



# **EAST STAFFORDSHIRE**

## **LOCAL PLAN**

**JULY 2006**

### **‘SAVED’ POLICIES EXTENDED BEYOND 20 JULY 2009**

**The Policies remaining in this document (i.e. not crossed out) are those which the Secretary of State for Communities and Local Government in exercise of the power of paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 has deemed to be extended beyond 20<sup>th</sup> July 2009**





I am very pleased to introduce the East Staffordshire Local Plan. This plan is the culmination of several years of intensive work.

I would like to thank all those individuals and organisations who have made a contribution to the review process, helping to refine the policies and proposals within the Plan.

The Plan was adopted on 20 July 2006 and forms a statement of East Staffordshire Borough Council's planning policies which will be used as the basis for decision-making on planning applications. The Plan covers the period 1996 to 2011 and will remain in force until such time as any of its provisions are replaced by a Local Development Framework prepared under the Planning and Compulsory Purchase Act 2004.



Councillor Alex Fox  
Leader of the Council





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1. The Local Plan was adopted on 20 July 2006. It formally replaces the East Staffordshire Local Plan adopted in March 1999.

## THE DEVELOPMENT PLAN

2. The Development Plan consists of five Plans. These are the Staffordshire and Stoke on Trent Structure Plan, the East Staffordshire Local Plan, together with the Mineral and Waste Local Plans prepared by Staffordshire County Council, and the Regional Spatial Strategy. They contain detailed policies and proposals for an area which are the basis for decisions on proposed development. Such decisions are usually made by the Borough Council, whose Councillors make those decisions based on the advice of professional officers and the content of the Development Plan. Because such plans have a significant role in the way our urban and rural areas appear, their preparation is open to public scrutiny at a number of stages. In the case of Local Plans this includes two periods when the content of the draft Plan can be formally objected to or supported, and usually involves the holding of a public inquiry.
3. The Structure Plan sets out the levels of housing and employment development for each subsidiary local authority, indicates what transport developments are proposed and indicates broad areas of protection. East Staffordshire Borough Council is responsible for the detailed Local Plan for its own area and this is dependent on the content of the Structure Plan.
4. The Local Plan sets out detailed policies and site-specific proposals.

## THE CONTEXT FOR THE LOCAL PLAN

5. East Staffordshire is an exceptionally attractive area in which to live and work. The Borough has a rich natural and historic heritage, with beautiful countryside and historic towns and villages. However, the very attractiveness of the Borough and its position in close proximity to a number of large urban centres makes it also vulnerable to strong pressures for development. If new development is not carefully controlled, it could easily destroy the very features which attracted people and firms to the Borough in the first place and will do in the future.
6. The Borough covers an area of 39,000 hectares and in the 2001 Census its total population was 103,800. The Borough's population is concentrated mainly in Burton upon Trent which had a population of 64,449 (including the parishes of Branston, Outwoods and Stretton). The next most significant settlement is Uttoxeter which had a population of 12,000 in 2001. Compared with the West Midlands Region, employment in the Borough still had in 2002 a relatively strong manufacturing base, accounting for 23% of the workforce (19% for Region), but this is declining. Unemployment is generally low, 1.7% for East Staffordshire in February 2004 compared to 2.5% for Great Britain. However, 7 wards in East Staffordshire have unemployment rates above the West Midlands Region average, six of them in Burton upon Trent with the highest being Burton Ward at 5.8%. The rate of long-term unemployment is high at 34%.
7. The Borough Council is committed to protecting and enhancing the heritage of East Staffordshire whilst allowing development to take place in order to maintain and strengthen the local economy. The proposals within the East Staffordshire Local Plan achieve a balance between the pressures for development and the increasingly strong local support for strict limitations on the amount of new development which can take

place. Development on a significant scale is proposed in some areas, but elsewhere policies of containment and positive policies for the enhancement of the countryside are included.

### **THE PLANNING SYSTEM**

8. The planning system plays a significant role in influencing appropriate development and conserving our environment. Through its operation what is best in our towns and countryside can be both protected and improved upon. The basis of the system is development control through decisions on planning applications. Unless there are important material considerations dictating otherwise these decisions have to be made on the basis of the Development Plan. Plans cannot be rigidly adhered to because they cannot cover every eventuality, but they provide a firm basis for rational and consistent planning decisions. Plans also give some certainty about what will and will not be allowed in areas people are concerned about.
9. It should be noted that where any policy refers to specific considerations being taken into account in assessing whether a proposal meets the aims of that policy, this would not preclude the taking into account of other material considerations which are not specifically mentioned in the Plan. The Local Plan has to be read as a whole and a number of policies in it may be relevant to consideration of particular proposals.

### **National Planning Guidance**

10. The prime bases for the planning system are the relevant Acts of Parliament. To provide guidance on how the system should operate, the Government produces advice in Circulars and Planning Policy Guidance Notes (PPGs and MPGs). (These are being replaced by Planning Policy Statements over the next few years.) The Development Plan for an area has to interpret this broad guidance for the specific nature of the area concerned.

### **Regional Spatial Strategy**

11. There is also the Regional Spatial Strategy which provides a regional land use and transportation framework for Development Plans and Local Transport Plans. The current RSS for the West Midlands was approved on 15 June 2004.

### **The Staffordshire and Stoke-on-Trent Structure Plan**

12. The current Structure Plan, which was adopted in 2001, covers the period 1996 to 2011 and is the basis for this version of the East Staffordshire Local Plan. The Structure Plan contains policies on Landscape Character which are supported by Supplementary Planning Guidance prepared and adopted by the County Council. This has not been reproduced in the Local Plan but is an important key to planning decisions in interpreting the relevant Structure and Local Plan policies on the topic.

### **Minerals and Waste Local Plans**

13. Because of the strategic nature of these two topics Local Plans for them are produced by Staffordshire County Council. They operate alongside the East Staffordshire Local Plan, but the County Council takes decisions on relevant applications. The Minerals Local Plan was adopted in December 1999. It has specific relevance to East Staffordshire for Gypsum and Anhydrite production from the Fauld Mine and for Sand and Gravel extraction to the north east of Uttoxeter and to the south of Burton. The Waste Local Plan was adopted in February 2003.

## OTHER STRATEGIES AND PLANS

14. In producing a Local Plan the Borough Council has to consider not only the various levels of planning guidance, but also any other strategies or plans that are relevant. These provide the local context which can serve to translate national, regional and strategic priorities into local policies and proposals. Most significant amongst these are the strategies that the Borough Council produces itself or in association with other agencies. Account also has to be taken of the provisions of the Structure and Local Plans of adjacent local authorities. By ensuring a close association with these other strategies and plans the Local Plan can play its part in securing the corporate aims and objectives of the Borough Council and some of the specific proposals contained in those other strategies and plans. Although Local Plans can set the strategic context for action, many matters cannot be acted on through the Local Plan, so this interrelationship ensures that other actions essential to the operation of the Local Plan can be secured through these other strategies and plans.

### Sustainable Development

15. The Review of the East Staffordshire Local Plan has provided a realistic, sustainable and flexible framework for the future development and regeneration of the Borough. It will in fact be a major tool to help achieve sustainable development which is a prime basis for the Local Plan and for the Community Strategy which acts as the Borough Council's Sustainable Development Strategy. The Borough Council has been involved in work on Biodiversity and is preparing Supplementary Planning Guidance on the topic. The Borough Council has published its own Local Agenda 21 as View 21. This sets out 13 aims for action towards increasing the quality of life in East Staffordshire. Sustainable development aims to deliver new development to meet the needs of the present generation without compromising the ability of future generations to meet their needs. As set out in 'A Better Quality of Life - A Strategy for Sustainable Development of the U.K.' it involves:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable level of economic growth and employment.

The four aims above should be considered together and conflicts should be resolved in considering development proposals.

### The Community Strategy 2003 - 2020

16. This replaces the Community Plan previously adopted by the Borough Council in 2000. It has been prepared by the East Staffordshire Local Strategic Partnership (East Staffordshire Together) and sets out the Community's corporate vision for East Staffordshire up to 2020. It lays down the underlying core values which should influence the development of the Borough, and has been drawn up with the involvement of the community, organisations represented on the Partnership including businesses, Local Authorities, Health Agencies and other community organisations. Eight key themes were identified as a result of widespread public consultation. The eight key themes include:

- Environment;
- Safer communities;
- Employment and business development;
- Housing;

- Disadvantaged communities;
- Lifelong learning;
- Health;
- Culture.

17. For each of these a Vision Statement has been produced, together with a number of priorities and actions for each topic. Ten priorities, six from the Environment section, two from the Employment and business section and two from the Housing section, are relevant to the Local Plan. They include (in summary):

- Higher standards for new development
- Maximising use of brownfield, vacant and underused land
- Protection and enhancement of habitats
- Maximising use of renewable energy
- Sustainable transport
- Quality of built environment in town centres and older housing areas, and in the Trent and Mersey canal corridor.
- Ensuring a supply of good quality employment sites and supporting infrastructure including regeneration of derelict sites
- Improving the image of East Staffordshire as a place to live and work
- Widening the choice of available housing
- Improving the conditions of the existing housing stock

These priorities form the basis of the strategy of the revised Local Plan.

Along with other Borough Council plans and strategies the Local Plan will play a vital part in delivering the Community Strategy's vision for the area, setting down policies and proposals for the development and use of land.

#### **East Staffordshire Regeneration Strategy 2001 - 2006**

18. The Regeneration Strategy was approved in December 2000 following an inclusive consultation process. Six interrelated objectives comprise the main thrust of the Strategy. Each has a number of targets associated with them. The Local Plan is recognised as one of the main opportunities for securing its objectives, particularly through the release of land for economic development. The Strategy's aims are:

- To deliver a comprehensive inward investment and physical regeneration programme to create a more diverse economic base;
- To provide support to the indigenous business community to stimulate growth and improve competitiveness;
- To ensure local people, particularly long term unemployed are equipped with the skills to enter the workplace;

- To maximise the economic benefits of tourism development, particularly job creation, through the support of new sectors;
- To target areas of greatest need and tackle social exclusion and underachievement;
- To provide a framework for optimising the procurement of external funds to support the implementation of the strategy.

### **The East Staffordshire Housing Strategy 2004 to 2007**

19. The Housing Strategy covers the period up to 2007 and has been reviewed. The Borough Council transferred its housing stock to Trent and Dove Housing in 2001 and is therefore no longer a direct provider. In relation to the Local Plan, the provision of affordable housing in new developments via an agreed protocol, the utilisation of Section 106 agreements for affordable housing in rural areas, the inclusion of 'lifetime homes' in new developments and the provision of new housing in locations which reduce the need to travel and conserve the best of our natural and built environment, are all key issues. These reflect the Government publication "Sustainable Communities: Building for the Future" and its related Regional Strategy for the West Midlands and relevant objectives in PPG3 with its emphasis on sustainable development. It also reflects a number of other national housing priorities.

### **Local Transport Plan for Staffordshire 2000**

20. The Local Transport Plan (LTP) sets out the County Council's proposals for delivering the co-ordination and improvement of all forms of transport together with proposals for investment and implementation of specific measures over the five-year period 2001 to 2006. Within East Staffordshire three Area Strategies have been prepared or are in preparation, for the Burton upon Trent and Swadlincote Area (prepared jointly with Derbyshire authorities), for Uttoxeter and for the surrounding rural areas of the Borough. Because of the interrelationship between the location of new development and an area's transport network a strong connection between the provisions of the LTP and the Local Plan is essential. Provisions of the LTP having implications for land use must therefore be included in the Local Plan and the provisions of the Local Plan must be reflected in the LTP, so where there is a specific connection between the two this will be referred to where relevant in the Local Plan.

### **The Central Rivers Initiative**

21. The Initiative relates to land within the corridor of the Rivers Trent and Tame between Burton upon Trent and Tamworth. A Strategy has been developed by a partnership of local authorities, statutory agencies, the mineral industry, voluntary organisations and others. Its aim is to ensure the regeneration of the corridor by maximising ecological and recreational potential without sterilising mineral reserves. It includes a 'conceptual vision' to guide the future development of the area which identifies broad areas for particular uses. There is an Action Plan covering the period 2001-2004, but which remains relevant, reproduced as Appendix 9, which has been adopted by the 15 associates contributing to the Initiative. The Local Plan is one of the mechanisms for delivering the realisation of the vision.

### **The National Forest Strategy**

22. The National Forest covers 200 square miles in parts of Derbyshire, Leicestershire and Staffordshire. The National Forest Strategy, originally published in 1994 and updated in 2004, promotes the creation of the National Forest. This both protects and improves the environment through woodland creation, management and creation of wildlife habitats, creation of new opportunities for recreation, sport and tourism development,



regeneration of the local economy and involvement of local communities. Burton upon Trent is the largest community in the Forest and was the subject of an Urban Forest Strategy. Both Strategies form an important part of the context for the Local Plan which is one of the main ways of achieving their objectives. This is dealt with in more detail in the Natural Environment and National Forest chapter.

### **LOCAL PLAN OBJECTIVES**

23. It is important that the objectives which the Local Plan is aiming to achieve are clearly set out. They principally relate to the Community Strategy which is the main guide for the work of the Borough Council. To incorporate the eight key themes of the Community Strategy and the 10 identified priorities summarised in paragraph 16 above into the Local Plan Review they need to be related to more specific objectives. These relate more closely to what the Plan can seek to help or achieve, and against which policies can be assessed. These Local Plan objectives are set out at the beginning of the Core Strategy.

### **COMMUNITY STATEMENTS**

24. In order to implement the Community Strategy it is important that the Local Plan takes particular note of the aims of the Community Strategy in the way that it operates, one of which is to improve the partnership working of the public, private, voluntary and community sectors for the benefit of East Staffordshire's communities. Unfortunately, because of the strictures of the planning system, the requirements relating to Local Plans, the lengthy Local Plan process and the need to relate principally to land use matters means that a Local Plan covering the whole of East Staffordshire cannot by itself achieve this aim.
25. To overcome this the Borough Council intends to publish a series of statements relating to the situation in each settlement and how the provisions of the Local Plan should be related specifically to the character and qualities of each settlement. They will also refer to the implications of the other plans and strategies referred to above and any other initiatives which the Borough Council is acting on in the settlement. These will be adopted as supplementary guidance so that they can be taken into account in development control decisions.
26. Parish Plans are local, action-based plans which address a range of both land-use and non-land use related problems and issues affecting rural communities. The Borough Council encourages the preparation of Parish Plans consistent with policies and proposals contained within the Local Plan, and will consider adopting them as Supplementary Planning Documents.

### **Promoting Well-Being**

27. Under the provisions of the Local Government Act 2000 the Borough Council now has a duty to do anything it considers likely to achieve the promotion or improvement of the economic, or social, or environmental well being of its area. Powers include the ability to incur expenditure, give financial assistance, co-operate with other agencies, exercise functions on behalf of other bodies and provide goods, staff, services or accommodation. This duty will be beneficial in the implementation of the Borough Council's Community Strategy and in the implementation of other plans and strategies including the Local Plan.





## THE VISION

1. The Borough Council's vision is expressed as a commitment to protecting and enhancing the environment and heritage of East Staffordshire whilst allowing development to take place in order to maintain and strengthen the local economy and to promote the social well-being of the community. The proposals within the East Staffordshire Local Plan achieve a balance between the pressures for development and the increasingly strong local support for strict limitations on the amount of new development which can take place. Development on a significant scale is proposed in some areas, but elsewhere policies of containment and protection of valued environments and positive policies for their enhancement are included.
2. The key objectives of the Local Plan are set out below:
  - (a) To meet the housing requirements of the population of the Borough including those with special needs.
  - (b) To strengthen and diversify the economy of the Borough and increase employment opportunities.
  - (c) To meet the shopping requirement of the population of the borough.
  - (d) To preserve and enhance the character and quality of the countryside.
  - (e) To improve the quality of the urban environment.
  - (f) To preserve or enhance the area's architectural and historic heritage.
  - (g) To safeguard and encourage the conservation of natural resources.
  - (h) To enhance the range of community facilities.
  - (i) To improve accessibility to jobs and facilities.
  - (j) To reduce adverse transport impacts including emissions.
  - (k) To safeguard and reduce demand for finite/non-renewable resources.
  - (l) To reduce energy use and increase energy efficiency.
  - (m) To safeguard public health and safety.
  - (n) To minimise unfair advantage.

## THE SPATIAL STRATEGY

3. The spatial Strategy for the Borough is broadly one of concentrating most development in the two urban centres of Burton upon Trent and Uttoxeter, and restricting new development in the countryside. The strategy draws upon Regional Spatial Strategy for the West Midlands and the adopted Structure Plan for Staffordshire and Stoke on Trent.

## Regional Spatial Strategy

4. Regional Spatial Strategy, approved on 15 June 2004, sets out four major challenges:
  - (a) Urban Renaissance.
  - (b) Rural Renaissance.
  - (c) Diversifying and modernising the Region’s economy.
  - (d) Modernising the transport infrastructure of the region.
5. East Staffordshire is a peripheral area in the region and contains no major urban areas comparable to the West Midlands conurbation or Stoke on Trent. In the peripheral parts of the region it is intended that new development will be focused on five large towns (the “sub-regional foci” of Hereford, Rugby, Shrewsbury, Telford, Worcester), but not Burton upon Trent, which is identified as a “large settlement”. However the approved guidance also requires, at Paragraph 1.33, that further work on the role of sub-regional foci be carried out, including consideration of the potential for a focus to serve Staffordshire, and whether Burton upon Trent, where there are particular issues in relation to the East Midlands and opportunities on previously developed land, including Drakelow in South Derbyshire District, could fulfil that role.
6. New development will be primarily to meet locally generated needs, at a level to support balanced sustainable communities. The proportion of housing development to meet demand arising from the West Midlands conurbation is significantly reduced and peripheral expansion of large settlements other than those above will be resisted. While rural renaissance initiatives are concentrated in the west of the region, there is scope for initiatives within East Staffordshire. The inner parts of Burton are recognised as a Local Regeneration Area. The town centre is also recognised as a strategic focus for major retail, leisure and office developments. Transport networks are to be improved to reduce social exclusion and improve access to services and opportunities.
7. Each place in the region is seen as having a role. The major shire towns are seen as continuing to act as a focus for new investment to support wider regeneration and to help meet the economic, social and cultural needs of surrounding rural areas. They will build upon their traditional strengths of historic heritage and high quality environment, while continued development of towns with the potential and infrastructure to attract new investment will be supported. Outside the main urban centres other main towns and villages will build on their locational strengths, environmental qualities, regeneration opportunities and the linkages between them and with their local hinterlands to deliver improved local services and develop their own distinctive roles and character.

