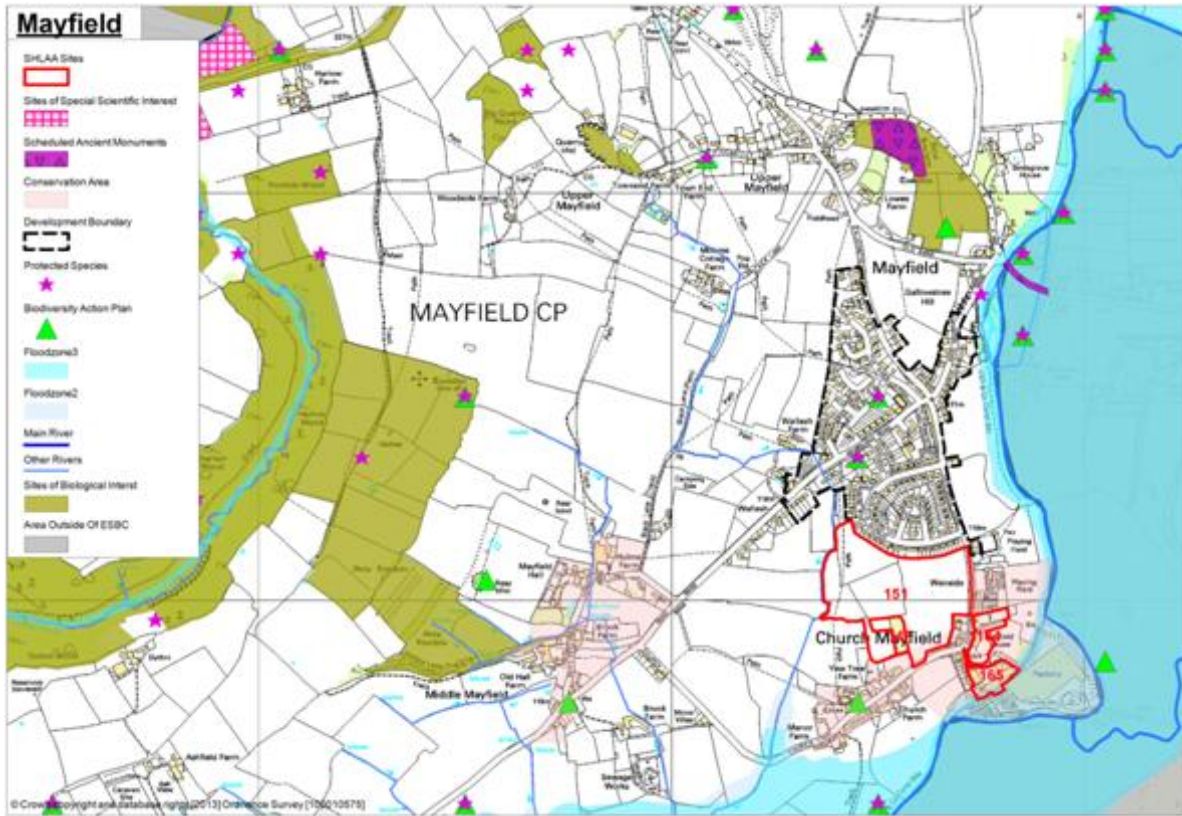
Allocation	Units	Notes
Development Allowance	20	
Planning Permission	5*	Mayfield Hall (4), 32 The Crescent (1)
Development allowance to find	15	