## Structure Plan

8. Paragraphs 4.50 to 4.57 of the Strategy chapter in the Structure Plan set out the position for Eastern Staffordshire. Paragraph 4.51 recognises that Burton’s sphere of influence extends into urban and rural South Derbyshire, that Uttoxeter’s hinterland extends into rural Derbyshire and that the northern parts of the Borough have an affinity with Staffordshire Moorlands.
9. The Regional Spatial Strategy recognises the extensive employment land allocations that have been made along the A38 corridor in anticipation of the effect of the Toyota development at Burnaston. Considerable scope is considered to remain in the existing allocations but in view of the relatively high levels of unemployment that persist in parts of the sub-area, some additional provision of employment land has been made. The continued expansion of Toyota is also considered as being material to the need to

provide sufficient land to ensure that the economic development potential of the area is optimised. In this connection the potential constraint to development imposed by the currently limited capacity of the A38(T) and to the need for increased public transport is to be addressed as part of the study referred to in the Government’s Trunk Road Review (July 1998) to consider traffic congestion in the West Midlands/East Midlands corridor. Nevertheless, it is the Highways Agency’s view that the Structure Plan development proposals along the A38 corridor can be implemented if all the necessary measures to minimise traffic generation, particularly at peak hours and provide additional capacity at locations of greatest congestion, are taken forward by the parties involved (i.e. the Highways Agency, the planning authorities and the private sector).

- 10. Recent improvements to the A50(T) corridor, which form part of an important east-west link across the country, should assist in the promotion and development of employment land provision already made in Staffordshire and Derbyshire. Rates of development should be monitored closely to determine whether or when further employment allocations should be made.
- 11. Paragraph 4.56 states that the rural regeneration strategy will apply to the northern part of the Borough. In other rural areas, including those close to Burton, and within the town itself, the National Forest project provides opportunities for economic and environmental enhancement.

**THE LOCAL PLAN CORE STRATEGY**

- 12. The broad strategic themes set out above require a more detailed local framework to enable the local plan objectives to be implemented. The core strategic policies set out below are the expression of this. Policies D1 to D8 and MW5 of the adopted Structure Plan, Policy 6 of the Waste Local Plan and Policy 7 of the Minerals Local Plan are also of key importance.

**POLICY CSPI -  
Sustainability**

Continues on page 10.

Sustainable development aims to deliver new development to meet the needs of the present generation without compromising the ability of future generations to meet their needs. As set out in ‘A Better Quality of Life – A Strategy for Sustainable Development of the U.K.’ it involves:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable level of economic growth and employment.

Within the Borough, the Borough Council will seek to ensure compliance with strategic policy and guidance, particularly Structure Plan Policy D1, by judging applications for development against the following criteria:

**Energy Use**

- Encouragement of efficient energy use through reduction of trips, especially by cars and lorries and the encouragement of public transport;
- Efficient use of energy through design and layout of buildings and sites;

**POLICY CSP1:**

..Continues from page 9

**Sustainability**

- The use of renewable energy resources;
- Encouragement of the efficient use of materials, including the appropriate use of high quality materials and recycling of waste.

**Transport**

- Reducing transport of freight by road;
- Facilitating cycling, walking and public transport;
- Reducing Demand for Finite/Non-renewable resources;
- Promoting sustainable modes of transport.

**Environment**

- Promoting use of brownfield land within development boundaries and renovation and re-use of derelict and redundant buildings;
- Minimising use of greenfield sites;
- Protecting and enhancing the natural and built environment, especially designated sites and their settings;
- Protecting mineral resources.

**POLICY CSP2:**

Continues on page 11..

**Locational Strategy for Development and Containment**

The Proposals Map and Inset Maps contain details of new allocated sites and development boundaries within which most development should take place. Nearly all major developments are confined to the two towns. Development boundaries are retained for the urban areas of Burton upon Trent and Uttoxeter and for the following larger villages:

**As in Adopted Local Plan 1999:**

Abbots Bromley	Barton under Needwood	Marchington
Rocester	Tutbury	Yoxall

**With Amendments:**

Denstone	Rolleston on Dove	Mayfield
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Within these villages, new development is limited to small infill sites and is subject to more detailed policies to encourage good design, appropriate densities and retention of local character.

Policies are retained for the three former military camp areas of Bramshall, Fauld and Marchington. No further development will be considered at the former Needwood military camp.

**POLICY CSP2:**

..Continues from page 10

**Locational Strategy for Development and Containment**

Sixteen villages are the subject of a proposal to delete the existing development boundaries. These are:

Anslow	Kingstone	Stubwood
Bramshall	Lower Leigh	Tatenhill
Church Leigh	Newborough	Withington
Draycott in the Clay	Rangemore	Wootton
Ellastone	Stanton	
Hanbury	Stramshall	

This will mean the areas formerly within defined development boundaries will now be covered by Policy NE1, resulting in them being treated as open countryside. This will reduce opportunities for development in the rural areas of the Borough.

The Green Belt on the eastern edge of Burton upon Trent, which extends into South Derbyshire, will be maintained with a view to continuing to uphold the objectives of maintaining the separate identities of Burton and Swadlincote, and the open character of the countryside between the settlements.

The Local Plan has avoided the allocation of further greenfield sites for housing development, but to meet strategic needs, it is still necessary to allocate greenfield sites for employment use in the A38 and A50 corridors in Burton and Uttoxeter.

**POLICY CSP3:**

**Design**

In considering the design of development proposals the Borough Council's aim is to ensure that new development makes the maximum contribution to improving or preserving the built environment of the Borough. Such an approach will ensure the conservation of areas which are already valued and the enhancement of areas currently less valued. In considering development proposals the Borough Council will have regard to how the development relates to the following urban design objectives which are drawn from "By Design – Urban design in the planning system: towards better practice";

- Character – A place with its own identity;
- Continuity and Enclosure – A place where public and private spaces are defined clearly;
- Quality of the Public Realm – A place with attractive and successful outdoor areas;
- Ease of Movement – A place that is easy to get to and move through;
- Legibility – A place that has a clear image and is easy to understand;
- Adaptability – A place that can change easily, and
- Diversity – A place with variety and choice.

New development having an impact on landscape character will be subject to Structure Plan Policy NC2 and the related Supplementary Planning Guidance on Landscape Character.

**POLICY CSP4 :**  
**Urban and Rural Regeneration**

Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment. With the emphasis on concentrating new development during the period of the Local Plan in or close to the two towns an Urban Capacity Study has been prepared. This sets out a number of opportunities for redevelopment, especially for housing. It is considered that more than sufficient housing sites can be made available to meet residual Structure Plan housing requirements. Proposals for new development and redevelopment of sites within the urban areas will be judged against the following criteria:

- The extent to which the development of the site would lead to the loss of business or general industrial land considered necessary to meet market requirements and maintain diversity of employment opportunities;
- The extent to which an opportunity is provided to create an appropriate environment for new development;
- Consistency with design, density, retail, transport, and implementation policies in the Local Plan;
- Development will not lead to housing development in excess of Structure Plan requirements, nor create undue pressure on the infrastructure.

Where rural settlements are capable of accommodating new employment opportunities to assist in the economic recovery and diversification of the rural economy, proposals will be considered against the following criteria:

- The extent to which development would be appropriate in terms of its scale and impact on an existing settlement in terms of design, density and location;
- The extent to which the proposal would contribute towards the regeneration of that settlement.

**POLICY CSP5 :**

Continues on page 13..

**Infrastructure and Community Provision**

Structure Plan Policy D8 requires local authorities to include in their local plan, policies ensuring that where developments impose a burden on the community in terms of the matters referred to; developers will be expected to make provision for that burden to be met. In East Staffordshire the following specific requirements will in appropriate cases form part of negotiable infrastructural provision, together with the more general provisions of Policy D8:

- Provisions of the Local Transport Plan, including implementation of projects associated with the 3 Area Strategies within East Staffordshire;
- National Forest Strategy 2004, including provision for on and off-site planting within the National Forest area of East Staffordshire in accordance with the National Forest Planting Guidelines (Appendix 8);

**POLICY CSP5 :**

..Continues from page 12

**Infrastructure and Community Provision**

- Community Strategy 2003-2020, where objectives of the Local Plan can be met in accordance with the 10 relevant strategic priorities set out in paragraph 16 of the Introduction;
- Central Rivers Strategy, where contributions are sought to enable implementation of proposals in the agreed Action Plan 2001 to 2004;
- East Staffordshire Housing Strategy, including provision of affordable housing and contribution to key programmes including Empty Homes Strategy and housing renewal;
- East Staffordshire Regeneration Strategy, including provision for training and measures to reduce long-term unemployment and social exclusion.

**POLICY CSP6 :**  
**National Forest**

The National Forest covers both the south-eastern rural areas of East Staffordshire and the urban centre of Burton upon Trent. The Borough Council will pursue a robust and imaginative approach towards development in the area whilst ensuring that the commercial return from development will help to support implementation of the Forest Strategy. Through more detailed policies elsewhere in the Plan, the Borough Council will promote:

- Conversion of land to woodland and other Forest related purposes through planning obligations;
- Enhancement of built development through related landscaping;
- The Forest as an exemplar of sustainable development;
- The development of tourism, leisure, rural diversification and the woodland economy;
- New developments that relate well to their National Forest setting.







## INTRODUCTION

1. East Staffordshire Borough Council covers an area that has a distinct urban and rural split with the majority of the population living in the two urban areas of Burton and Uttoxeter. The built up area of Burton is home to approximately 63,200 of the population whereas Uttoxeter has a population of approximately 12000, based on 2001 census figures.
2. Uttoxeter is a traditional market town and has a sphere of influence extending into the Derbyshire Dales, Staffordshire Moorlands and Stafford districts and offers a range of services typical of this type and size of town making it a sustainable location for further development. The Staffordshire and Stoke on Trent Structure Plan identifies Uttoxeter, along with Burton, as one of the two areas suitable for additional housing and employment development.
3. Under Section 36 (7) of the Town and Country Planning Act 1990 provision is made for a Local Planning Authority to designate any part of the authority's area as an Action Area during the plan period for redevelopment or improvement. In this case the Uttoxeter Action Area is designated on the basis that the Borough Council wishes to assist in the improvement of the area to facilitate the revitalisation of the town centre and its surrounding area through selective redevelopment and enhancement.

## BACKGROUND TO THE ACTION AREA

4. Uttoxeter is part of the Market Towns Initiative and one of three towns in Staffordshire to receive funding under this programme, promoted by the Countryside Agency and funded by Advantage West Midlands. Preliminary work was undertaken including a health check of the area. Following the town's inclusion in the Initiative the Uttoxeter Plus Board was set up and its overall objectives are:
  - To increase employment in the area.
  - To improve the town centre for the benefit of residents and visitors.
  - To improve facilities for users.
  - To improve all types of movement through the Uttoxeter Plus area.
5. Uttoxeter Plus is a Partnership made up of the Borough and County Council, local people and businesses and supported by the Market Towns Initiative through the Countryside Agency and Advantage West Midlands.

## DEVELOPMENT OF THE UTTOXETER MASTERPLAN

6. ESBC, on behalf of the Uttoxeter Plus Board, instructed consultants Taylor Young, supported by GVA Grimley, to prepare a Masterplan and delivery strategy for the town centre. The aims of this master plan were set out as:
  - Developing a comprehensive set of design principles for the area.
  - Link strategy to practical initiatives and proposals.

- Be capable of being adopted as supplementary planning guidance or an Action Area Plan.
7. The Consultant’s methodology took in a review of the work that had already been undertaken through the Market Towns Initiative and associated health check and followed this up with an environmental audit of the town centre in terms of its movement and linkages, activity and vitality and the public realm. The demand for potential new retail, commercial, industrial, residential and leisure facilities in the area were also assessed. In addition, discussions have also been held with organisations and stakeholders with an interest in the area. From these discussions a number of sites with regenerative potential or locations that required environmental enhancement were identified. These findings were produced as a Baseline Report in April 2003.
  8. These options were further developed by the consultants and, following consultation with the Board, two stakeholder events and a press briefing where the consultants provided information on the emerging masterplan, led to the Interim report being submitted in July 2003.
  9. The final report, submitted in September 2003 represents a consolidated masterplan for the town centre and incorporates the Urban Design framework for development and environmental projects. This was approved by Cabinet in December 2003. However, further work was done in relation to an area east of Town Meadows Way and north of Brookside Road. A revised Design/Development Guidance document, superseding the Masterplan in this area, was approved in July 2004.

#### **MASTERPLAN PROPOSALS**

10. The overarching concept for the masterplan or Action Area is stated in the vision that Uttoxeter Plus set out. This is for:
 

‘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. A Town Centre that builds 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’.
11. The key features of the concept include revitalising the historic core of the Town Centre, taking on board the opportunities that the cattle market’s proposed relocation presents and capitalising on the high quality townscape, whilst developing better linkages to the surrounding areas. Key aspects of this concept include:
  - Strengthening the historic core of the town centre.
  - Overcoming the barrier that the relief road represents, and developing an improved public face along this important route.
  - Retaining and enhancing the existing retail provision of the town centre.
  - Improving linkages between the newer complementary edge of centre retail development and the town centre.
  - Strengthening the southern gateway to the town centre and improving the approaches from the railway station and the racecourse.
  - Better connecting residential communities with the town centre from the south.



adoption of specific proposals through the planning process. This will enable development to take place where there is a need for retail, commercial and residential development and provide certainty. The Borough Council, as a landowner itself, can use its own assets to enable developments that might otherwise not have come about to move this strategy from one of proposals to delivery.

14. In addition to the Masterplan document and its site-specific proposals further work has been done to achieve specific goals set out in the Masterplan. These documents address specific issues within the town centre and are:
- Public Realm Implementation Framework
  - Wayfinding Project
  - Shop Front Design Manual

These documents have been approved as Supplementary Planning Guidance. They include details of how the Masterplan recommendations can be implemented.

15. The following policy sets out the Borough Council’s commitment to the objectives of Uttoxeter Plus and the Masterplan:

<p><b>POLICY UMAA1 :</b>  <b>Uttoxeter Masterplan Objectives</b></p>
<p>The Borough Council supports the objectives of the Masterplan and the Brookside and Town Meadows Way Design and Development Guidance and will use its planning powers to secure compliance with the documents listed in paragraph 14.</p>

**DEVELOPMENT PROPOSALS**

16. The following sites, identified through the consultation and stakeholder meetings, are sites that could assist in achieving the overall aims of the Masterplan. The following is a list of all sites contained in the Masterplan final report. Detailed justification of short, medium and long-term solutions for many of these town centre sites is set out as policy below.

**Options and Priorities**

17. Of the sites and environmental improvements that are listed below there are eight that are categorised as high priority. These are sites that are seen as a high priority because they would have an immediate positive impact on the town centre and are capable of making a significant contribution to the town centre.

No	Site	Size	Priority
1	Cattle Market Site	2.4	High
2	Cattle Market Car Park	0.6	High
3	Maltings Shopping Precinct	-	High
4	Maltings Car Park	-	Low

No	Site	Size	Priority
5	Lions Antiques site and former builders yard	-	Medium
<b>6</b>	<b>Angus McKinnon car sales and storage</b>	<b>1.2</b>	<b>High</b>
7	Blackshaws Mill	0.04	Medium
8	Old Saddlers Yard	0.3	Medium
9	Sheards Car Showroom	0.4	Medium
10	Furbecks Car Sales	0.08	Low
11	Church Street in-fill/Builders yard	0.4	Low
<b>12</b>	<b>JCB Main site</b>	<b>4.0</b>	<b>High</b>
<b>13</b>	<b>JCB secondary site</b>	<b>0.9</b>	<b>High</b>
14	JCB test site and staff car park	1.0	Medium
<b>15</b>	<b>JCB storage site</b>	<b>0.5</b>	<b>High</b>
<b>16</b>	<b>Wagon park – JCB owned.</b>	<b>0.4</b>	<b>High</b>
17	Employment court, Trinity Road	0.2	Low
18	Railway Edge, adjacent to A518 – Stafford Road	1.6	Low
19	Staffordshire County Council depot, Stafford Rd	1.0	Low
20	Brookside Business Park	4.0	Medium
21	Fauld Precision Machines site	0.8	Low
22	Uttoxeter Racecourse	-	Medium
23	Town Hall	-	
24	Railway station	0.6	
25	Land adjacent to Tesco	1.2	Low
26	Leisure Centre	1.0	
27	Frontage to Town Meadows Way		Low

**(High priority sites are highlighted in bold)**

18. Further details of the proposals including plans and possible uses are to be found in the Masterplan final document published in September 2003. The policies below translate the recommendations in the Masterplan document into planning policy for selected sites. For sites 8, 12, 13, 14, 17, 23 and 24 the Masterplan contains only suggestions for cosmetic improvements or building refurbishment and, while not shown on Inset Map 15, these are supported by Policy UMAA 2. Site 22 represents an extension of an

existing Local Plan Policy (now L6) and is dealt with in the Policies and Proposals section. Sites 20, 21, 25 and 27, together with an additional site not included in the original Masterplan, are now covered by the Brookside & Town Meadows Way Design/ Development Guidance.

**POLICY UMAA2:**

**Priority Sites : Use of Planning Powers**

~~The Borough Council will use its planning powers to encourage the development and enhancement of the priority sites within the Masterplan in accordance with the Policies and Proposals section of this Plan.~~

**SITES IN MASTERPLAN**

**The Cattle Market and Car Park (1&2)**

19. These two adjacent sites, which have a resolution to permit an outline planning application for a mixed-use scheme incorporating retail and residential development, subject to a section 106 agreement, are the key sites in the town centre. The site is allocated in the Housing section of the Policies and Proposals Chapter (Policy H1) with the retail element covered by Policy R8, while virtually the whole site is covered by the general retail policy R1. The relocation of the Cattle Market is covered by Policy R9. The site could act as a catalyst for the wider regeneration of the town centre as a whole. The Car park is in the ownership of the Borough Council and could be developed separately should the proposals for a comprehensive scheme not come forward.

**Maltings and Car Park (3 & 4)**

20. The relationship with the proposals for the Cattle Market site is key to the future of these two adjacent sites whose development should reflect and support the mixed-use development of the Cattle Market. They have the potential to provide a variety of retail units, increasing the current provision within the town centre, but any proposals are dependent upon the outcome of the Cattle Market site, and no specific proposals are shown on the Inset Map. Refurbishment of the existing shops and use of their upper floors is encouraged.

**Angus McKinnon Site - Town Meadows Way (Sites 6 & 11)**

21. The site, with modified boundaries compared with the Masterplan, has consent for 93 dwellings in Policy H1 of the Policies and Proposals section. Its re-use would significantly improve the visual appearance of this area and would assist in creating links between the town centre and the out of town retail development to the east of Town Meadows Way.

**POLICY UMAA3 :**

**Crown Court and Lions Yard, Market Place (Site 5)**

New development on this site should mend the Bridge Street/Church Street frontage and create a new gateway into the internal court which should be a semi-public space with parking relocated but allowing for service access. New uses should focus on craft/production/specialist retail including possible gallery and exhibition space, with café use as ancillary.

**POLICY UMAA4 :**

**Blackshaws Mill, Church Street (Site 7)**

If the existing building is vacated by the current occupiers (Burton College), proposals for redevelopment or conversion to leisure use will be supported provided that:

- no other educational use is viable;
- redevelopment proposals support the improvement of Crown Court, with scope to put a new frontage onto this space;
- access is enhanced.

**POLICY UMAA5 :**

**Sheards Car Showroom, Carter Street and Furbecks Car Sales, Market Street (Sites 9 & 10)**

**5a. Sheards Showroom :**

If the car sales use is relocated, it is suitable for re-use for a range of town centre uses, subject to consideration of boundary treatment of the northern and eastern edges of the site and refurbishment and retention of the Art Deco character of the building.

**5b. Furbecks Car Sales :**

If the business is relocated, it is suitable for a commercial/residential mixed-use redevelopment, with scope for non-food retail.

**POLICY UMAA6 :**

**JCB Main Site, Balance Street (Site 12), JCB Secondary Site (Site 13), JCB Test Site and Staff Car Park (site 14), JCB Storage Site, Trinity Road (Site 15) and Wagon Park, Trinity Road (Site 16)**

These sites as shown on Inset 15, are together allocated for comprehensive development. This will include :

- (a) the provision of town centre uses
- (b) the establishment of a linear park to enhance the setting of Picknall Brook and
- (c) provision through the site for pedestrian and cycle routes including new routes to the railway station.

The precise boundaries for the various uses in (i) to (iii) above shall be determined through a detailed Masterplan to be prepared by the developer in consultation with the Borough Council and submitted to and approved by the Borough Council in advance of any planning application. The land should be developed in accordance with the approved Masterplan.

22. The Wagon Park is a prominent site on a major approach to the town centre. The open storage use is considered inappropriate for this gateway location. The uses specified in



UMAA6 are appropriate at this location and a high priority is given to this site, as the benefits of an improved approach to the town centre would be significant.

**POLICY UMAA7 :**

**Railway Edge site, Old Knotty Way (Site 18)**

The site is allocated for employment use.

**SITES IN BROOKSIDE/TOWN MEADOWS WAY GUIDANCE**

**POLICY UMAA8 :**

**Brookside Business Park (Site 20)**

The site will be developed for a mix of business and commercial uses, and the provision of pedestrian and cycle links between the proposed Square and Brookside Road should be incorporated into the scheme.

~~**POLICY UMAA9:**~~

~~**Land South of Tesco, Town Meadows Way (Site 25)**~~

~~The site is split into two parts, not defined on Inset Map 15. An area in the centre will be for the creation of a feature Square, creating a focus for this part of the town. The western half is allocated for a hotel, while the eastern half is allocated for retail use.~~

~~**POLICY UMAA10:**~~

~~**Land fronting Town Meadows Way (Site 27)**~~

~~The site is allocated for A3 (food and drink) uses.~~

**POLICY UMAA11 :**

**Land to East of Tesco**

The site is divided into 3 sections, not shown on Inset 15. The northern part is allocated for Leisure use; the central part for a mixture of Employment and Ancillary Trade Retail; and the southern part for Employment.



## INTRODUCTION

1. The East Staffordshire Local Plan has a key role to play in achieving an appropriate balance between conservation and development. East Staffordshire has an essentially rural character with a varied countryside, from the Weaver Hills the northernmost part to the ancient woodlands of Bagots Wood and Needwood. A substantial part of the Borough is also within the National Forest. This is a valuable asset for leisure, nature conservation, education, agriculture and tourism and should be protected. It is also necessary to restore and enhance ecologically impoverished areas and to upgrade the quality of the environment through proper management of the countryside. The aim in the rural areas is to maintain an attractive, diverse, high quality, accessible, thriving and environmentally healthy countryside. Equally in the urban areas of Burton and Uttoxeter, the aim is to enhance existing areas, and provide new areas of landscaping.
2. The policies and proposals of this section of the plan present the environmental considerations which the Borough Council will take account of in making decisions. The value of a rich, diverse, healthy environment in both urban and rural areas is considerable and contributes to the identity of East Staffordshire.

## THE NATURAL ENVIRONMENT

3. One of the four main aims of the UK Sustainable Development Strategy is the effective protection of the environment. The creation of a cleaner and healthier environment is a key theme in the Borough Council's Community Strategy. Policies which protect what is most valuable in the environment and restrain the potential for human activity to damage the environment are therefore essential. This section has been drawn up to ensure the level of protection and restraint required, drawing on PPGs/PPSs 1, 7, 9, 22 and 25 as well as the Structure Plan and RSS 11.
4. Outside the development boundaries the Borough Council wishes to conserve the landscape, farmland and important wildlife habitats. Development in the countryside generally will be restricted to that which is essential to the efficient working of the rural economy or is otherwise appropriate in the countryside. In the case of land close to an existing settlement additional considerations apply. On the other hand, such land may be able to accommodate the development of facilities for public use, for example some forms of outdoor recreation or cemeteries, which may help to minimise reliance on the private motorcar. These potential disadvantages and opportunities inherent in settlement fringe locations are reflected in particular in category (c) and criterion 1 in policy NE1.
5. In relation to undeveloped land on the northern and north-western fringes of Burton upon Trent, and between Burton, Tatenhill, Anslow, Rolleston and Tutbury, the identification of development boundaries, the selection of land for development, and the formulation of policy NE1 have all been based on the desire of the Borough Council to prevent built development from intruding into the countryside outwards from that sector of the Burton fringe, and to ensure that there should be no coalescence of development between any of these settlements, or unwarranted sporadic development between them.

**POLICY NE1 :**

**Development outside Development Boundaries**

Outside the development boundaries shown on the Inset Plans planning permission will not be granted for development unless it cannot reasonably be located within them and is either:

- (a) essential to the efficient working of the rural economy; or
- (b) development otherwise appropriate in the countryside; or
- (c) development close to an existing settlement and providing facilities for the general public or local community which are reasonably accessible on foot, by bicycle or by public transport.

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

- (a) 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.
- (b) The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area, and safeguard nature conservation interests.
- (c) The design of the buildings, structures and materials relate satisfactorily to the proposed site and its setting.
- (d) Landscaping associated with the proposal takes into account both the immediate impact and distant views of the development.
- (e) The access roads can accommodate traffic likely to be generated by the proposed development in terms of number, size and type of vehicles whilst meeting the needs of cyclists and pedestrians too.
- (f) The proposed development provides for adequate access for pedestrians, cyclists and drivers, servicing and parking arrangements, and provision within the site for plant, equipment and the storage of goods and materials.

6. The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (S.I. 1999 No. 293) require that an Environmental Impact Assessment should be carried out for certain types of development proposal before a planning application can be determined. Whilst it is likely that only a relatively small number of applications will be subject to an Environmental Impact Assessment, the Borough Council will apply the widest possible interpretation of the Regulations. In addition to an investigation of the cost and benefits of the proposal, and an outline of the measures to be taken to avoid, reduce or remedy any adverse effects identified, the Environmental Impact Assessment may also include the environmental effects of alternative designs and locations, and therefore developers will be encouraged to consider the environmental effects of alternatives from the outset.
7. The Borough Council will seek to implement its policy of high design standards through the development control process, aided by detailed design briefs for major development sites. These design briefs shall be prepared in conjunction with, or in some cases by,

the developer, and following public consultation will be adopted by the Borough Council, and secured through Section 106 agreements or conditions. To accord with guidance in PPS 1 the Borough Council will also require applications involving complex or large scale proposals or applications on sensitive sites to be accompanied by a design statement setting out the design principles which underlie the proposals. PPS 1 Annex A states that ‘Applicants for planning permission should, as a minimum, provide a short written statement setting out the design principles adopted as well as illustrative material in plan and elevation. This material should show the wider context and not just the development site and its immediately adjacent buildings. Inclusion of relevant perspective views can also be of value’. And... ‘For straightforward or small-scale proposals, this level of detail is unlikely to be necessary. Instead, illustrative material might simply comprise photographs of the development site and its surroundings, drawings of the proposed design itself and, where appropriate, plans of the proposed layout in relation to neighbouring development and uses’.

**POLICY NE2:**

**Design Briefs and Statements**

~~To ensure high design standards, adequate open space and landscaping requirements as set out elsewhere in this Plan, the Borough Council will either prepare detailed design briefs for major and sensitive development sites, or require the developers to prepare them for the Borough Council to agree, and will require a design statement detailing the underlying principles of the development to be submitted with the application.~~

8. The Green Belt was established to protect the open countryside between Burton upon Trent and Swadlincote from development. The preparation of the previous East Staffordshire Local Plan afforded, in accordance with PPG2, an opportunity to redefine and amend the precise boundaries of the Green Belt. No modifications to the Green Belt are proposed in this Plan.

**POLICY NE3:**

*Continues on page 26.*

**Green Belt**

~~The general policies controlling development in the countryside, particularly policy NE1, apply with equal force in the Green Belt but in addition the general presumption against inappropriate development within it requires that, except in very special circumstances, approval will not be given for:~~

- ~~(a) — The construction of new buildings, other than:
 
  - ~~(i) — for the purposes of agriculture and forestry;~~
  - ~~(ii) — to provide small-scale essential facilities for outdoor sport and recreation;~~
  - ~~(iii) — for cemeteries;~~
  - ~~(iv) — for other uses of land which maintain openness and do not conflict with the purposes of including land within the Green Belt;~~
  - ~~(v) — as a replacement for existing dwellings where all the criteria in Policy H8 are met;~~~~

**POLICY NE3:**

..Continues from page 25

**Green Belt**

- ~~(b) — extensions or alterations to existing dwellings which would result in disproportionate or incongruous additions to the original dwelling;~~
- ~~(c) — the re-use of existing buildings where the proposed use conflicts with the relevant policies in this Plan or would compromise the openness of the Green Belt by, for example, the need for associated open storage or extensions to the re-used building;~~
- ~~(d) — the carrying out of engineering or other operations which do not maintain openness and conflict with the purposes of including land within the Green Belt;~~
- ~~(e) — changes in the use of land which do not maintain openness and conflict with the purposes of including land within the Green Belt.~~

**LANDSCAPE PROTECTION, ENHANCEMENT AND RESTORATION**

9. The Borough Council also wishes to give additional emphasis to the maintenance and improvement of the landscape of the Borough. Many areas significantly contribute to the quality of the landscape through appearance, ecological importance and other environmental considerations. Development in such areas is not specifically excluded, other than by normal countryside policies, but where it is allowed it will be a pre-requisite of permission that the design, materials and layout will reflect the character of the surrounding landscape. In other areas the character of the landscape has been damaged or entirely lost and in such areas restoration or regeneration of the landscape will be appropriate. Staffordshire County Council has undertaken a project in partnership with the former Countryside Commission to evaluate the landscapes of the County and map their quality and strength of character. The result has been a framework for policy guidance in five defined categories throughout the County. The methodology and a plan showing the five categories have been produced as Supplementary Planning Guidance to indicate how the effect on landscapes should be assessed. This will be used to evaluate the effects of proposals on the landscape of the Borough.

**POLICY NE4:**

**Landscape Protection, Enhancement and Restoration**

~~Proposals for development within East Staffordshire should be informed by and be sympathetic to the character of the surrounding landscape in accordance with Structure Plan policy NC2, and, in areas identified as such in the County's Supplementary Planning Guidance, should contribute to the appropriate landscape policy objective identified for the area, namely the regeneration, restoration, enhancement, maintenance or active landscape conservation. In considering proposals for development on land which is conspicuous from the Peak National Park, the Borough Council will have regard to the need to ensure that the visual amenities of the National Park are not harmed.~~

## CENTRAL RIVERS STRATEGY

10. The Borough Council is a partner in the Strategy and many of its aims can be realised through the Local Plan (see Introduction paragraph 21 and Appendix 9).

### **POLICY NE5 :**

#### **Central Rivers Strategy**

In considering proposals for development within the area covered by the Central Rivers Strategy the planning authority will have regard to the land use criteria set out within the Strategy. In particular the planning authority will seek to negotiate the inclusion of landscape works, access provision and off site enhancements that contribute to the Strategy as part of new development, where this is seen to be in accordance with Circular 5/2005 Planning Obligations or any guidance that may supersede this. Such provision will be principally related to the needs of wildlife conservation and water-based recreation.

## PROTECTION OF OPEN AREAS WITHIN SETTLEMENTS

11. Areas of open land within settlements can contribute to the character of a settlement. Where such sites are developed the character of a settlement or area may be harmed. Where such harm would occur it is important that such sites are protected from development. Village Design Statements, promoted by the Countryside Agency, can play a positive role in identifying and recording what is special about a village. The Borough Council has already formally adopted several Village Design Statements as SPG. Conservation Area Character Statements may also identify relevant features in this context.

### **POLICY NE6:**

#### **Protection of Open Areas within Settlements**

~~The development of open areas of land within town and village development boundaries will be allowed, subject to other policies in this plan, unless the land contributes positively to the character of the surrounding area and provides visual amenity for the community.~~

~~In settlements without development boundaries, the development of open space will not be permitted where the land contributes positively to the character of the surrounding area and provides visual amenity for the community.~~

## VACANT AND DERELICT SITES

12. The Borough Council will encourage moves to bring vacant and derelict sites, and previously developed land (as defined by Annex C of PPG3), into use where that use would be compatible with surrounding areas and policies in this Plan. Previously developed land with the capacity to accommodate new housing development has been assessed through an urban capacity study and is allocated where appropriate. (Derelict sites are listed in Appendix 5). In general the aim will be to achieve a satisfactory result through co-operation with landowners, but where a solution is not forthcoming through such an approach the Borough Council will consider using the powers available to it to achieve a satisfactory conclusion.

**POLICY NE7:**

**Vacant and Derelict Sites**

The Borough Council will encourage the re-use of derelict or previously developed land or empty and under-used buildings in sustainable locations by public and private investment, particularly in areas such as within or adjacent to town centres or in suburban areas close to public transport nodes. If necessary it will use powers under the Town and Country Planning Act 1990 and associated legislation to ensure sites are maintained in a tidy state or to secure the assembly of sites for regeneration. Any such development that may be permitted shall not result in the loss of, or damage to, important natural habitats or sites or features of historic interest.

**ECOLOGY**

13. The Borough Council recognises the importance of areas of nature conservation value and the Structure Plan sets out a hierarchy of policies to reflect the varying levels of protection sites should be afforded. These sites are increasingly under pressure from the demands of population and modern agricultural and forestry practices. Damage to ecological areas within the Borough should be minimised so as to conserve them as much as possible for environmental, leisure and educational purposes.

**POLICY NE8:**

Continues on page 29.

**Protection of Sites of Nature Conservation Interest**

Planning applications which affect international, national or local sites of environmental significance will be determined in accordance with the following criteria:

(a) Protection of International Sites

Proposals for development or land use that may affect a European site, a proposed European site or a Ramsar site will be subject to the most rigorous examination. Development or land use change not directly connected with or necessary to the management of the site and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will not be permitted unless the Borough Council is satisfied either, after an appropriate assessment, that the proposal will not adversely affect the integrity of the site or that the following two requirements are met:

- (i) There is no alternative solution
- (ii) There are imperative reasons of over-riding public interest for the development or land use change.

(b) Protection of National Sites

Proposals for development in or development likely to affect a Site of Special Scientific Interest will be subject to special scrutiny. Where such development may have an adverse effect, directly or indirectly, on an SSSI, it will not be permitted unless the applicant can demonstrate that the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of sites.

**POLICY NE8:**

..Continues from page 28

**Protection of Sites of Nature Conservation Interest**

~~(c) Protection of ‘Local Sites’~~

~~Development likely to harm a local nature reserve, a grade 1 County Site of Biological Importance (SBI) or a regionally important Geological/ Geomorphological Site (RIGS), ancient woodland sites, existing woodland within the National Forest and river/watercourse corridors, will not be permitted unless the Borough Council is satisfied that there are reasons for the proposal which outweigh the need to safeguard the intrinsic nature conservation value of the site.~~

14. The Borough Council will designate Local Nature Reserves as the opportunity arises and these then will be subject to Policy NE8. The Borough Council will investigate suitable areas in the Borough worthy of designation and, after consultation with interested parties, designate accordingly.

**BIODIVERSITY**

15. Work by English Nature provides a framework for identifying the local priorities in terms of nature conservation such as the protection and creation of habitat. A National Biodiversity Action Plan has been drawn up for the UK from which County and Local Biodiversity Action Plans have been produced which include targets relevant at the County and local levels respectively. A County Biodiversity Action Plan exists for Staffordshire. Key habitats and species of importance within Staffordshire included in the Staffordshire Biodiversity Action Plan are shown in Appendix 4A. The Structure Plan contains a policy relating to its implications for development. Local Biodiversity Action Plans for the National Forest area and Borough of East Staffordshire have been prepared. Lists of Sites of Biological Interest, Biodiversity Alert Sites and Ancient Woodland are included within Appendix 4B.

**POLICY NE9:**

**Biodiversity**

~~In considering proposals for development the planning authority will seek to further the aims of Biodiversity Action Plans covering the Borough through negotiation.~~

**POLICY NE10:**

**Protected Species and Habitats**

~~Development will not be permitted which fails to adequately safeguard a protected species or its habitat.~~



**POLICY NE11:**

**Sites of Ecological or Geological Interest**

~~Where development is to be approved which may affect any site of ecological or geological interest, appropriate measures may be required to conserve, as far as possible, the site's ecological or geological interest and to provide for replacement habitats or features where development proposals would result in a net loss of key habitats and species within the district.~~

**LANDSCAPING DESIGN**

16. Mature trees and groups of trees contribute to the environment of the Borough and are vital to local ecosystems. In the countryside they contribute significantly to the form of the landscape while in towns and villages they enhance built form and local amenities. These attributes are particularly important within the National Forest.
17. The Borough Council will seek to retain trees and tree cover throughout the Borough and will expect landscaping to be incorporated into detailed planning applications. To assist with this the Borough Council will publish a revised supplementary planning document about landscaping, and suggests that arboricultural expertise should be used at the earliest opportunity in the design process.
18. Although problems can occur when large species are planted next to buildings, there are many that can provide high amenity value without damage to buildings, services, or nuisance to occupants. It is important to recognise different tree species need to be planted at differing 'safe' distances from buildings. Tree planting should therefore be planned accordingly.

**POLICY NE12:**

**Tree Protection**

~~Throughout the Borough established trees will be retained wherever possible, particularly those with high amenity value and ancient trees, and Tree Preservation Orders made where necessary. The removal of any visually significant trees, shrubs and hedges, will be resisted unless the loss cannot be avoided through alternative siting and design. If visually significant trees or trees subject to protection are felled or are damaged, appropriate replacement planting will be required. Development schemes proposing the retention of existing trees on the site need to include detailed proposals for the protection of these trees during development, to the appropriate British standard, currently BS5837.~~

19. The Borough Council wishes to encourage a high standard of design and layout in all new developments. They need to be carefully assimilated into existing landscapes by sensitive design, and where possible, enhance the established character of the area. Hard and soft landscaping contributes significantly to the provision of an attractive setting for buildings and other development. Careful consideration should be given to the functional and aesthetic aspects of landscaping at the planning application stage, and all proposals should identify their purposes and aims and incorporate existing features identified in the initial site assessment, including measures for the maintenance and enhancement of existing areas of nature conservation value.
20. The Borough Council will encourage adequate landscaping of, and environmental improvements to, areas around existing industrial, commercial or other premises.