*Mayfield Hall is outside the current settlement boundary

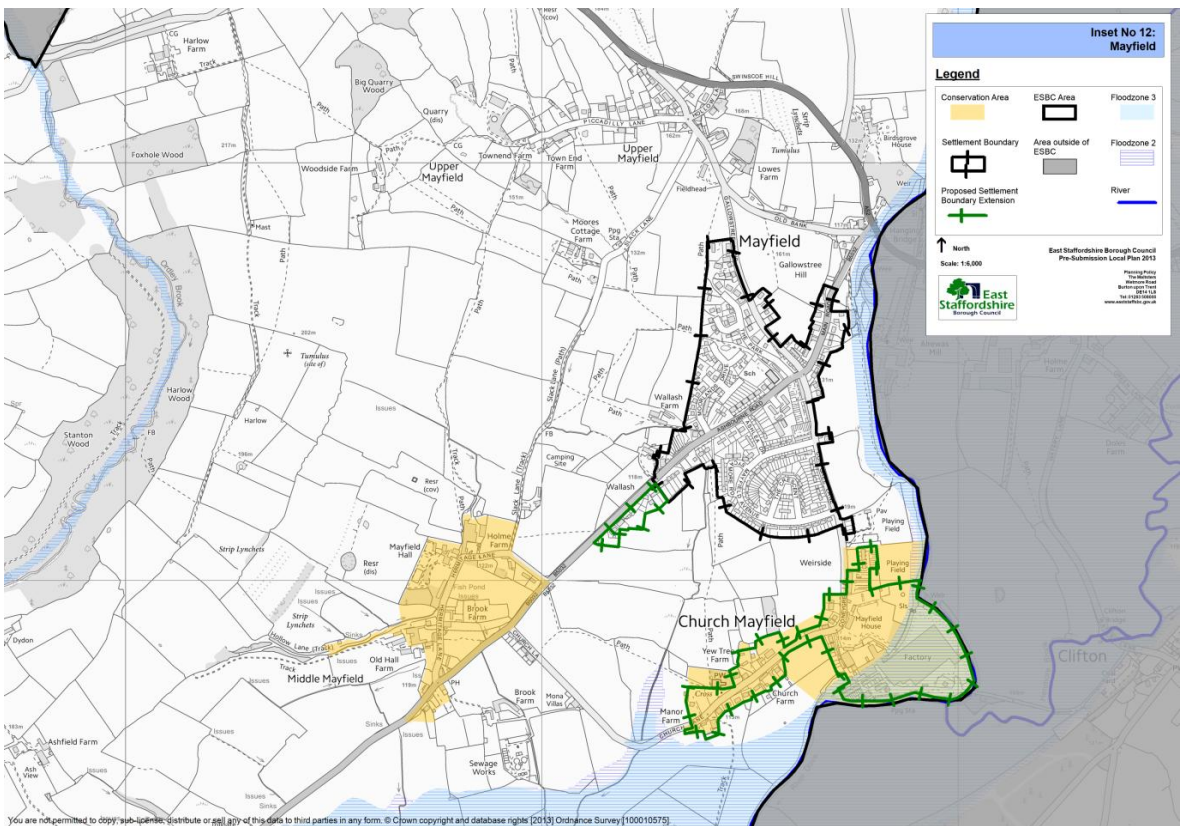
Discussions with the Parish

- 4.21 The Parish were given the constraints map for the village including flood zones, conservation area and ecological designations along with the existing SHLAA sites. ESBC met with Mayfield Parish Council on 7th August 2013 and had a walk around of the village in order to discuss specific sites on 23rd August 2013 including relevant email correspondence.
- 4.22 There is little potential capacity for infill within the existing settlement boundary of Mayfield as the existing built environment is very contained. The redevelopment of the village hall for housing has been considered by the Parish Council in the past but has been discounted for the short-term.
- 4.23 **Parish Council Recommendation:** The Parish Council would like the existing settlement boundary to remain in place and would like to exploit brownfield opportunities outside the settlement boundary, in Church Mayfield to count towards the development strategy growth allocation.
- 4.24 **Conclusion/Recommendation:** The reinstatement of the Church Mayfield settlement boundary which was contained in the 1999 Local Plan is deemed appropriate in order to exploit the redevelopment of brownfield sites. Middle Mayfield should remain as open countryside given its very modest size, its proximity to Mayfield and Church Mayfield and historic sensitivity.
- 4.25 Some minor amendments to the current settlement boundary have been made to Mayfield, with the reinstatement of a settlement boundary for Church Mayfield.

Mayfield Constrains and SHLAA Map



Map of proposed new Settlement Boundary



Marchington

- 4.26 Marchington has a distinctive T-shaped plan of Anglo Saxon origins where the core is covered by conservation area status. Growth has occurred to the west and south, but it has been constrained by the River Dove to the north and brook that is a tributary to River Dove which lies to the south-east which prevents growth occurring in those locations where they are flood risk zones, especially to the south-east of the village. The outskirts of the village to the south-east (along the border with Draycott in the Clay Parish) had military importance since the Second World War with the US Army forming a base in 1941 before prisons were built for German and Italian prisoners of war in 1944 along with housing for associated accommodation. Military presence lasted until the 1960s before the Ministry of Defence disposing of the site in the 1980s. These sites now form part of Marchington Industrial Estate and the associated housing is now privately occupied. The character of the village is very much that of detached properties with spacious plots where many of these plots contain mature trees giving the village a leafy character. This constrains the potential of infill dwellings to be built without causing potential harm to the character and setting of the village, where much of it is covered by conservation area status.
- 4.27 A walking tour was undertaken by the Council to identify potential capacity and sites over the plan period. Opportunities were identified, including some potential infill, conversion of agricultural buildings (such as yew Tree Farm along High Street) and redevelopment of brownfield sites such as former St Thomas A Becket Roman Catholic Church site. Marchington are not undertaking a Neighbourhood Plan.