Action will be taken, where necessary, to ensure that private open spaces are properly maintained by the owners. In addition, the Borough Council will require tree planting to be a feature of all new roads.

**POLICY NE13:**

**Landscaping Schemes**

~~The Local Planning Authority will require a detailed landscaping scheme to be submitted and approved before development commences. Implementation should follow as soon as practicable thereafter. Submitted landscaping schemes should satisfy the following criteria:~~

- ~~(a) The site assessment plan should show any trees, shrubs, hedgerows, or other on-site features which are worthy of retention and how they will be incorporated into the development.~~
- ~~(b) The comprehensive landscaping scheme should include detailed plans, planting schedules and maintenance arrangements.~~
- ~~(c) The development should make use of indigenous plant species found in the surrounding area unless the use of other species can be justified.~~
- ~~(d) Details of any advance landscaping should be identified by the developer.~~
- ~~(e) Schemes should include an assessment of how the proposed landscaping will relate to the surrounding landscape.~~

**THE NATIONAL FOREST**

21. The concept of the National Forest is unique and is of sub-regional importance, as stated in PPS7. All forms of development offer possibilities for contributing to the forest planting. This will be essential if the transformation of the Forest area envisaged in the National Forest Strategy and the Burton Urban Forest Strategy is to be achieved. The first of these was published by the Countryside Commission in November 1994 (CCP 468) and has now been revised by the National Forest Company, a company limited by guarantee in 2004. The Borough Council will pursue a robust and imaginative approach towards development in the area whilst ensuring that the commercial return from development will help to support implementation of the Forest. In negotiating to maximise the potential for tree planting under Policy NE15 as part of the housing proposals in the Forest, the Borough Council will accept the agreed scheme as incorporating the open space requirements of Policy L2, apart from children’s play spaces set out in associated Supplementary Planning Guidance.

**POLICY NE14 :**

Continues on page 32..

**National Forest : Planting Schemes**

In assessing the adequacy of the planting scheme for individual development proposals within the boundary of the National Forest, the Borough Council will have regard to the aims of the National Forest Strategy and the following criteria:

- (a) the existing landscape character of the site and the surrounding locality in accordance with policy NE4 and as described in Supplementary Planning Guidance;

**POLICY NE14 :**

..Continues from page 31

**National Forest : Planting Schemes**

- (b) the extent to which National Forest planting guidelines contained in Appendix 8 have been followed in the submission of the planning application;
- (c) any physical, ecological, archaeological or environmental constraints affecting the site;
- (d) the extent to which the scheme reflects its National Forest context and provides an appropriate landscaped setting for the development, including any off-site planting;
- (e) the scale, type and characteristics of the development.

22. Where woodland is to be provided as a part of a development proposal as part of a condition, agreement or contribution either on site or elsewhere when provision is to be made off the site it will be necessary for arrangements to be made for it to be maintained and managed in accordance with good arboricultural practices.

**POLICY NE15 :**

**National Forest : Implementation of Planting Schemes**

Implementation of planting and landscaping schemes for approved new development in the National Forest will be secured by means of conditions, or the negotiation of a planning obligation, or a combination of those measures appropriate to the individual circumstances of the application. The measures may include, as appropriate:

- (a) the means and time scale for implementation;
- (b) the nature of any obligation in respect of off-site planting;
- (c) details for the payment of a commuted sum in lieu of planting;
- (d) secure arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body.

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

- (a) aims of the National Forest;
- (b) interests of visual amenity;
- (c) desirability of maximising public access where appropriate;
- (d) principles of good woodland management;
- (e) maintaining and enhancing the nature conservation resource;
- (f) retention and enhancement of the landscape character.

## TELECOMMUNICATIONS

23. The Borough Council will seek to minimise the proliferation of telecommunication masts especially in areas of special protection. Applicants will need to show existing equipment cannot be utilised and that the proposal does not have an adverse impact on visual amenity of not only the immediate area, but also the surrounding wider landscape. The erection of masts over 15m high, or below 15m but in areas such as Conservation Areas, requires planning permission and will be subject to the policy below. Masts lower than 15m only require planning consent if the Borough Council decides that a planning application is required following notification. Where consent is required it shall be a condition that equipment shall be removed when it is no longer in use. All masts that are erected will be added to the Borough Council's register.

### **POLICY NE16:**

#### **Telecommunications Development**

Telecommunication development will be permitted where:

- (a) ~~The siting, scale and design of the equipment and ancillary facilities causes no unacceptable harm to visual amenity.~~
- (b) ~~There is no satisfactory alternative means for telecommunication available.~~
- (c) ~~There is no reasonable possibility of sharing existing facilities.~~
- (d) ~~In the case of freestanding masts there is no possibility of erecting antennae on an existing building or other structure.~~
- (e) ~~The proposal is in compliance with the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines.~~

## POLLUTION

24. The policies and proposals in this Local Plan have regard to minimising the impact of development on the environment, and in particular limiting the effects on the land, water and atmosphere of the Borough. The Borough Council will continue to protect the land, watercourses, groundwater and atmosphere of the Borough from adverse forms of development and will not permit planning applications which could damage the quality and ecology of wetlands, watercourses, and groundwater resources, or result in atmospheric pollution or the contamination of land. The Borough Council will also have regard to the potential for other forms of pollution including noise, light, vibration or smell arising from new development. In order to prevent problems arising from new development occurring in the vicinity of existing development which has the potential to pollute, the Borough Council will also refuse development which would be incompatible with such uses.

**POLICY NE17:**

**Pollution**

~~The Borough Council will consult the appropriate statutory pollution control bodies on proposals for potentially polluting development, and will not grant planning permission for development which would cause environmental harm or could cause contamination or nuisance. The Borough Council will also consult these bodies on development proposals in the vicinity of potentially polluting industrial development and will resist planning applications if they would result in incompatible neighbouring uses of land.~~

25. Noise from sources such as factories, traffic or entertainment can harm the quality of life for individuals and communities. However noise is inevitable with some activities and its eradication could put unreasonable restrictions on development. The potential of any nuisance from noise arising from proposed development or the existence of a noise nuisance in an area where development is proposed will therefore need to be evaluated in certain cases, particularly in relation to ‘sensitive’ development such as housing, education or health facilities. In many cases it may be possible to limit nuisance through mechanisms such as barriers or restrictions on operating hours.

**POLICY NE18:**

**Noise**

~~Noise sensitive development will not be permitted where there would be a risk of nuisance from existing or proposed noise generating activity. Conversely, development which involves noise generating activity will not be permitted in locations where there would be a risk of nuisance arising for existing or proposed noise sensitive development. In both situations account will be taken of the potential to reduce the level of nuisance to acceptable levels through the use of technological or administrative mechanisms.~~

26. The Government has indicated that it wishes to see brownfield land brought back into use. Such sites may contain contamination and this needs to be taken into account in considering applications for development. Revisions to the 1990 Environmental Protection Act now require Local Authorities to compile registers of contaminated land. Due to requirements of the legislation this register will exclude contaminated sites where the risk of harm is not significant in relation to the existing use. Where a new use is proposed however such sites will need to be reconsidered. Nevertheless the responsibility for providing information on whether a site is contaminated rests primarily with the developer.

**POLICY NE19:**

Continues on page 35..

**Contaminated Land**

~~Where a site proposed for development is known or found to be contaminated, the Borough Council will require the developer to carry out an investigation of the contamination and submit proposals for any remedial measures. Such information will be required before the application is determined, or where contamination is slight or only suspected, its submission prior to commencement of development will be made the subject of a condition. In addition, conditions may be imposed on any permission to require:~~

**POLICY NE19:**

..Continues from page 34

**Contaminated Land**

- ~~(a) remedial measures to be carried out including, where appropriate, measures to safeguard buildings, occupiers and services on the site or neighbouring land.~~
- ~~(b) the developer to draw the attention of the planning authority to the presence of significant unsuspected contamination found during redevelopment.~~

27. Within the Borough certain sites and pipelines are designated as notifiable installations by virtue of the quantities of hazardous substance stored or used. The siting of such installations will be subject to planning controls, aimed at keeping them separate from housing and other land uses, with which such installations might be incompatible from the safety viewpoint. To this end, the Borough Council will seek the advice of the Health and Safety Executive, on the suitability of any proposed development which would introduce one or more hazardous substance, in relation to the risks that it might pose to the surrounding population.
28. The area covered by this Local Plan already contains a number of installations handling hazardous substances and/or high-pressure natural gas transmission pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in their vicinity. In determining whether or not to grant consent for a proposed development on land which is in the vicinity of one of those installations, the Borough Council will take account of advice from the Health and Safety Executive about the risks to the proposed development from the hazardous installation. The Health and Safety Executive will be expected to comply with the nationally agreed time limits for such consultations so as to avoid unnecessary delay.

**POLICY NE20:**

**Hazardous Substances**

~~Development involving the presence of hazardous substances, and development in the vicinity of hazardous installations, will only be permitted where the Borough Council is satisfied after consulting with the Health and Safety Executive that there will be no risks to the safety of the local community or potential occupants of the new development.~~

**UNSTABLE LAND**

29. As set out in PPG14 problems due to ground instability are rare and are seldom dangerous, but the potential for instability exists in many locations and therefore the risks associated with it have to be taken into account. With the history of mineral extraction in the Borough it is possible that unstable land could occur within East Staffordshire. Problems of instability can also arise due to steep slopes and/or erosion. It should be noted that the responsibility for determining that land is suitable for a particular use rests primarily with the developer.

**POLICY NE21:**

**Unstable Land**

~~Where it is known or suspected that land which is the site of, or in close proximity to, proposals for development is potentially unstable, it will be incumbent on the applicant to satisfy himself and the Local Planning Authority that the site is able to accommodate the proposed development without risk of damage to property or harm to occupants or users from the effects of instability.~~

**WATER**

30. It is important that all new development should have adequate means of drainage and adequate means to prevent pollution.

**POLICY NE22:**

**Sewage, Trade Effluent and Surface Water**

~~Planning permission will not be granted for any development unless it is served by adequate arrangements for the disposal of foul sewage, trade effluent and surface water as follows:~~

- ~~(a) Connection must either be made to the public sewerage system, where this is physically feasible, or other arrangements for the disposal of foul and surface water, which are acceptable to the Environment Agency, must be put in place. The feasibility of incorporating Sustainable Drainage Systems into new development should be investigated where the expected volume of runoff could exacerbate drainage problems.~~
- ~~(b) Where increased sewerage and/or sewage treatment capacity is required, development will not be allowed to be occupied in advance of the completion of improved facilities.~~
- ~~(c) Development which is likely to lead to an adverse impact on surface or ground waters, both in terms of protecting their quality and/or long term viability of the resource will not be permitted.~~
- ~~(d) Development for industrial uses in areas not served by public foul sewers will not be permitted unless the proposed means of foul sewage, trade effluent and surface water disposal has been approved by the Local Planning Authority in consultation with the Environment Agency.~~

31. Many forms of new development need access to a water supply, but the provision of such a supply often needs considerable long term planning and investment. In order to prevent development placing unforeseen demands on the water supply infrastructure it is important that the availability of a suitable supply is confirmed prior to consent being granted.

**POLICY NE23:**

**Water Supply**

~~Development which requires access to a water supply will only be permitted where it can be demonstrated that a suitable water supply exists or can be made available to serve the development without harm to the environment. Where improvements to the water supply infrastructure are required, development will not be allowed to proceed in advance of improvements.~~

**GLOBAL WARMING AND ENERGY CONSERVATION**

32. The Borough Council is mindful of the need to conserve energy both to preserve finite resources and to contribute to environmental objectives such as reducing emissions of greenhouse gases. Proposed major developments give an opportunity to investigate the viability of combined heat and power schemes, and all development proposals should take account of the efficiency with which energy will be used and how it might be improved through layout and building type.
33. In allocating development sites within the Borough the Borough Council has recognised the importance of an integrated approach to land use and transportation issues and has sought to implement The UK Strategy for Sustainable Development with allocations which overall will reduce growth in the length of and number of motorised journeys, provide a choice of means of travel which have less environmental impact, and reduce reliance on the private car. Practical support for these aspects of a policy for sustainable development should form part of detailed planning proposals for all allocated sites and others within the development boundaries coming forward during the Plan period.
34. New development proposals and building conversions, refurbishments and extensions should have regard to energy efficiency design principles, including the orientation and layout of buildings, their internal layout, the use of soft landscaping and the efficient use of insulating materials and techniques.

**POLICY NE24:**

**Energy Efficiency**

~~The Borough Council will take a positive view of development proposals which make provision for a high standard of energy efficiency, and which do not materially contravene other policies of the Plan.~~

**RENEWABLE ENERGY**

35. The Energy White paper of 2003 sets out the need for the English Regions to have targets for renewable energy production. In order to promote the development of renewable energy sources guidance indicates that Local Plans should contain policies to encourage such development. As the Borough has steep scarp slopes and some high ground, as well as considerable areas of farmland, it is possible that sources such as wind energy, bio-gas or energy crops could be exploited in the Borough in the interests of social and economic development as well as sustainable energy production. Such development, particularly wind energy, can have significant impacts on the landscape which will need to be balanced against the need to encourage such development. Supplementary Planning Guidance on Renewable Energy has been produced setting out



the Borough Council’s approach to renewable energy development. The policy links with the SPG which details the issues more fully.

<b>POLICY NE25:</b>	
<b>Renewable Energy</b>	
<del>Planning applications proposing renewable energy schemes will be viewed favourably where:</del>	
(a)	<del>The proposed development will not cause unacceptable visual harm, unless it can be demonstrated that significant wider social, economic and environmental benefits of the scheme clearly outweigh loss of local visual amenity;</del>
(b)	<del>The proposed development will not compromise the objectives behind the designation of an internationally or nationally designated site in which it is to be located, or will not result in significant environmental or ecological detriment where it is to be located elsewhere, unless any adverse effects can be demonstrated to be clearly outweighed by social, economic and wider environmental benefits;</del>
(c)	<del>The proposed development will not result in serious loss of amenity to nearby residential properties through, for example, noise or odour;</del>
(d)	<del>The proposed development will not have an adverse impact upon areas or features of landscape, historic or archaeological importance, unless any adverse effects can be demonstrated to be clearly outweighed by social, economic and wider environmental benefits;</del>
(e)	<del>The proposed development will not lead to an unacceptable increase in levels of vehicular traffic on minor roads.</del>

**FLOOD DEFENCE**

36. Parts of the Borough are considered flood risk areas, and the advice of the Environment Agency will be sought when considering development proposals in these areas. Flood risk data provided by the Environment Agency is shown on the Proposals map as an indication of areas that would generally be unsuitable for development. PPG 25 sets out a sequential approach to prioritising sites for either allocating or permitting sites for development in descending order. These five categories range from areas with little or no risk of flooding to areas at highest risk from flooding including those areas behind defences that offer a standard defence, to those where there is significant risk that failure could lead to rapid inundation by fast flowing water. In order to prevent flooding, or the increased risk of flooding downstream, the following policy will apply.

<b>POLICY NE26:</b>	<i>Continues on page 39.</i>
<b>Flooding</b>	
<del>Development proposals in flood risk areas, or proposals which would affect such areas, will not be permitted where they would cause unacceptable harm to the following interests:</del>	

**POLICY NE26 :**

..Continues from page 38

**Flooding**

- (a) ~~the protection and storage capacity of the flood plain, washlands and other areas at risk from flooding;~~
- (b) ~~access to watercourses for maintenance;~~
- (c) ~~the characteristics of surface water run-off;~~
- (d) ~~the integrity of fluvial defences;~~
- (e) ~~the drainage function of the natural watercourse system; or~~
- (f) ~~would necessitate additional public finances for flood defence works.~~

~~The Borough Council will require a Flood Risk Assessment in areas shown on the proposals map and of proposals that have the potential to generate significant volumes of surface water runoff due to their size, in accordance with PPG 25, to assess the impact on the foregoing interests. However, the Local Planning Authority will take into account any on or off-site protection, alleviation, or mitigation works proposed by the developer such as Sustainable Urban Drainage schemes.~~

**LIGHT POLLUTION**

- 37. Light pollution is the general term for the wasted man-made light that illuminates the night sky. Urban areas suffer from a washed out view of the night sky due to the wasted energy that spoils the natural beauty of the night sky making only the very brightest of stars visible.
- 38. The government has indicated that the principal means of tackling lighting issues are:
  - By increasing public awareness of the possible problems
  - Better advice on ways of minimising impacts;
  - The more effective use of existing planning powers.
- 39. PPSs 1, 7 and 23 refer to the issue of light pollution and suggest the use of conditions or the use of planning obligations to protect the environment. The following policy will apply:

**POLICY NE27 :**

**Light Pollution**

New development will be required to be planned and designed so as to avoid or minimise light pollution or ‘spillage’ particularly in residential areas, rural areas or areas of wildlife or landscape or cultural heritage value and in locations where there may be an impact on highway safety.





## INTRODUCTION

1. The principal opportunity for the Borough Council to influence the character of the built environment will be through the consideration of planning applications, as well as through the consideration of applications relating to Listed Buildings and Conservation Areas. The Borough Council will encourage new development of a high standard which positively adds to the existing character of the locality. The elevation of the importance of design in PPS1 and through other Government guidance, particularly PPG 3 and PPG15, emphasizes the importance of achieving a high quality built environment through preservation and enhancement both in historic situations and new development. The policies in this section have therefore been drawn up to assist in the implementation of the Community Strategy and specifically with regard to the 1<sup>st</sup> and 6<sup>th</sup> priorities set out in paragraph 17 of the Introduction to this Plan. As a development of these priorities this section has also been drawn up to meet objectives 4, 5, 11 and 12 of the Local Plan.
2. The Borough Council is seeking, in conjunction with local communities, to produce design appraisals to assist developers in formulating their proposals. It wishes to see all major villages provided with published guides which will help anyone intending to build, at whatever scale, to reflect the special characteristics of that area in the proposed design. These, after public consultation, will be used as supplementary to Policy BE1. The Borough Council has also produced a Countryside Design Summary as a guide to design principles in the countryside and to provide a background for more detailed design appraisals or design guides. This document will also be used as supplementary guidance to Policy BE1 in relation to development in rural areas. The provision of roads, access points, and car parking will be subject to the standards specified in this Plan or in Supplementary Guidance.

## DESIGN

3. Much of what makes up areas which people value and wish to protect is beyond the control of the planning system. Only certain types of changes in the environment are subject to planning control. Those matters which are controlled by the planning system are nevertheless significant and they can be controlled in ways which will ensure that development has the most beneficial effect which is practical in the prevailing circumstances. In considering the design of development proposals the Borough Council's aim is to ensure that new development makes the maximum contribution to improving or preserving the built environment of the Borough. Such an approach will ensure that areas which are already valued will be conserved and will assist areas which are not valued to become so. Core Strategy Policy CSP3 uses 7 urban design objectives drawn from "By Design – Urban design in the planning system: towards better practice":
  - (a) Character – A place with its own identity;
  - (b) Continuity and Enclosure – A place where public and private spaces are defined clearly;
  - (c) Quality of the Public Realm – A place with attractive and successful outdoor areas;
  - (d) Ease of Movement – A place that is easy to get to and move through;
  - (e) Legibility – A place that has a clear image and is easy to understand;

- (f) Adaptability – A place that can change easily, and
- (g) Diversity – A place with variety and choice.

4. Although these are urban design objectives they, and the following policy, are applicable to towns and villages alike. They are also applicable to both large and small developments as significant small developments can have a great impact on their surrounding area. It is recognised that situations will vary and certain objectives or policy elements will be more important in some cases than others. The production of Village Design Statements and the County Council's Residential Design Guide, which was produced in conjunction with the Borough Council, and Planning For Landscape Change document will provide a degree of guidance as to how the objectives and policy will be applied. The Borough Council will produce further Supplementary Planning Documents to illustrate how the design of development should reflect the characteristics of particular areas. Where a site will have a significant impact on an area, either due to its large size or its prime location in a sensitive area, including areas along main transport routes, the Borough Council may request a detailed design statement to be prepared by the developer indicating how the objectives set out above and the following policy has been taken into account in the design of a proposal. Where planning permission is granted for the demolition of unlisted buildings of intrinsic archaeological or historic importance, the Borough Council requires the carrying out of archaeological recording prior to demolition.

**POLICY BE1 :**

Continues on page 43..

**Design**

The Borough Council will approve applications for development which respond positively to the context of the area surrounding the site of the application and in themselves exhibit a high quality of design which corresponds to or enhances surrounding development. Such considerations will apply equally to new development and development which involves the re-use of existing buildings. In considering whether design of development proposals is satisfactory, the Borough Council will have regard to the following factors:

- (a) 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.
- (b) 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.
- (c) The density and mix of the development in relation to its context and the uses to which the development will be put.
- (d) 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.
- (e) How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.
- (f) What materials will be used within the development and how they interrelate with each other, their immediate context and any traditional materials used in the area.

**POLICY BE1 :**

..Continues from page 42

**Design**

- (g) 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.
- (h) Adverse impacts on the immediate and general environment in terms of emissions and other impacts and any use of techniques or mechanisms to reduce those impacts.
- (i) 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 accord with s. 17 of the Crime and Disorder Act 1998.

5. The concept of the National Forest is unique and of national importance. As such it warrants the adoption of land use policies that would not otherwise pertain in the Borough. Within the National Forest it is therefore particularly important that the design and layout of development proposals enhances rather than detracts from the surroundings so that buildings are properly integrated into a forest setting. The Borough Council is seeking to ensure that all new development will enhance the appearance and enjoyment of the Forest. It is also important that open spaces between buildings and creation of links into the Forest are handled sensitively.

**POLICY BE2:**

**National Forest : Built Development**

~~The Borough Council will only grant planning permission for built development in the National Forest area where development is of high quality. The design, and materials of construction of buildings, and the layout and planting of the open spaces between them should reflect the local architecture and the Forest setting. Particular emphasis should be placed on integrating open spaces with footpaths and other routes through the Forest.~~

6. New agricultural buildings can have significant impact on the environment of the rural parts of the Forest area. It is important that, where consent is required, the form, siting, and their impact on the landscape avoids creating visual intrusion.

**POLICY BE3:**

**National Forest : Agricultural Buildings**

~~Where new agricultural buildings are proposed within the Forest area, adequate planting should be provided to ensure the building is appropriately screened, and that it does not have an intrusive impact on the landscape of the Forest.~~

7. The “Percent for Art” concept highlighted by the Arts Council in 1988, encourages developers to set aside a proportion of their capital budget for a specified project, to commission work by artists and crafts people, usually but not necessarily as an integral part of the development. This can include not only individual pieces of art but other

works such as lighting or colour treatments.

**POLICY BE4:**

**Percent for Art**

~~The Borough Council will promote a “Percent for Art” policy by encouraging developers to demonstrate how works, funded through the development, will, through art, craft, installation or use of other artistic medium, enhance or improve the quality of the development and/or surrounding environment.~~

8. All public and private buildings that will be visited by the public (including employees) need to be designed to cater for the special needs of people with restricted mobility (including disabled people, parents with children and the elderly). Also, the Disability Discrimination Act 1995, requires buildings which provide ‘services’ to have ‘reasonable adjustments’ made to remove physical barriers to access. The Borough Council will therefore ensure the spaces around and access to buildings, including car parking and signs, are suitable for people with restricted mobility. Any modifications will need to take into account any special characteristics of a building and its surroundings, particularly where it is of historical or architectural merit. The internal layout and design are not matters which are normally considered under planning applications but the Borough Council will seek to negotiate the most suitable designs for use by people with disabilities based on Supplementary Planning Documents.

**POLICY BE5:**

**Access to Non-Domestic Buildings : Provision for People with Restricted Mobility**

~~Planning permission for non-domestic developments (including alterations, extensions and change of use) will only be granted where appropriate provision has been made to allow people with restricted mobility to gain access to the premises as customers, visitors or employees. In deciding whether to grant planning permission for any particular development the Borough Council will have regard to any physical and/or historical constraints affecting the particular building or site.~~

**CONSERVATION AREAS**

9. The special character of the settlements in the Borough has evolved over centuries and the Borough Council considers that, to safeguard and enhance this character, it is vital to ensure that the pace of change is controlled and that new development should make a positive contribution to its surroundings. This Plan includes policies for the protection of the historic features of the area and for the design of new buildings. The Borough Council will therefore give a high priority to the objective of preserving and enhancing the character and appearance of Conservation Areas in considering all proposals for development, in accordance with guidance set out in PPG15.
10. One of the requirements of PPG15 is that the basis for the assessment of the character and qualities of existing or proposed areas should be set out in the Plan. The resulting assessments then form the basis for the consideration of any development proposed in a Conservation Area. As indicated by English Heritage the Borough Council will only designate areas of real ‘specialness’ in the local context. The following criteria will be used as the basis of the assessment of this ‘specialness’:
- (a) Origins and development of the area;

- (b) Prevailing and former uses in the area and their influences on it;
- (c) Any archaeological significance;
- (d) Historic and architectural qualities of the buildings;
- (e) Character and relationship of spaces;
- (f) Prevalent and traditional building materials;
- (g) Local details and special features;
- (h) Contribution of any natural or cultivated elements;
- (i) Setting of the area and its relationship to the landscape;
- (j) Any neutral areas or negative factors.

These criteria will also be applied when considering extensions to existing Conservation Areas.

11. The aim of the Borough Council hitherto has been to ensure that all historic and architecturally interesting areas are covered by Conservation Area status. Twenty-five such areas have now been designated (Appendix 1) and others will be considered during the Plan period. In order to take account of change in and around Conservation Areas the Borough Council will undertake a programme of re-assessment during the Plan period as resources permit. The Borough Council also intends to produce area enhancement policies for each Conservation Area to add to the information in the designation documents and provide a practical basis for improving the appearance of the buildings and open spaces within the areas. The success of these enhancement schemes will be based, as with the designation of Conservation Areas, on the level of local support.

**POLICY BE6:**

*Continues on page 46.*

**Conservation Areas : Development Principles**



~~Development will not be permitted in a Conservation Area, unless it preserves or enhances the character or appearance of the Conservation Area;~~

- ~~(a) If an application for outline permission is made within a Conservation Area, the Local Planning Authority will require details of siting, design and external appearance of all buildings, under the provisions of Article 3(2) of the General Development (Procedure) Order.~~
- ~~(b) Consent to demolish an unlisted building in a Conservation Area will not be granted unless it can be shown that it is wholly beyond repair, incapable of reasonable beneficial use, of inappropriate structure or design, or where its removal or replacement would preserve or enhance the character or appearance of an area.~~
- ~~(c) Where Conservation Area Consent is granted for the demolition of structures of historic interest, the Borough Council will ensure that provision is made for an appropriate level of archaeological recording to take place prior to demolition.~~
- ~~(d) New development should respect the character of the existing architecture in scale, grouping and materials.~~
- ~~(e) Proposals for development adjacent to Conservation Areas should be designed to be in harmony with the character or appearance of the area.~~

**POLICY BE6:**

..Continues from page 45

**Conservation Areas : Development Principles**

- ~~(f) When considering development proposals the Borough Council will take care to ensure that views into and out of the Conservation Area remain unspoilt.~~
- ~~(g) Permission will not be granted for development on sites identified in Conservation Area Designation and Enhancement documents which contribute to the appearance or character of the Area, even if that site is also within a development boundary.~~

**POLICY BE7:**

**Conservation Areas : Exceptions to other Local Plan Policies**

~~The Borough Council will be prepared to consider making exceptions to other policies in this Plan where this would enhance the character of a Conservation Area.~~

**LISTED BUILDINGS**

These buildings represent the best of the Borough’s heritage, being of special architectural or historic value, and as a finite resource, once lost cannot be replaced. In accordance with the aims of PPG15, the Borough Council will seek to retain and protect all listed buildings. This reflects the importance of protecting listed buildings from unnecessary demolition, unsuitable and insensitive alteration, and will be the prime consideration for the Borough Council in determining an application for Listed Building Consent.

<b>POLICY BE8 :</b>	Continues on page 47.
<b>Listed Buildings : Protection of Character</b>	
<p>The character of listed buildings will be protected by the following means:</p> <p>(a) — The Borough Council recognises its statutory duty to have special regard to the desirability of preserving listed buildings and their setting;</p> <p>(b) — Applications for alterations or extensions to listed buildings will only be granted when they relate sensitively to the original building;</p> <p>(c) — Where the demolition of a listed building is to be permitted, the Borough Council may require by condition or seek agreement that:</p> <ul style="list-style-type: none"> <li>(i) — demolition shall not take place unless detailed plans have been approved for replacement buildings;</li> <li>(ii) — the building is retained until such time as redevelopment takes place;</li> <li>(iii) — important external and internal features of the building are salvaged and stored or reused;</li> <li>(iv) — there is an opportunity for the appearance, plan layout and particular features of the building to be measured and recorded prior to destruction; and</li> </ul>	

<b>POLICY BE8 :</b>	..Continues from page 46
<b>Listed Buildings : Protection of Character</b>	
<p>(v) — provision is made for archaeological investigation by appropriately qualified persons and excavation of the site where appropriate.</p> <p>(d) — Where Listed Building Consent is granted for the demolition or alteration resulting in the loss of historic fabric, the Borough Council will ensure that provision is made for an appropriate level of archaeological building recording to take place prior to, or during, the commencement of works.</p>	

13. As set out in PPG15 the best way to retain listed buildings is to keep them in use. New uses will often mean modifications to the building. A balance therefore has to be struck between the need to preserve listed buildings and the requirements of other policies in the Local Plan. This means that the need for flexibility in the application of other policies in the Local Plan to ensure new uses has to be recognised.

<b>POLICY BE9 :</b>
<b>Listed Buildings : Exceptions to other Local Plan Policies</b>
<p>The Borough Council will be prepared to consider making exceptions to other policies in this Plan if this would secure the retention of a building of architectural or historic interest or enable an historic building or group of buildings to be given a new lease of life. Where new development is to provide income for the upkeep of historic buildings, a planning obligation agreement will be sought to secure that objective.</p>

**ARCHAEOLOGY**

14. There are many features of historic and archaeological interest in the area. Those scheduled as Ancient Monuments have statutory protection but the Borough Council recognises the importance of protecting not only known sites but also new ones as they are discovered. If it is necessary to permit development that could affect a site where there is clear evidence of archaeological interest, the Borough Council will ensure that there is an opportunity for archaeological excavation and recording before development occurs.

<p><b>POLICY BE10:</b> <b>Archaeology</b></p>
<p><del>Sites of significant archaeological interest will wherever possible be protected from new development. Development proposals affecting sites of potential interest should be accompanied by a report of the archaeological implication of the development, based on desk-based assessments and, if necessary, field evaluation and by an indication of the means and resources to be made available to protect and/or record the archaeological interest of the site. Where the Borough Council has decided that physical preservation of the archaeological remains is not justified, approval may be conditional upon appropriate means and facilities being made available by the developer for archaeological investigation, or a condition may be attached to any permission granted requiring such investigation before development commences.</del></p>
<p><b>POLICY BE11:</b> <b>Ancient Monuments</b></p>
<p><del>There will be a presumption in favour of the physical preservation of scheduled Ancient Monuments and unscheduled archaeological remains of national importance, and development which would disturb or adversely affect any such monument or remains or its setting will not be permitted.</del></p>

**THE STREET SCENE**

15. To preserve areas of particularly high aesthetic quality such as Conservation Areas the Borough Council wishes to minimise visually and aesthetically damaging street ‘clutter’ such as unsightly litter bins, freestanding advertisements, signs, public utilities equipment, power supplies and communication technology. The Borough Council will aim to remove unsightly street furniture and where necessary replace it with more appropriate structures. Furthermore, the use and appearance of shop security shutters will need to be controlled. The Borough Council may also wish to exert greater control over development which does not usually require planning permission. The Borough Council will therefore impose Article 4(2) Directions on dwellings in Conservation Areas where it considers there is a real threat to the character and appearance of the area and in exceptional circumstances will consider seeking the approval of the Secretary of State for Article 4(1) Directions in Conservation Areas or other areas of special quality where there is considered to be a real and specific threat due to the exercise of permitted development rights.

<p><b>POLICY BE12:</b> <b>Removal of Permitted Development Rights by Direction in Areas of Special Quality</b></p>
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~~The Borough Council will apply Directions in Conservation Areas to remove the permitted development rights for dwelling houses in exceptional circumstances where inappropriate development could have a real and specific detrimental effect on the special architectural or historic character of the area and in exceptional circumstances will apply to the Secretary of State for consent to apply Directions to other areas of special quality where there is a real and specific threat.~~

16. Advertisements and signs are important to the proper functioning of shopping and commercial areas, but the Borough Council considers that the display of advertisements needs to be carefully controlled to ensure that they do not have a damaging impact on the environment.
17. The Town and Country Planning (Control of Advertisements) Regulations 1992 gives powers to the Borough Council to restrict the display of advertisements in the interests of amenity and public safety. Some categories have deemed consent by virtue of the Regulations, but most advertisements require a specific consent for which application is made to the Borough Council. The Borough Council also has powers to remove advertisements by the issue of a 'Discontinuance Notice'.
18. In carrying out its duty to control advertisements, the Borough Council will seek to ensure that advertisements are not unduly prominent in the street scene. Any advertisement which is likely to detract from the visual amenity of its surroundings will be refused consent. Particular care will be taken when considering the display of

advertisements on listed buildings, in Conservation Areas and in the countryside. This will ensure that the special character of these buildings and areas is protected.

**POLICY BE13 :**

**Advertisements**

In determining applications for consent to display advertisements, the Borough Council will consider the effect of the proposals on local amenities and public safety. The Borough Council will not grant consent for the display of an advertisement unless it is satisfied that it:

- (a) is well located in relation to the building or site on which it is to be displayed;
- (b) is of a suitable size, colour and design;
- (c) is of a design and materials that are acceptable in the locality;
- (d) does not stand out as an inappropriate or unduly prominent feature;
- (e) does not contribute to visual clutter in the street scene;
- (f) does not intrude upon the amenities of immediate neighbours;
- (g) does not adversely affect the safety of users of any form of transport and pedestrians;
- (h) is illuminated in manner appropriate to the locality and its position on the building or site.

19. The Borough Council will expect most illuminated advertisements to be confined to commercial areas and to be at fascia level. The aim is to ensure commercial premises have no more than one fascia and one projecting sign, as then the display is unlikely to be prominent, and will not detract from amenity or public safety to an unacceptable

degree, or create advertisement clutter. On petrol filling stations, particularly in rural areas, the Borough Council will seek to minimise the total number and area of advertisements displayed to reduce clutter. Further guidance on the implementation of Policy BE 13 will be provided in a Supplementary Planning Document.

20. Shopfronts have a considerable influence on the appearance of buildings and the street scene. They are necessary to advertise and inform and can add vitality and interest to an area. They can also detract from buildings if due regard is not had to the age or architectural character of the building or area.

**POLICY BE14:**

**Shopfronts**

~~The Borough Council will not grant permission for new, replacement or altered shopfronts unless they are designed to be sympathetic to the remainder of the building and to the character of the surrounding area.~~

**CONVERSION OF RURAL BUILDINGS**

21. Buildings in the countryside can form a valuable part of its character and can also form a valuable resource for the local economy. Where there are proposals to convert rural buildings to new uses which will support the rural economy it is important to retain their appearance so the character of the area is retained. Where it can be shown that the economic re-use of a rural building is inappropriate residential use may be considered, subject to the building being suitable and the site being appropriate for such a use. Where consent for re-use as a dwelling is granted the normal permitted development rights, such as those relating to extensions to dwellings, may be withdrawn by condition.

**POLICY BE15 :**

**Conversion of Rural Buildings**

Proposals to convert an existing building or group of buildings in the countryside to commercial, industrial, residential or recreational uses will be viewed favourably. In assessing such proposals the following factors will be taken into account.

- (a) the visual impact and relevant history of existing buildings;
- (b) the physical condition of existing buildings and their suitability for conversion without extensive alteration, extension or reconstruction. A structural survey will be required with the application in appropriate cases;
- (c) the visual impact of the form, bulk and design of the conversion, its curtilage and any associated new development on the character and appearance of the surrounding area;
- (d) the contribution of the development to improvement of the external appearance, retention of existing character and the preservation of any architectural, historic or traditional features of buildings or the surrounding area;
- (e) the impact of proposed uses on, and their relationship to, surrounding land uses, nearby settlements, the highway network and public transport facilities;
- (f) proposals to convert rural buildings to dwellings will only be permitted where the criteria set out above are met and where;
  - (i) every reasonable attempt has been made to secure a suitable economic use for the building; **or**
  - (ii) residential conversion is a subordinate part of a scheme for business use.

22. There are often opportunities for re-using or adapting existing buildings in the National Forest for new commercial, industrial, recreational and tourism uses. There are likely to be opportunities for such conversions and adaptations within the Forest area to accommodate Forest related development. The Borough Council will generally support such proposals. When assessing planning applications for the re-use or adaptation of rural buildings within the Forest, the primary consideration will be whether the nature and extent of the proposal is compatible with relevant policies in other sections of the Plan.