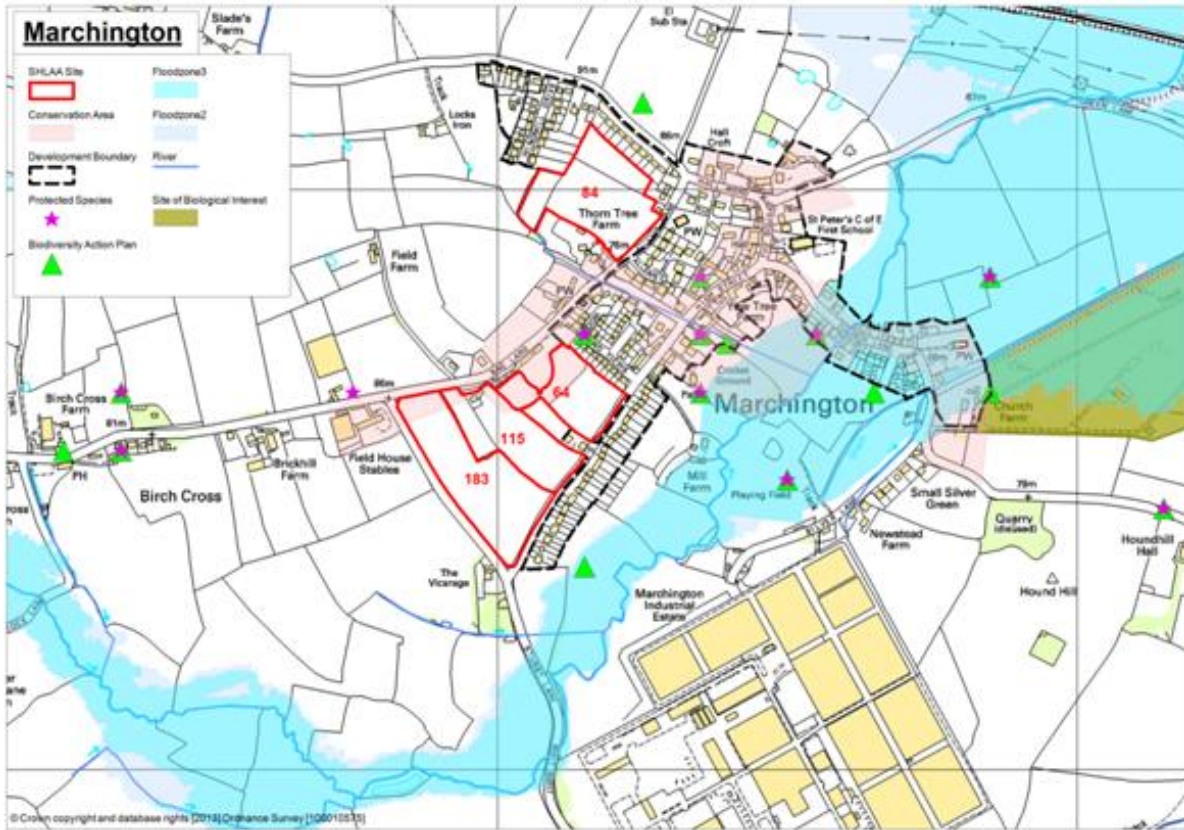
Allocation	Units	Notes
Development Allowance	20	
Planning Permission	3	Former RC Church (not permitted as of 15 th October 2013)
Development allowance to find	17	

Discussions with the Parish

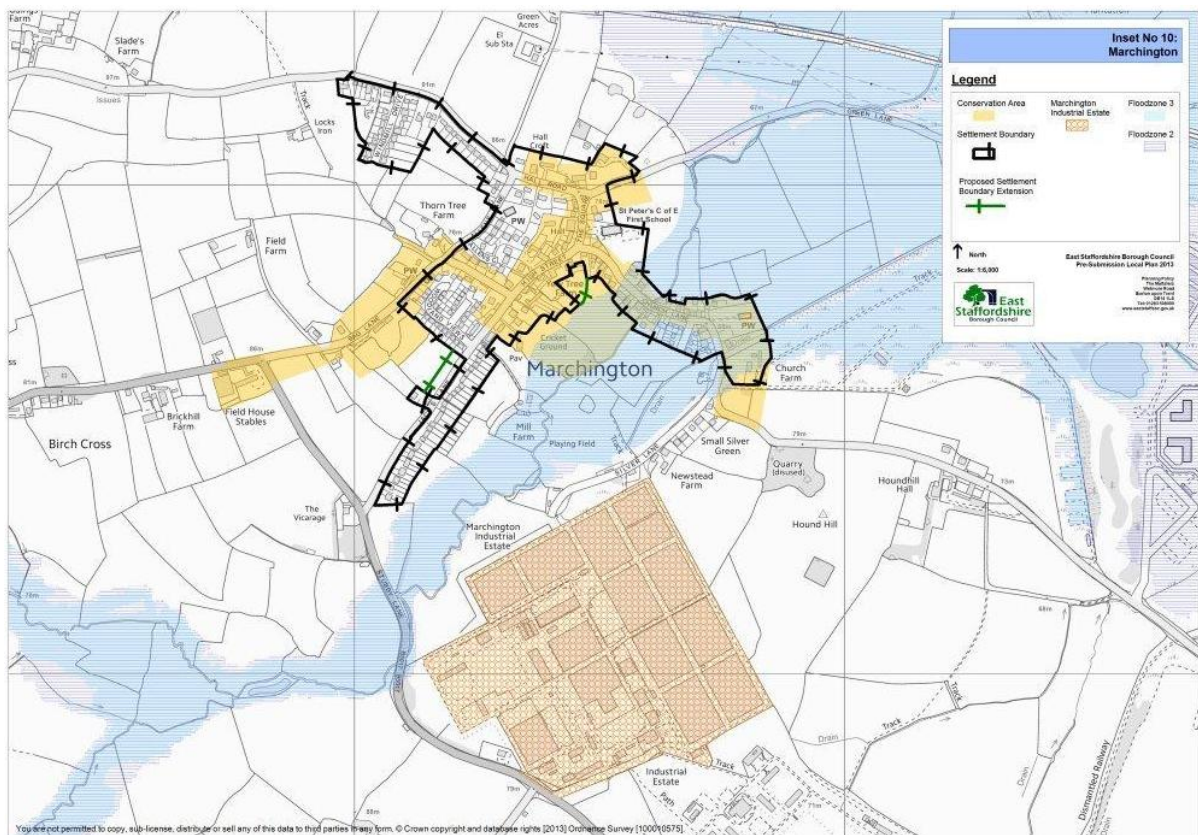
- 4.28 The Parish were given the constraints map for the village including flood zones, conservation area and ecological designations along with the existing SHLAA sites. ESBC met with Marchington Parish Council on 13th August 2013 and have had subsequent telephone and email correspondence with the Parish.
- 4.29 Two options were presented to the Parish Council to fulfil the remaining development allowance:
- Part of SHLAA site 64 – a slice of this SHLAA site adjacent to the main road and opposite existing dwellings with space available for up to 7 dwellings
 - Part of SHLAA site 84 – a slice of this SHLAA site adjacent to the main road and opposite existing dwellings with space available for up to 7 dwellings
- 4.30 It was noted that the planning permission is being sought for the redevelopment of the RC Church brownfield site (planning application P/2013/01021) is just for 3 dwellings, though it is recognised that its potential capacity could be greater with smaller scaled dwellings.

- 4.31 There is also a logical extension to an existing brownfield site at Yew Tree Farm to enable approximately 10 dwellings to come forward over the plan period.
- 4.32 **Parish Council Recommendation:** The Parish Council then met to discuss the Settlement Boundary amendments in further detail at their meetings held on 10th September and 8th October. The Parish Council are happy for the settlement boundary to be extended to create a larger site around Yew Tree Farm but would like the rest of the settlement boundary to remain in place.
- 4.33 **Conclusion/Recommendation:** Some minor amendments to the current settlement boundary will be necessary around Yew Tree Farm and adding a partial section of SHLAA site 64. SHLAA site 64 is considered the most suitable as it is a logical extension to the settlement boundary, with a capacity of approx 7 dwellings to mirror those on the opposite site of the road. Any new development on that SHLAA site should reflect the existing built form around that vicinity of the village in terms of general form and density.