**POLICY BE16:**

**National Forest : Re-Use or Adaptation of Rural Buildings**

~~Planning permission will be granted for the re-use or adaptation of a rural building for appropriate Forest related development providing the new use is sympathetic to the Forest character of the area in which it is located, landscaping appropriate to the National Forest is to be provided and the proposal conforms to the policies elsewhere in the Plan.~~









## INTRODUCTION

1. The Borough Council is committed to improving the prosperity of the area and the job opportunities available to its inhabitants by supporting existing employers and encouraging others to develop here, particularly those that would broaden the economic base of the Borough. It intends to maintain and extend the positive role it has played in developing the local economy, believing this to be vital to the success of the other policies in this Plan. The Community Plan 2000, identified, as its Priority 2, actions towards bringing about higher levels of employment in East Staffordshire by setting a target of releasing 35 hectares of employment land, consisting of sites committed by planning permission or allocated in the Local Plan. The replacement Community Strategy 2003 broadly continues these aims. This is also reflected in the Borough Council's Regeneration Strategy which, as well as aiming to secure inward investment and growth by indigenous businesses, aims to target areas of greatest social need. This section's policies and proposals aim to fulfil Local Plan objectives 2, 9, 10 and 12.
2. The Local Plan identifies areas throughout the Borough to ensure that an adequate supply of employment land is readily available in locations which have access by a range of modes of transport, minimise car usage and are accessible from those areas of highest unemployment. At the same time the sites which have been allocated are well related to transport corridors and are relatively unconstrained in terms of potential end use. The Plan therefore provides a land use and policy framework to encourage enterprise, investment and new jobs.

### **POLICY E1 :**

#### **Employment Land Supply : General**

The Borough Council will ensure an adequate supply of land for employment development throughout the Plan period to:

- (a) meet the land provision requirement of the Structure Plan up to 2011;
- (b) meet local, national, and international demands for a range of development sites;
- (c) maximise the potential of the A38 and A50 transport corridors in suitable locations, which do not undermine countryside protection policies and are easily accessible to public transport and existing infrastructure and facilities.

## EMPLOYMENT SITES

3. Employment proposal sites are identified in Policy E2. This shows the composition of sites which meet the Structure Plan requirement of 250 hectares between 1996-2011. It does not include:
  - areas already developed (a summary of these is included in Appendix 6);
  - areas committed by planning permission (a summary of these is included in Appendix 6).

**POLICY E2 :****Employment : Site Allocations**

The Borough Council has allocated the following sites to meet the objectives of Policy E1.

Completions	97.68 ha	(April 05)
Commitments	91.10 ha	(April 05)
Allocations consisting of:		
Centrum West	17.5 ha	
Derby Road, Uttoxeter	10.00 ha	
Bramshall Camp	0.50 ha	
Centrum 100		
Plot 9	0.80 ha	
Plot 10	4.70 ha	
Plot 11	2.00 ha	
Plot 12	4.00 ha	
Centrum East	4.20 ha	
Pirelli Stretton	8.37 ha	
Marley A38	1.40 ha	
Dove Way, Uttoxeter	2.30 ha	
Brookside Uttoxeter	3.00 ha	
Fauld Camp	4.26 ha	
Marchington Camp	1.24 ha	
Sub Total	64.27 ha	
<b>Total Supply</b>	<b>253.05 ha</b>	

4. The sites in Policy E2 are proposed because they can by virtue of their size, location and immediate availability:
- be serviced now, are accessible, and will promote a more broadly based economy for the whole Borough;
  - allow a comprehensive strategy for a variety of development requirements to be implemented for the Borough;
  - ensure that full advantage of the benefits of any economic growth within the sub region are enjoyed by the residents and businesses of East Staffordshire;
  - maximise the economic development potential of the Borough immediately, without adversely affecting environmental and other major Local Plan policies;
  - be attractive to developers/industrialists already within the Borough and those wishing to locate here;

- (f) provide a range of sites throughout the Borough close to existing settlements served, or with clear potential to be well served, by public transport, enabling people to live near their work.

- 5. The Borough Council recognises and supports the principle of encouraging re-use of urban land, and also recognises that such sites are not strongly represented in the allocations. However the predominance of previously undeveloped sites reflects the emphasis given to ensuring early availability, compared with the long lead-in time for redevelopment sites, and the need to attract inward investment, by providing large, level sites, with ease of access to transport corridors.

**Centrum West**

- 6. The employment allocation has been extended under Policy E2 across the whole of the site bounded by the Trent and Mersey Canal and A38. The Borough Council wish to see within the development of the site the creation and maintenance of wetland habitats by incorporating the open ditches across the area in the site layout and landscaping. In addition landscaping along the Trent and Mersey Canal will be a requirement of any scheme.

**Derby Road, Uttoxeter**

- 7. The development of the site at Derby Road, Uttoxeter should be informed by a development brief relating to the site prepared on behalf of the Borough Council which refers to the access to the A50 and phasing. Access into the site from Dove Way will be suitable to serve also the additional allocation of employment land to the west of Dove Way. It is vital that other uses, especially residential, be resisted.

**South of Branston**

- 8. The site South of Branston consists of 40ha of land with outline planning consent. The Borough Council encourages high quality employment development of the site.

**Bramshall Camp**

- 9. The site at Bramshall Camp should be used for the small scale extension of the existing industrial estate.

<p><b>POLICY E3:</b>  <b>Employment Sites : Transport Assessment</b></p>
<p><del>Planning permission will only be granted for the development of the employment sites in E2 if the scheme includes a Transport Assessment to demonstrate that the proposal can be assimilated into the highway network and provide satisfactory access, parking and servicing arrangements. Where appropriate the Transport Assessment will identify necessitated improvements to the highway network and include measures that show how the development can be made accessible to modes of transport other than the private motor vehicle with such initiatives, if considered appropriate, being dealt with under a Travel Plan to be agreed with the local planning and highway authorities.</del></p>

**POLICY E4:**

**Existing Industry : Means of Support**

~~The needs of existing industry will be supported by:~~

- ~~(a) permitting firms to extend or expand unless unacceptable environmental conditions would result;~~
- ~~(b) helping industry to relocate from obsolete premises or environmentally unsuitable locations to more modern, accessible or other suitable designated employment land in the same general area;~~
- ~~(c) promoting, if environmentally appropriate, the reuse or redevelopment of land and redundant buildings to provide space for new employment, particularly in areas of high unemployment.~~

12. There is a limited amount of suitable land for employment uses in the Borough. In order to maximise employment opportunities it is important that existing and proposed employment sites and premises are retained for employment purposes. It is however recognised that many manufacturing uses require showroom facilities in order to promote their goods. Such uses can often be permitted providing sufficient on-site car parking is available, the retail element remains ancillary to the primary use of the site for manufacturing, or the additional traffic generated by the proposal can be accommodated without detriment to the highway network or adjacent uses.

**POLICY E5:**

**Change of Use from Employment to Retail**

~~Planning permission will not be granted for retail (including retail warehousing and warehouse clubs) food and drink or leisure uses within employment areas, except for proposals for showrooms or retail uses ancillary to manufacturing uses, which will be considered on their merits, having regard to the location, scale, nature of the use and the impact of the generated traffic on the highway network and adjacent uses.~~

**EMPLOYMENT TRAINING**

13. Unemployment in East Staffordshire (1.7% February 2004) is below the rates for West Midlands and GB, but the rates in six of the wards in Burton upon Trent are above both the regional and national average. This has led to parts of Burton upon Trent being designated as an Objective 2 area where European funding for regeneration will be targeted. SRB status has also been awarded. Despite economic development occurring in Burton it has had little impact on unemployment levels in these deprived areas. A greater connection therefore needs to be established between economic development and the areas of deprivation. This could be achieved by new companies directing recruitment and training initiatives towards the deprived areas so as to improve the chances of local unemployed people gaining work. This would act against social exclusion and would have sustainability benefits by ensuring lower levels of commuting to work. This can be achieved through negotiation with new employers.

**FORMER MILITARY CAMPS**

14. East Staffordshire contains four former military camps at Needwood, Bramshall, Fauld and Marchington. On all of them employment uses have developed over the years

alongside other uses and it is necessary to have policies in the Local Plan to control the future growth of the sites, and to secure both environmental improvements and the improvement of the appearance of individual buildings.

**NEEDWOOD CAMP**

- 15. Any proposals for development at Needwood Camp will be considered against Policy E4 and other relevant policies in this Plan.

**BRAMSHALL CAMP**

- 16. The former Bramshall Camp comprises two distinct areas:

**Area 1:** The Bramshall Industrial Estate comprising an area west of the B5027 with access off that road and for which various approvals in both detail and outline exist for industrial and warehousing uses.

**Area 2:** Large isolated depot buildings which were originally served by railway. These are either vacant or used for agricultural uses with access from the A518.

- 17. In applying the policies for these areas the Borough Council will take account of the general advice in PPS7, which supports the re-use of existing buildings, but is particularly concerned to ensure that such development and any new building avoid unacceptable disturbance to the local environment and will not be visually intrusive.

**Area 1**

- 18. Some limited improvements have been recently achieved within this area, including a better surfaced access road and improved visibility at its junction with the B5027. However, there remain areas of derelict buildings and land which detract from the appearance of the area.
- 19. The site is not served by public sewers and this places a restriction on the form of user that would be acceptable especially to the Environment Agency. The Borough Council would welcome the provision of a public sewerage system by occupiers of the camp, but would not be willing to significantly extend Area 1 to facilitate the finance of such a scheme.

<b>POLICY E6 :</b>	<i>Continues on page 58..</i>
<b>Former Military Camps : Bramshall Industrial Estate</b>	
Further development for industrial uses at Bramshall Camp will be confined to Area 1 and the small proposed extension on Inset Plan 5. This will be subject to the following:	
(a)	the implementation of an agreed landscaping scheme in advance of the construction or conversion of any buildings, to include substantial planting along parts of the northern verge of the estate road, along the southern boundary of Area 1 and around the committed employment site;
(b)	the clearance of derelict buildings as agreed with the Local Planning Authority and the landscaping of the cleared sites;
(c)	all development must be designed to connect onto the public sewerage system if and when it becomes available;

**POLICY E6 :**

..Continues from page 57

**Former Military Camps : Bramshall Industrial Estate**

- (d) any proposal must comply with car parking standards, and ensure that vehicular movements can be achieved on the internal roads which should be adequately surfaced;
- (e) any proposals for open storage or other uses carried on outside buildings will only be permitted if the uses are fully screened, contained within a defined and bounded site, do not adversely affect the character or appearance of the area and do not cause surface water run off or pollution problems;
- (f) internally illuminated advertisements will not be permitted within the estate because of visual intrusion.

**Area 2**

20. Only four of the remaining buildings are relatively unobtrusive in the landscape and the remaining six units are either very prominent or are currently well used for agricultural purposes. Redevelopment of buildings within this area should be carried out in accordance with policies on the re-use of rural buildings.

**FAULD CAMP**

21. Fauld Camp, approximately two miles west of Tutbury on the C91 road, covers some 210 hectares of land formerly used by the Royal Air Force. In the earlier Local Plan, the Camp was divided into 4 areas to which specific policies were applied. The area now remaining, part of Area 3 in the earlier Plan, is the sole area of the Camp within which the Borough Council wishes to allow development.

**Area 3**

22. The Borough Council wishes to see the area allocated at Fauld Camp developed for uses within Use Classes B1, B2 and B8. A new access would need to be created to Fauld Lane to the east of the site with substantial landscaping to screen any development within the site. Following the provision of such an access the Borough Council would seek to agree with landowners to close the spine road at the boundary between Areas 1 and 2 so that the existing access will serve Area 1 only, thus promoting the separation of residential and other traffic.

**POLICY E7 :****Former Military Camps : Fauld Industrial Estate**

Within the allocation shown on Inset Map 7 the Borough Council will permit uses within Classes B1, B2 and B8, provided that arrangements can be made for a suitable new vehicular access to Fauld Lane to the satisfaction of the Borough Council. Foul and surface water shall be connected to the respective public foul and surface water sewerage systems.

**MARCHINGTON CAMP**

23. The prison at Marchington has been built and associated improvements to Moreton Lane have been implemented. The proposals overcame problems including derelict land, poor

roads and drainage difficulties.

24. The Borough Council’s priorities for the Camp are to encourage the re-use or removal of the barrack buildings, to allow continuing limited development within, and to improve the appearance of, the Marchington Industrial Estate (the B Depot) and Hays Logistics site (C Depot), to resolve any local drainage difficulties, to work towards changes to overcome local highway problems on Stubby Lane, and encourage schemes to reclaim to open uses the relatively small areas of the former military camp to the north of Moreton Lane which are derelict.
25. Additionally the Borough Council will support proposals for the improvement of the existing sewerage works, improvement to Marchington Brook (to overcome flooding) and improvements to local foul and surface water drainage.
26. Within the larger area of the camp a few smaller areas require particular policies.

**Former Barrack Buildings**

27. These buildings have been standing empty for 20 years and are in a dilapidated state. While the Borough Council would still be willing to consider proposals for their re-use, the prospects of this are becoming increasingly remote.

**POLICY E8 :**

**Former Military Camps : Marchington former Barracks Buildings**

Within the allocated area of the Barrack Blocks on Inset Map 9 the Borough Council will encourage re-use of existing buildings where appropriate. Where this would not be appropriate the Borough Council will encourage reclamation of the site as derelict land.

**Marchington Industrial Estate (Former ‘B’ Depot)**

28. This area contains large ex-military buildings in use for industry and warehousing together with some open land. There are some limited opportunities for redevelopment to make better use of the existing land within the site.

**POLICY E9 :**

**Former Military Camps : Marchington Industrial Estate**

Within the area of Marchington Industrial Estate shown on Inset Maps 8 and 9 the Borough Council will permit development and redevelopment of the site for employment uses except where the type or amount of traffic it would generate would unacceptably harm the rural and residential amenity of the area and interests of highway safety. The Borough Council will impose conditions on consents for new sites within those areas to restrict any change from the use permitted.

**Hays Logistics (Former ‘C’ Depot)**

29. The site is capable of expansion but in dealing with any development proposal the Borough Council will have reference to Policy T1 and Policy T5 to control any unacceptable traffic impact.

**POLICY E10 :**

**Former Military Camps : Marchington – Hays Logistics, Stubby Lane**

Within the area shown on Inset Map 9, the Borough Council will permit further employment development, subject to the provisions of Policy T1 and Policy T5.

**Waste Disposal Site**

30. This site is nearing the end of its life and it is expected that it will be completed within the Plan period. Once the site is filled it is considered that the appropriate after uses would be for recreational, nature conservation, or leisure use, or for forestry.

**POLICY E11 :**

**Former Military Camps : Marchington – Waste Disposal Site, Moreton Lane**

When the waste disposal site at Marchington shown on Inset Map 9 is closed, the Borough Council will support its after use for leisure, nature conservation or recreational use, and would be in favour of afforestation of the site.

**OFFICES IN THE BOROUGH**

31. There is an increased demand for office space in the Borough and particularly in the Burton area. A variety of space is required to add to the range of employment opportunities in the Borough.
32. Office development is most appropriate to town centres, adding to their diversity and vitality, supporting and extending their services, assisting traditional retail uses, making use of upper floor premises, and contributing to town centre regeneration. In accord with PPS6 a sequential test has to be applied to proposals for office developments. Those that will attract large quantities of visitors are best located in town centres where accessibility is at its greatest.
33. Many of the older buildings within Burton and Uttoxeter town centres would benefit from a more efficient use of upper floorspace, especially if this ensures the maintenance of historic buildings.
34. The Borough Council considers it would be appropriate to permit office and research and development uses within existing and proposed employment sites where a range of access arrangements are available and public access is not a priority. Prominent sites, within or close to the town centres and close to the main access roads would be most suitable. In the Burton area, the Borough Council supports the area around Bridge Street/Horninglow Street/High Street as particularly appropriate for offices.

**POLICY E12:**

**Offices**

~~Planning permission for office development (Use Classes A2 and B1) will normally be granted in town centres except at ground floor premises within the primary shopping areas. Proposals elsewhere will be required to demonstrate that a sequential approach to site selection has been followed.~~



**NON-CONFORMING USES**

35. There are firms in the Borough which are ‘non-conforming’ because they have a detrimental impact on their surroundings, perhaps due to unacceptable smell, excessive traffic generation, danger to safety or health. Whilst recognising the importance these firms can play in the local economy the Borough Council believes that ultimately all such uses should be relocated to industrial sites.

**POLICY E13:**  
**Non-Conforming Uses**

~~The Borough Council will endeavour to relocate non-conforming uses when and where they adversely affect the surrounding area, through use of enforcement and compulsory purchase powers where it is expedient to do so, a refusal to grant planning permission on applications for major extensions and with advice and assistance in all other cases. The aim will always be to ensure the vacated site is redeveloped for a use that is compatible with the surrounding area.~~

36. An example of uses which the Borough Council would wish to relocate to more appropriate surroundings is the area either side of the B5030 junction with the A50 where the scrap yards detract from the appearance of the area. Ideally the Borough Council would wish to see the cleared sites developed, with a use that will be compatible with the public open space in the Tean floodplain.

**RURAL EMPLOYMENT**

37. The Borough Council will encourage rural diversification and the provision of new employment opportunities within the rural areas provided they do not conflict with other policies in the Plan.

**POLICY E14:**  
**Rural Employment**

~~The Borough Council will approve small scale, local employment generating proposals within rural areas where:~~

- ~~(a) — the scheme can be associated with a highway network and provide satisfactory access, parking and servicing arrangements.~~
- ~~(b) — the proposal will result in the re-use of rural buildings or is located within or on the edge of a settlement boundary~~
- ~~(c) — where the proposal relates to the re-use of a building, it will not detract from the environment; and is not isolated from other development~~
- ~~(d) — is in accordance with built environment and countryside protection policies.~~

**POLICY E15:**

**Rural Employment : Extensions to Existing Employment Premises**

~~The Borough Council will approve extensions and improvements to existing employment premises within rural areas where:~~

- ~~(a) — any traffic generated can be accommodated on the road system without undue adverse effects;~~
- ~~(b) — it will not detract from the environment; and,~~
- ~~(c) — is in accordance with built environment and countryside protection policies.~~

39. The Rural White Paper responds positively to the changing rural economic situation. Significant rural estates, in particular to the west of Burton, such as Dunstall, Needwood and Rangemore, face considerable pressure for change. For example the hamlet of Dunstall is an estate development consisting of a mixture of large traditional estate buildings, a church, a cricket pitch and some housing set in amongst existing woodland and landscaping. With the decline of the estate system such collections of buildings and facilities together with their grounds are in decline and there is a risk that such typical features of the Staffordshire countryside could be lost. It is felt that through some re-use of buildings for new purposes and associated new development this area can be both preserved and regenerated to form a valuable set of facilities associated with accommodation with only a minor impact on the surrounding landscape. The Borough Council will need to reconsider the planning response to the changing rural economy, especially in the light of the Rural White Paper. This will address employment and housing needs in particular. The Borough Council intends to produce Supplementary Planning Documents relating to each of these rural estates.