Marchington Constraints and SHLAA Map



Map of proposed new Settlement Boundary



Denstone

4.34 Denstone is nucleated in character with past growth concentrating in the north west and south east of the village. The River Churnet has contained growth from occurring north-eastwards. As with the village of Rocester, growth and demand for housing is affected with the presence of JCB. Denstone has flooding constraints to the north and east of the village with the presence of the River Churnet.

Allocation	Units	Notes
Development Allowance	20	
Planning Permission	2	
Development allowance to find	18	

Discussions with the Parish

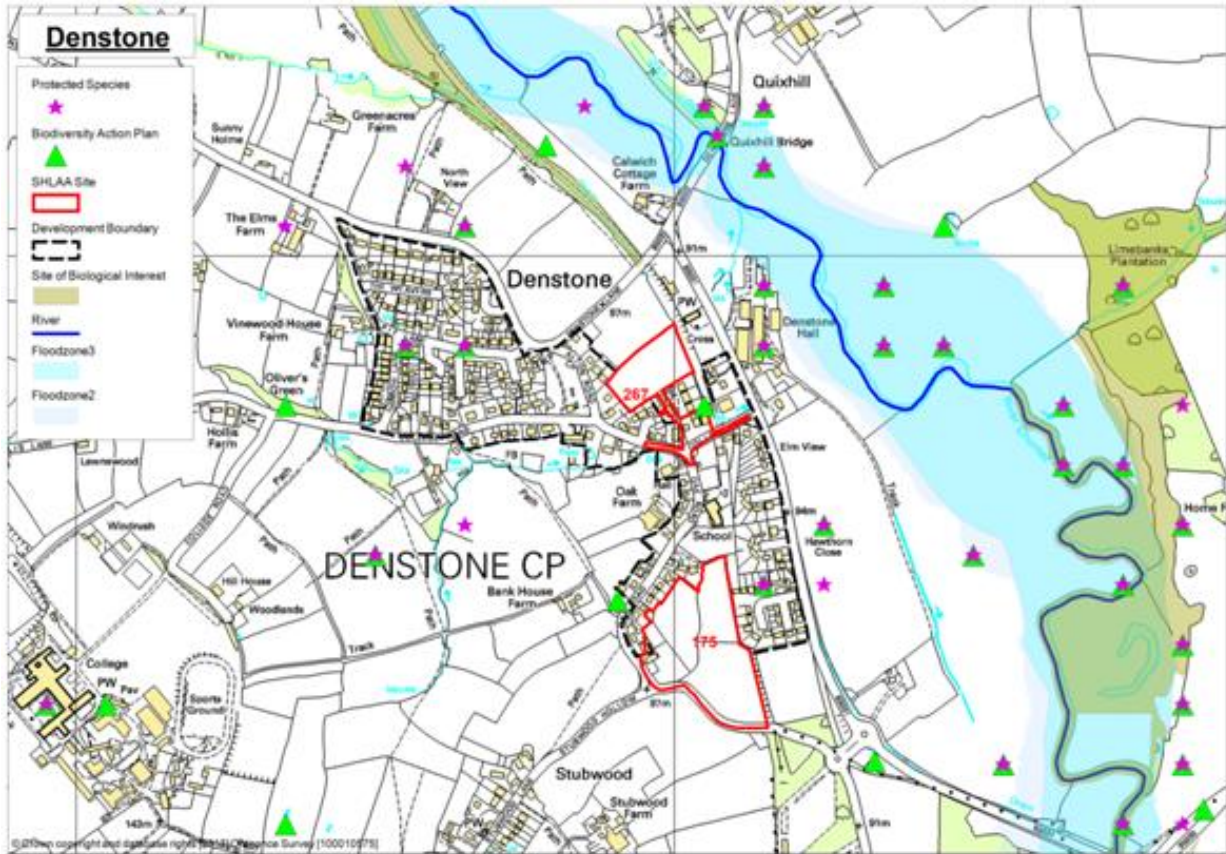
4.35 The Parish were given the constraints map for the village including flood zones, conservation area and ecological designations along with the existing SHLAA sites. ESBC met with Denstone Parish Council on 3rd September 2013 which was followed by email correspondence. Denstone Parish Council would like to see more affordable housing for local needs as well as better standards of design for any new buildings. The Parish Council met to discuss the Settlement Boundary amendments in further detail at their meetings held on 2nd July, 3rd September (which included ESBC) and 1st October.

4.36 Denstone Parish, as a relevant body, voted (at the Parish Council meeting that was held on 1st October 2013) to become designated and write a Neighbourhood Plan in order to deliver growth and their housing needs. Possible sites have yet to be identified by the Parish though they will be assessed in terms of deliverability and sustainability and ultimately voted on through the Neighbourhood Plan referendum. The parish should consider relevant SHLAA sites as identified on the constraints map that was given to them.

4.37 The Neighbourhood Planning Policy Officer will support the Parish through the Neighbourhood Planning process and signpost the Parish to technical help and financial assistance.

4.38 **Conclusion/Recommendation:** Some minor amendments to current development boundary will be necessary, once the Neighbourhood Planning process has been followed to adoption.

Denstone Constraints and SHLAA Map



Proposed new Settlement Boundary – to be determined through the Neighbourhood Planning process.

Appendix 1: Email extract from Abbots Bromley Parish Council regarding SHLAA Sites

The following is extracted from an email from the parish Council in response to them looking at all available SHLAA sites:

'After lengthy discussions the Parish Council agreed that the most appropriate sites to put forward for development between 2012 and 2031 would be Site 1 (shaded in yellow) and Site 355. Both of these sites could take up to 20 houses on each and provide the 36 houses required during that period as a tier 2 village.

Below is an analysis for each site currently identified by ESBC.

Site 1 (shaded in yellow)

Although in the conservation area this site is located opposite and adjacent to other properties. Access to the site would be directly from Uttoxeter Road and therefore no additional access would need to be built and disruption of neighbours would be kept to a minimum. As properties have been built on the opposite side of the road all major services are already in place. This site would also be in keeping with the linear layout of the village as it currently is. The Parish Council would support a development of 15 to 20 properties on this site.

Site 2 (shaded in yellow)

This site is extremely large and a development of this size would be detrimental to the character of this part of the village. The access to the site would need to be via Goose Lane and Lintake Drive and would dramatically increase traffic on these unsuitable roads. Disruption to the village would be considerable due to the location of the site and new services would need to be put in place. The Parish Council does not support a development on this site.

Site 357

The Parish Council examined the proposal submitted and strongly objects to development on this site. The size of the proposed development is 19 homes. This size of development is unsuitable for the size of plot that has been identified and will cause major disruption to residents within the area. The agent has identified two entrances to the site, one off Goose Lane and one off Preedy's Close. Both of these entrances are unsuitable for the number of cars that would be entering the site. The entrance off Goose Lane is steep and almost blind and Goose Lane itself is unsuitable for the number of car movements on to and off this site each day. Also traffic going left or right onto Goose Lane, or straight on to Yeatsall Lane, would immediately enter single track roads. The extra traffic generated would therefore cause major disruption and potential danger. The other entrance being considered off Preedy's Close would cut straight across Narrow Lane. Again the extra traffic generated would have a major detrimental effect for the residents of Preedy's Close and the neighbouring roads. In ESBC's character appraisal of Abbots Bromley conservation area, dated March 2009, Narrow Lane and Goose Lane were both identified as areas "with green character" and "have historically and ecologically important hedges lining their route". Any proposal to damage the character of these lanes is strongly opposed. This site is also not in character with the village and other sites identified would be more suitable for the linear layout of the village.

Site 348

The access to this site is via School House Lane (single track) and Bagots View. This is an unsuitable access for a development of size. The maximum of two houses that are currently being considered would not be disruptive either generally or to close neighbours.

Site 116

This site is extremely large and if there was a large development here this would change the character of the whole village. Road access to the site would also cause disruption to existing home owners as there is no direct access on to the land and therefore new roadways would have to be created either from Ashbrook Lane or Lichfield Road. This may require demolition of existing homes in order to create this access.

Site 121

This site seems to be landlocked and any further development on this site would need to go through existing properties.

Site 355

This site is located on Lichfield Road and is opposite other homes. The size of the plot would accommodate 15-20 homes and would help to provide the 36 homes required. Access to the site would be direct from Lichfield Road and would create little disruption to other home owners or to the existing road network. If this site was developed it would provide a link between the village and the approved Sports Field development and enable safe pedestrian access to the sports complex. The site is also in keeping with the linear layout of the village. The Parish Council would support development on this site.

In summary the Parish Council would support the movement of the development boundary to accommodate Site 1 and Site 355.

Best wishes

SARAH MEADS

Clerk to the Parish Council

CONTACT DETAILS

For more information about plan making or about this Topic Paper, some useful contact details are listed below.

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