**POLICY E16 :**

**Significant Rural Estates**

Development to regenerate significant rural estates to provide a range of leisure, commercial and tourist facilities will be permitted provided that:

- (a) maximum use is made of existing buildings,
- (b) intrusion into the countryside is minimised,
- (c) traffic generated will not harm the safety and efficient use of the highway network,
- (d) facilities in nearby settlements will not be duplicated,
- (e) existing landscaping will be retained and improved wherever possible,
- (f) detriment to biodiversity is minimised.

**EMPLOYMENT USES IN RESIDENTIAL AREAS**

40. Whilst there is a growing trend towards home employment and the establishment of businesses at homes, the Borough Council will ensure that such uses do not adversely affect the locality whether in urban or rural areas. Proposals will only be permitted where they do not cause a nuisance by way of noise, hours of use, excessive activity, insufficient delivery, parking or access facilities, loss of privacy or other environmental

damage.

**POLICY E17:**

**Employment Use in Residential Areas**

~~Commercial activities will be supported in residential areas where the amenity of nearby local residents or the residential character of the area is not detrimentally affected by the characteristics of the proposed operation.~~

**EMPLOYMENT AND THE ENVIRONMENT**

41. All major new employment sites will be the subject of a development brief, approved by the Borough Council after public participation. The Borough Council will seek to ensure compliance with the terms of the briefs through the use of legal obligations with developers under Section 106 of the Town and Country Planning Act 1990. In addition, within established industrial areas there may be considerable scope to bring an improvement to the environment. The Borough Council wishes to ensure that developments are completed in a manner which will positively add to the quality and appearance of the area and will not adversely affect the environment through any form of pollution.

**POLICY E18:**

**Employment and the Environment**

~~The Borough Council will only grant planning permission for new employment generating development if it is well designed in accordance with Policy BE1, provides adequate servicing and provides a comprehensive landscaping scheme.~~

~~In particular the following shall be complied with:~~

- ~~(a) The means of access should be of a standard acceptable to the highway authority, adequate road capacity must be available and servicing and car parking shall comply with the Borough Council's standards.~~
- ~~(b) Any emissions from the proposed operation should not lead to deterioration of the amenity and quality of the surrounding area~~
- ~~(c) Any open storage will only be acceptable when adequately screened.~~
- ~~(d) All proposals need to have adequate landscaping, designed as an integral part of the development, incorporating and enhancing any existing natural features where practicable. Within larger scale proposals developers will be required to prepare an overall landscape plan, to be implemented at an early stage in the development. Where larger sites include natural features of value, any necessary management to perpetuate and enhance them should be detailed in the landscape plan. Where proposals lie within the National Forest Area, planting schemes should be implemented in accordance with Policy NE15.~~

**TOURISM**

42. The Borough Council supports the development of tourism, as an important and growing industry in suitable locations. The development of the National Forest has led to the establishment of a significant tourist resource. Tourism forms an important

element in both rural diversification and urban regeneration. Therefore, encouragement will be given in both urban and rural locations to the improvement of existing tourist attractions and to the development of distinctive new attractions, subject to them being compatible with policies directed towards protecting the countryside and areas of important landscape.

**POLICY E19:**

**Tourism**

~~The Borough Council will maximise opportunities to develop and promote tourism by approving proposals:~~

- ~~(a) for any private or public initiative which provides tourist facilities or attractions or assists the tourism industry in general;~~
- ~~(b) for visitor facilities, information points, restaurants and heritage attractions, especially where these provide alternative uses for existing buildings.~~

**POLICY E20:**

**Tourism**

~~Providing these comply with other policies in the Plan, tourism related developments will be permitted if they are compatible with adjoining uses, and have adequate car parking and, if necessary, coach parking.~~

**TOURIST ACCOMMODATION**

43. New tourist accommodation such as hotels should normally be located within larger settlements to avoid intrusion into open countryside and allow access to other facilities. It is important that such facilities are sustainably located and that their potential contribution to regeneration objectives is recognised.

**POLICY E21:**

**Tourist Accommodation**

~~Within or close by the town and village development boundaries the provision of new tourist accommodation involving the construction of a new building, the extension of existing tourist accommodation or the conversion of an existing building will be permitted provided that the development will be accessible by public transport, is accessible to pedestrians, will not damage residential amenity or detract from the environment, and can provide sufficient car parking. Proposals contributing to the objectives of urban regeneration will be encouraged.~~

44. Farm holidays are already popular, with a considerable number of farms in the Plan area offering accommodation. This form of tourism can improve the viability of small farm holdings, and provide much needed rural employment. However the planning authority wishes to ensure that conversions of farm buildings to tourist accommodation are restricted to that use and do not subsequently result in the accommodation becoming permanent dwellings, contrary to Policies NE1 and H7.

**POLICY E22:**

**Farm-Based Tourist Accommodation**

Proposals for the development of farm based tourist accommodation, by the conversion of farm buildings, will be permitted provided that they comply with other policies in this Plan, and:

- (a) respect the character of the area and the amenity of adjoining properties;
- (b) can be satisfactorily served;
- (c) do not create significant highway problems;
- (d) do not involve the loss of open space of environmental or recreational value;
- (e) are of an acceptable design;
- (f) include provision for the retention of protected species where these could otherwise be displaced;
- (g) will not result in the extensive alteration or extension of the building which should be of sound construction.

45. The issues of tourism and leisure policies are closely related to policies of conservation and the environment, and should be referenced to the appropriate section of this Plan. It is the view of the Borough Council that where these essential environmental considerations can be met and safeguarded, the benefits of a positive tourism development programme can be obtained. In particular, the Borough Council would wish to progress a range of initiatives in the Burton, Uttoxeter, Tutbury, Trent Valley, Needwood and Abbots Bromley areas.
46. The development of new accommodation for tourists will be encouraged subject to environmental safeguards, and compliance with relevant policies.

**POLICY E23:**

**Bed and Breakfast Accommodation**

Proposals for ‘Bed and Breakfast’ accommodation will be acceptable provided that they are not in conflict with local residential amenities, they provide adequate on-site parking, and are in accordance with other policies in the Plan.

**POLICY E24:**

**Touring Caravan and Camping Sites**

The Borough Council will approve applications for touring caravan and camping sites within the Borough, where their location and development are in accordance with other policies within the Plan. A principal consideration will be to avoid any detrimental effect upon areas of ecological, environmental and landscape significance. Conditions will be imposed on new sites as appropriate, to control the number and type of units and periods of use.

47. The storage of caravans can present problems of visual intrusion and unsuitable access roads being used. However adequately screened sites with a suitable access can provide a useful form of diversification in rural areas.

**POLICY E25:**

**Caravan Storage in the Countryside**

~~Proposals for the storage of caravans in the open countryside will be permitted where:~~

- ~~(a) development of the site will not harm the landscape character of the surrounding area~~
- ~~(b) there is substantial all year round screening of the site;~~
- ~~(c) the scale of the proposal is not excessive in relation to the site's location and access to the highway network;~~
- ~~(d) the site is closely related to existing development such as a farm; and~~
- ~~(e) the proposed access is of a suitable design for the proposed use.~~



## INTRODUCTION

1. This chapter sets out policies and justification for:
  - (a) Land supply for housing to match Structure Plan requirements, including targets for re-use of previously developed land;
  - (b) Housing and community provision;
  - (c) The Borough Council's approach to the release of brownfield sites and the use of windfall sites;
  - (d) New communities, particularly urban villages;
  - (e) Design of housing, including the design process, safety, privacy, natural lighting, appearance, and treatment of dwelling extensions;
  - (f) Housing in rural areas outside defined development boundaries, including control of new or converted dwellings, replacement dwellings, farm dwellings, and extensions to dwellings and curtilages;
  - (g) Housing needs, including the needs of special groups, gypsies, and affordable housing with a section on rural areas;
  - (h) Sections on residential institutions, houses in multiple occupation, mobile homes, housing in town centres, and infill development in built up areas.

## HOUSING ALLOCATIONS

2. The key requirements of future housing supply are defined in the adopted Staffordshire and Stoke on Trent Structure Plan, which covers the period 1996 to 2011:
  - (a) Total requirement of dwelling supply of 6,500 dwellings
  - (b) Most new development to be provided in or adjoining towns of Burton and Uttoxeter
  - (c) At least 50% of dwellings to be on brownfield sites.
3. Table 1 overleaf shows the elements of identified supply of dwellings which have contributed to satisfying the Structure Plan requirement. They comprise dwellings completed between April 1996 and March 2005, dwellings under construction at 1<sup>st</sup> April 2005, sites committed by permission and allowances for dwellings expected to be completed between April 2005 and March 2011, in accordance with the policies in this Plan, on small 'windfall' sites and by way of conversions, and also additions to the effective housing stock by reason of the re-occupation of empty dwellings.

**Table 1**

Total Structure Plan Requirement	6500
Dwellings Completed April 1996 – March 2005	4709
Dwellings Under Construction at 1 <sup>st</sup> April 2005	426
Sites Committed by Permission 1 <sup>st</sup> April 2005	1847
Dwellings on small windfall sites 2005-2011	175
Dwellings resulting from conversions 2005 – 2011	85
Reoccupation of empty dwellings 2005 – 2011	210
<b>Total Supply</b>	<b>7452</b>

4. The total supply of housing in the Borough in the form of such completions, commitments and allowances at March 2005 was 7452 dwellings. The commitments include a number of large sites which are expected to be developed over a number of years, thus ensuring a continuous supply of housing at least until 2010.
5. Housing completions have on average been at a higher rate than that required by the Structure Plan. The evidence is of considerable activity and interest and success in the development of brownfield land. Within the Borough there is a large amount of brownfield land, in areas suitable for residential development, without recourse to greenfield sites, which substantially exceeds what is required to meet the Structure Plan requirement. This situation of over-supply is likely to persist into the next plan period. The Borough Council will therefore undertake a review of its housing land supply requirement in the context of a review of the Regional Spatial Strategy and in preparing a development plan document to address the issue.
6. As a consequence of the supply, as shown in Table 1, exceeding the requirement of 6500, no new allocations of land for housing are made in the Plan.

<b>POLICY H1:</b>	
<b>Housing Provision</b>	
Housing provision will consist of:	
Total Structure Plan Requirement	6500
<del>Dwellings Completed April 1996 – March 2005</del>	<del>4709</del>
<del>Dwellings Under Construction at 1<sup>st</sup> April 2005</del>	<del>426</del>
<del>Sites Committed by Permission at 1<sup>st</sup> April 2005</del>	<del>1847</del>
<del>Dwellings on small windfall sites 2005 – 2011</del>	<del>175</del>
<del>Dwellings resulting from conversions 2005 – 2011</del>	<del>85</del>
<del>Reoccupation of empty dwellings 2005 – 2011</del>	<del>210</del>
<b>Total Supply</b>	<b>7452</b>

#### RELEASE OF BROWNFIELD SITES FOR HOUSING AND WINDFALL SITES

7. As well as the sites allocated in Policy H1, a number of other large sites have been identified by developers and landowners in the urban areas as having potential for



redevelopment for housing, with an emphasis on active employment sites. Policy H2 is a means of giving priority to brownfield sites which is a key feature of PPG3 and the Structure Plan, particularly policies D1, D3, H2, H3, H5, H6 and H7. It is intended to reflect the general emphasis in those documents on a search sequence for the allocation of housing sites starting with the re-use of previously developed land within urban areas, with urban extensions and developments around nodes in public transport corridors having the next priority. However, the Borough Council also wishes to ensure that development in older urban areas:

- (a) contributes to the process of regeneration, environmental enhancement and confidence in the future of the area,
- (b) brings into use derelict, underused, cleared or vacant land in these areas, and
- (c) means no loss of employment sites of strategic value under Structure Plan Policy E8

The position on supply of suitable land will be regularly monitored through updates of the Residential Land Availability Study and Urban Capacity Study.

8. The following policies are also designed to strengthen control of large windfall sites being released too freely and to complement this with a relatively free approach to small brownfield sites. They reflect the revised approach to windfalls in PPG3 and the Structure Plan.

**POLICY H2 :**

**Housing : Large Windfall Sites**

The Borough Council will manage the release of housing sites by ensuring that urban sites on previously developed land are released for development before greenfield sites. Each brownfield site of over an acre will be subject to an appraisal of its environmental effects, community requirements and, in the case of employment sites, its strategic employment potential.

To ensure that brownfield sites can provide a continuing supply without recourse to greenfield sites, the Borough Council will seek guarantees about the timing of release of sites, including relocation of existing businesses and handling of decontamination. Where applications are made for housing developments with a capacity of 10 or more on sites not committed or allocated, the Borough Council will not permit them if and so long as there is a danger that they would cause or contribute to development on a scale which exceeds the requirements of strategic guidance (Structure Plan and RSS1 1) for the time being.

Greenfield sites will not be permitted unless it can be clearly demonstrated that the Structure Plan requirement cannot be met through use of sites on previously developed land.

**POLICY H3:**

**Housing : Small Windfall Sites and Conversions**

The Local Planning Authority will permit small sites and conversions for housing development, with a capacity of under 10 dwellings, on previously developed land as defined in PPG3 Annex C provided they accord with Policies H6, BE1 and other development plan policies.

## HOUSING AND COMMUNITY PROVISION

12. Structure Plan Policy D8 outlines the scope of necessary on and off site infrastructure and other provisions. These include pedestrian routes, cycleways, public transport facilities and services, highway infrastructure and appropriate parking; utility services; educational, community, health, open space and other recreational facilities; affordable housing; high quality landscaping, woodland; and replacement habitats for protected species where damage is otherwise unavoidable. Within the relevant parts of East Staffordshire, National Forest planting will also be appropriate provision.

### **POLICY H4:**

#### **Housing and Community Provision**

~~The release of housing sites will be subject to the applicants agreeing, where necessary, by means of planning obligations, to make appropriate provision towards the types of facilities outlined in Structure Plan Policy D8. In all cases the need for such provision shall be directly related in scale to the proposed development, in accordance with Policy L16.~~

## NEW COMMUNITIES

13. Within the urban areas of Burton and Uttoxeter, unallocated tracts of previously used land and buildings may become redundant, during the Plan period. To respond to this possibility Policy H5 allows the Local Planning Authority to consider opportunities that may arise, especially to regenerate parts of the towns or to avoid pressure on greenfield sites for development. As a Member of the Urban Villages Forum the Borough Council wishes to pursue many of the principles being established by this group and would wish to promote the concept. Fundamental to this is the recognition of a new category of development, the mixed-use urban village, combining housing, employment, community and leisure facilities within a planned framework.
14. The concept of an “Urban Village” seeks to combine the best qualities of the traditional village with a sense of community; with homes, employment and local facilities in close proximity, with the best urban qualities such as attractive townscape and lively street scene. A carefully planned mixture of uses and tenures underpinned by a firm legal framework as well as clear planning policies can achieve this. The urban village aims at sustainability in several senses. By providing homes, jobs, shops and basic facilities within easy walking distance of each other, it reduces dependence on the car and should make for a better quality of life. A mixture of tenures both for housing and work helps to ensure a balanced community.
15. Each urban village ought to have its own distinctive identity springing from factors such as the character of the existing terrain and any existing buildings. The promoter of urban village development would initially prepare an outline scheme indicating the extent of the site and containing a reasoned justification for the assessment that it could support an urban village, and that the roads and other infrastructure are or could be made adequate. It would also set out the principles to be observed in the urban village development. This stage should establish the practicality, feasibility and viability of the project.
16. A more detailed planning application for the whole site, based on a master plan, and backed by details of phasing, a financial plan, and firm evidence that land and funding are available, would follow. Any subsequent consent would then be linked to a planning obligation under Section 106 of the Town and Country Planning Act 1990, binding the promoter to the whole proposal. Because of the scale of the concept it is likely that the

promoter will more likely be a consortium of landowners or developers who may form partnerships as a joint venture or trust.

17. The detailed regulations of design and development might be covered by a series of codes covering infrastructure, urban form, architecture and public spaces which the local planning authority would agree with the promoter.
18. It should be recognised that the relatively limited requirement for new housing beyond existing commitments, as described in Policy H1, makes it important for sites identified under Policy H5 to be subject to clear timetables for implementation and phasing under the principles established by Policy H2. The Borough Council also recognises the contribution to be made by smaller windfall redevelopment sites towards housing provision where mixed-use developments will not be feasible.

<b>POLICY H5 :</b>	<i>Continues on page 72.</i>
<b>New Communities : Mixed Developments in Framework of an Urban Village</b>	
<p>The Borough Council will consider schemes for mixed developments within the framework of an urban village by reference to the following criteria:</p> <ul style="list-style-type: none"> <li>(a) the scheme must be located within an urban development boundary;</li> <li>(b) the scheme must be of an appropriate scale and in any event not less than 20 hectares in extent;</li> <li>(c) the scheme must provide for the comprehensive development or redevelopment of its area, and must satisfy the concept of an urban village as summarised in paragraphs 13 to 18 above;</li> <li>(d) in the case of a scheme involving redevelopment, that employment opportunities of the site are optimised, taking account of its location, accessibility and the quality and quantity of the employment offered;</li> <li>(e) the scheme must provide for an appropriate balance of uses including an appropriate balance between employment, community facilities and housing at all stages of development;</li> <li>(f) the scheme must be amenable to control not only through the terms of a planning permission and planning obligation, but also by such additional binding arrangements as will secure effective involvement of the developing local community and continuity of control over the quality, balance and phasing of development in accordance with an approved master plan;</li> <li>(g) a proposal for a scheme must include a Transport Impact Appraisal and generated traffic must be satisfactorily accommodated by the surrounding highway network after the provision of any improvements to be funded by the developers;</li> <li>(h) the scheme must comply with Policy BE1 and the other environmental policies in the Plan;</li> <li>(i) the proposed development would not create a risk, based on the current Land Availability Study, that housing development during the Plan period will exceed the Structure Plan requirement nor adversely affect the balance of housing provision in the Borough in respect of its type and location;</li> <li>(j) a scheme within the National Forest must include a level of planting that reflects that location.</li> </ul>	

**POLICY H5:**~~..Continues from page 71~~~~**New Communities : Mixed Developments in Framework of an Urban Village**~~~~In assessing the acceptability of a proposed scheme, the Borough Council will have regard to the existence of any other such proposals and to any other such existing developments.~~**HOUSING DESIGN AND DWELLING EXTENSIONS**

19. This section should be read in conjunction with the design policies in the Built Environment chapter of the plan, together with supplementary planning guidance and documents prepared by both the Borough and County Councils. Those policies and guidance set out the approach the Borough Council wishes to see to design of all types of development, including a new requirement for applicants to set out their approach to design. In particular, factors (a) to (g) and (i) in Policy BE1 are relevant. The policies below reflect specific aspects of housing design. To help achieve high standards of design, new residential development and house extensions should be designed to also reflect the need for adequate space around dwellings, the need to increase densities above the minimum recommended by PPG3, household and community safety and security, privacy of existing and proposed dwellings and adequate natural lighting. Infill development in recent years has led to overall residential densities being increased where, for instance, housing plots have been subdivided. While this often makes more economic use of land, reflecting greater demand for smaller homes and gardens, there are also concerns about infill development causing “town cramming” through adverse effects on neighbouring properties and townscape.
20. Many extensions to residential premises do not need planning permission. They are permitted by virtue of the Town and Country Planning General Permitted Development Order. When planning permission is required, the proposal will be judged against criteria aimed at ensuring that the extension is well designed. The Borough Council will also take into account any Supplementary Planning Guidance or Document it may have published relating to the type of extension proposed or the settlement in which the development will take place.

**POLICY H6 :**

Continues on page 73 &amp; 74..

**Housing Design and Dwelling Extensions**

On all new housing sites, applicants will be required to indicate how they have taken account of the need for good design in their development proposals by means of a Design Statement. For major housing sites the design of development will be aided by briefs prepared by the Borough Council, possibly in conjunction with developers, which will include advice on layout and design, vehicular and pedestrian access, specialised housing needs, density, scale, materials, car parking, landscaping, amenity areas, and phasing. On infill sites within existing settlements with development boundaries, permission will not be granted for development which harms the setting of buildings or the overall street scene, or which has an adverse effect on adjacent properties by virtue of size of dwelling, intrusion on privacy, loss of daylight, bulk, noise, loss of amenity space and vegetation, and intensification of traffic.

**POLICY H6 :**

..Continues from page 72

**Housing Design and Dwelling Extensions**

To encourage the most efficient use of residential land, developers should design schemes where the net residential density is between 30 and 50 dwellings per hectare. The Borough Council will only allow exemptions to this policy on small sites and sites where constraints of site characteristics, their setting and neighbouring properties render a density at such levels unsuitable.

The Borough Council will encourage the design of housing developments to provide safe and secure environments, which offer opportunities for self policing and surveillance, and provide safe and secure public routes which seek to minimise both actual and perceived opportunities for criminal activity on private property.

Where infilling is proposed in the large gardens of houses, development will be permitted provided:

- (a) it would be sensitively integrated into the townscape or landscape and would not involve the loss of or prejudice the future retention of trees on the site; and
- (b) it would not be visually intrusive.

Planning permission for new residential development and house extensions will not be approved:

- (a) unless the design and layout makes provision for outdoor domestic activities to be undertaken in reasonable privacy and commensurate with the utility needs of the type of dwelling and likely household size;
- (b) unless the design and layout provides for adequate freedom from unwarranted intrusion resulting from overlooking between principal windows of dwellings and from the public realm;
- (c) if it results in light to principal windows of existing adjacent dwellings being seriously reduced;
- (d) unless, for extensions to dwellings, there are harmonisation of building materials, integration of design with the existing building and no adverse affects on neighbouring properties or the street scene through overlooking or reduction of daylight or sunlight.

The Borough Council will require all housing sites to be designed to take account of the needs of people with disabilities in accord with the site's characteristics and will negotiate agreements to ensure that at least 10% of houses on sites of 20 houses or more will be constructed to Lifetime Home standards as set out in Supplementary Planning Guidance.

- 21. Maximising the use of land and buildings is important in avoiding the unnecessary development of Greenfield land. It is also important in ensuring that buildings are kept fully operational and in a good state of repair.
- 22. Government guidance requires that land is developed efficiently and that the best use is made of residential land and buildings through increased densities. Inefficient use of land has been defined as a net density of less than 30 dwellings per hectare. Furthermore, government guidance advises local planning authorities to seek greater

density of development in places with good public transport accessibility, such as town, district and local centres or around major modes along good quality public transport corridors.

23. For the purpose of the policy, a development which makes the “best use of land” is one which achieves firstly, a density that is commensurate with the efficient use of land and secondly, a high standard of layout and design which is in keeping with the character of the locality.
24. The Borough Council accepts that there may be instances where development below the minimum densities may still be considered to make best use of the land. This may be, for example where there are particular site constraints or where this character of the locality clearly suggests that a lower density scheme is appropriate. In such circumstances, the applicant will need to demonstrate why the appropriate minimum density cannot be achieved before permission will be granted.

**POLICY H6 :**

..Continues from pages 72 & 73

**Housing Densities**

Development will only be permitted which makes the best use of land and buildings.

In the case of residential developments, the following net densities should be achieved unless such a density would compromise the character of the area or the standard of residential amenity:

- (a) in town centres and near to public transport interchanges in urban areas, a net density of no less than 90 dwellings per hectare,
- (b) elsewhere, a net density of no less than 30 dwellings per hectare.

**HOUSING OUTSIDE DEVELOPMENT BOUNDARIES**

25. Outside the village and town “development boundaries” as defined on Inset Maps a restrictive policy on new residential development will be applied to accord with the Structure Plan and with the environmental policies of the Local Plan.
26. The Borough Council has in the recent past permitted the conversion of existing buildings in the countryside, usually to housing, where that has resulted in a building of significance in the landscape being retained. In dealing with planning applications for the conversion of buildings in the countryside, the Borough Council will rely on Policies BE15 and H7. It has approved in April 1999 Supplementary Planning Guidance entitled “The Conversion of Buildings in the Countryside”, which while partially superseded by the policies referred to above, contains design advice which will continue to be used until such time as the guidance is replaced.

~~**POLICY H7:**~~

~~Continues on page 75..~~

~~**Housing outside Development Boundaries**~~

~~Planning permission will not be granted for new housing development outside the development boundaries of Burton, Uttoxeter and the villages unless one of the criteria set out below is met.~~

**POLICY H7:**

..Continues from page 74

**Housing outside Development Boundaries**

- (a) ~~—The development will meet a recognised local housing need as outlined in paragraphs 26, 31 and 32 and Policies H12 and H13. The development site should be within or adjoining existing villages or smaller settlements and should not conflict with the environmental policies in the Local Plan.~~
- (b) ~~—The Borough Council is satisfied that a dwelling is essential to enable farm or forestry workers to live at or near their place of work, subject to the requirements of policy H14.~~
- (c) ~~—The Borough Council is satisfied there is special justification for a dwelling where it can be shown to be essential to the operational needs of a rural based enterprise for someone to live on the spot rather than in a nearby settlement.~~
- (d) ~~—Where conversions of rural buildings to dwellings are sought the criteria in Policy BE15 will apply.~~

**REPLACEMENT DWELLINGS**

27. Applications for planning permission for replacement dwellings in the countryside will be considered in accordance with the following policy.

**POLICY H8:**

**Replacement Dwellings in the Countryside**

Planning permission for replacement dwellings in the countryside will only be granted where all the following criteria are met:

either

- (a) The existing dwelling is below acceptable living standards as defined by the Housing Act and cannot be made habitable by renovation with an acceptable extension, or the removal of the dwelling would bring about some form of community gain such as improvements to the visibility at road junctions;

or

- (b) The property has been shown to be structurally unsound;

and

- (c) The proposed new dwelling is not significantly larger than that which it replaces;
- (d) The proposed new dwelling is not more intrusive in the landscape than that which it replaces;
- (e) Residential use has not been abandoned.

## EXTENSIONS TO DWELLINGS IN RURAL AREAS

28. The policy below is introduced to reflect concerns about the lack of control which has led to extensions being permitted which by virtue of their size and design have harmed the rural character of the dwelling.

### **POLICY H9 :**

#### **Extensions to Dwellings in Rural Areas**

Outside defined development 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 Policy H6 and Supplementary Planning Guidance are followed and
- buildings for uses ancillary to the dwelling are modest and designed specifically for that purpose.

## EXTENSION OF RESIDENTIAL CURTILAGES IN RURAL AREAS

29. The policy below seeks to ensure control over land use in rural areas by restricting extensions to residential curtilages where these might lead to a change in landscape character.

### **POLICY H10 :**

#### **Extension of Residential Curtilages in Rural Areas**

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

## HOUSING NEEDS

30. One of the principal aims of the Local Plan is to address the difficulties of providing housing for the needs of particular disadvantaged groups. The Borough Council's Housing Strategy identified sharp increases in the number of single person and elderly households, and shortages of specialist accommodation for elderly people and for people with learning difficulties. There is also a lack of low cost housing sites for sale or rent in some areas, especially for those concealed households seeking to enter the housing market for the first time, and shortages of affordable housing in rural settlements. Even in areas where the existing stock is relatively cheap, there are still difficulties for many low-income households seeking to enter the housing market, and there is competition for housing sites from developers seeking to provide higher priced housing. The Borough Council, through its Housing Strategy will encourage a variety of residential developments to meet a range of accommodation, and as a general principle will favour:



- (a) small household accommodation on high density development sites, in or adjacent to town centres or ‘over the shop’.
  - (b) developments which include a mix of tenure, type and size or redress an imbalance of housing provision in a particular area, including a proportion of new provision on large developments consisting of “Lifetime Homes” as required by Policy H6 above.
  - (c) proposals which include or involve accommodation for single young people or which meet the needs of people with learning difficulties, disabilities or needs arising from age or infirmity. Property available to rent will be particularly welcomed.
  - (d) initiatives which involve the development of dwellings for low income groups in joint ventures with building societies, Registered Social Landlords and private developers;
  - (e) provision for gypsies as set out in paragraph 28;
  - (f) provision for key workers.
31. The Borough Council has an enabling role using its housing powers to encourage the types of provision mentioned in paragraph 26. It will also, through its use of planning powers, work to promote and regulate by agreement, especially by means of development briefs and planning obligations under Section 106 of the Town and Country Planning Acts 1990, the provision of housing to meet these special needs.

#### **SPECIAL HOUSING NEEDS: GYPSIES**

32. The Borough Council has, in response to problems with unauthorised sites, initiated a research programme, commencing in February 2005, to identify current needs for gypsies and travellers in East Staffordshire. The Borough Council will support the County Council and neighbouring authorities in background research and the implementation of Structure Plan Policy H12 and will keep under review this special need, especially in relation to the provision in adjoining local authority areas.

#### **POLICY H11 :**

#### **Special Housing Needs : Gypsies**

The Borough Council will use the results of its research into the needs of Gypsies and travellers to promote the development of appropriate caravan sites as required, in accordance with Planning Circular 01/2006. Planning applications for private gypsy and traveller sites will be considered on their merits within the context of the prevailing development control policies and other material considerations arising from the Housing Act 2002.

#### **AFFORDABLE HOUSING**

33. There is a need for affordable housing throughout the Borough, made more acute by the diminution of the rented former Borough Council housing stock. Within Burton, Uttoxeter and the village boundaries shown on Inset Maps, schemes for affordable housing to buy or rent should be aimed at one or more of the groups identified in paragraph 26. Whether rented, owner-occupied or shared ownership dwellings are proposed these should be subject to binding arrangements either for subsequent management by a Registered Social Landlord or to secure continuing occupation by

households whose income is below the threshold of affordability as defined in paragraph 31 or a Housing Needs Survey. Any land outside town and village development boundaries released to meet rural exceptions needs will be regarded as being additional to defined Structure Plan requirements.

34. The Borough Council has begun a thorough review of the affordable housing needs within the Borough. It will, within its Local Development Framework, and as a priority begin early preparation of a Housing Policy and Allocation Development Plan Document. This will be informed by related evidence from working with other authorities within the Northern Housing Market Area, to assess sub regional needs. Furthermore the Borough Council has anticipated the draft methodology set out in the Draft PPS3 to commence an assessment of housing choice and demand in the Borough.
35. For the purposes of the Local Plan, affordable housing shall be defined as “Dwellings for rent, shared ownership accommodation and/or smaller houses for sale at the lower cost end of the market and to serve the needs of those concealed or potential households with an annual gross income too low to allow them to access the owner occupied market or private rented sector without assistance. For the owner occupied market the annual gross income at 2003 levels is £15,000, rising to £25,700 depending on the average cost of housing in particular areas. For the private rented sector the annual gross income at 2003 levels is £11,500, rising to £16,800 in some areas”.
36. The scale of the element of the affordable housing within any scheme is a matter for negotiation. It is recognised that there are wider issues to consider when setting targets for negotiation on affordable housing, including the need for viable developments, the provision of balanced communities, the economies of the scale of support which can be provided by the land itself and the need for subsidy to deliver affordable housing. In situations and areas where the Borough Council judges the inclusion of an element of affordable housing to be necessary, experience indicates that the average negotiable target for affordable housing should be 30% of the overall provision. In setting out the policy a maximum figure is not mentioned but there may be particular locations where it may be appropriate to seek to negotiate a figure above 30%.

**POLICY H12 :**

**Affordable Housing**

Within defined development boundaries on sites with a capacity of 25 or more dwellings, the Borough Council will negotiate for the inclusion of an appropriate element of affordable housing where a need for such housing is shown to exist. Such housing should address any particular needs identified in any adopted Housing Need Survey as may be updated from time to time. Any affordable housing will be subject to binding arrangements to secure its continuing occupation by those who need it.

**HOUSING NEEDS OF RURAL AREAS**

37. Policy H13 below seeks to allow the exceptional release of land for affordable housing within or adjoining rural settlements where there is a local need for affordable housing. In the context of the Policy, the Borough Council considers affordable housing to be as set out in paragraph 31 above, but with the additional consideration that in most rural communities the thresholds for entering the housing market, either owner-occupied or rented, are much higher than in Burton and Uttoxeter. This would in general require that the needs of a wider range of household income levels should be provided for than in the towns. In interpreting this policy the following criteria should be taken into account:

- (a) the policy is designed to tackle specific problems in rural settlements where community balance and long term viability may be threatened by the lack of affordable housing to meet local needs;
- (b) the release of sites under this policy is an exception to normal housing policies and allocations, to meet the needs of rural areas on sites where permission for development would not otherwise be granted. While no specific sites are allocated for affordable housing in the Plan, the Borough Council has embarked on a series of village surveys, designed to demonstrate the needs of individual settlements, and will follow up the surveys where necessary by liaising with local communities and affordable housing providers on identification of appropriate sites. As part of this work the Borough Council will define areas within which needs will be considered local. These could consist of single villages, groups of villages or areas close to towns where rural needs could be met within the town;
- (c) where a small settlement has no village development boundary and few local services, but there is evidence of need, the Borough Council will need to consider whether affordable housing should be provided in that settlement or in an adjacent settlement which has a development boundary, appropriate infrastructure and a wider range of services;
- (d) the researched level of demand for affordable homes will dictate the scale of the development.

It should be emphasised that the basis of Policy H13 is essentially one of permitting very limited exceptions to established policies of restraint.

**POLICY H13 :**

**Affordable Housing in Rural Areas**

In rural areas outside development boundaries defined on Inset maps the Borough Council will exceptionally consider the release of small sites within or on the edge of villages to provide affordable housing where it can be shown there is a local need that would not otherwise be met. Any such housing approved will be made the subject of arrangements to secure its occupation in perpetuity by local people on low incomes.

**FARM DWELLINGS**

- 38. Paragraph 21 and Policy H7 of the Plan indicate that new dwellings in the countryside will be strictly controlled, unless they are essential for the needs of agriculture, forestry, and other rural enterprises. To ensure that agricultural and forestry dwellings are only approved where there is a genuine need, the following policy shall apply:

**POLICY H14 :**

Continues on page 80..

**Farm Dwellings : Assessment of Need**

- (a) ~~For applications for additional dwellings where there is already a dwelling associated with the unit, planning permission will not be granted unless an occupancy restriction is attached to the original dwelling as well as the new dwelling, in order to preserve the existing stock of farm dwellings in the Borough. Either a condition on the permission or a Section 106 Agreement will be used as appropriate.~~

**POLICY H14 :**

..Continues from page 79

**Farm Dwellings : Assessment of Need**

- (b) ~~In assessing planning applications for new dwellings associated with agriculture or forestry, the Borough Council will apply a functional test in all cases to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. In cases where the functional test alone is not conclusive, the Borough Council may also apply a financial test to help assess the land use implications of the site, including taking account of the likelihood of the intentions for the enterprise being carried into effect and the types of dwelling.~~
- (c) ~~The Borough Council will require any new dwelling to be located within or close to the existing farm complex or forestry enterprise unless exceptional circumstances prevail and to be of a size commensurate with the full functional requirements of the enterprise. Any proposal that detrimentally affects the open countryside will be refused.~~

**POLICY H15 :****Farm Dwellings : Occupancy of Conditions**

~~An occupancy condition will not be removed, unless the applicant can demonstrate to the satisfaction of the Local Planning Authority that there is no longer a continuing need for a dwelling for someone solely, mainly, or last working in agriculture or forestry in the area, and that reasonable attempts have been made over a suitable period of time to advertise and sell, rent, or let the property, which reflects its encumbered state with a condition on it.~~

**RESIDENTIAL INSTITUTIONS**

39. The Borough Council recognises the need for businesses providing residential care for people of varying ages, mobility and disability. It also accepts that conversion to this type of use is one means of retaining large buildings, particularly houses that can no longer be used economically for the purpose for which they were built. Too many such changes of use in an area, however, can detrimentally affect the character of that area. This is particularly the case where the initial application is followed by proposals to extend the property to provide additional facilities or accommodation. So the Borough Council can assess whether or not the criteria in Policy H16 can be met, all applicants proposing to change the use of a dwelling in whole or part to an alternative use shall submit as part of the application a reasoned case including:
- (a) a plan showing a safe access to the property and sufficient parking and manoeuvring areas within the curtilage to accommodate the maximum number of vehicles likely to be at the property at any one time.
  - (b) a plan showing how such future extensions as may be necessary or may be proposed can be accommodated on site without detriment to the amenities of adjoining properties or the appearance of the street scene.
  - (c) details of any proposed alterations to the exterior of the property, including advertisements.

**POLICY H16 :**

**Residential Institutions : General Principles**

The Borough Council will grant permission for the change of use of existing buildings to provide residential care where all the following criteria can be met:

- (a) there are adequate outdoor amenity areas for residents;
- (b) parking and manoeuvring facilities in accordance with the Borough Council's standards can be provided together with a safe vehicular access;
- (c) it will not be necessary to extend the building to the detriment of the street scene to make the business viable;
- (d) the use will not detrimentally affect the amenities of the surrounding area through noise, general disturbance and traffic generation;
- (e) the area does not already contain so many buildings put to commercial purposes that the change of use of one more will change the character of the area from being one of primarily private residences to an area where such dwellings are in a minority.

**POLICY H17 :**

**Residential Institutions : Extensions**

Planning permission will be granted for extensions to existing residential homes providing they comply with (a), (b) and (d) of Policy H16, and a requirement that the extension should not be of a size and design to detract from the original building, its setting within its curtilage, or the appearance and character of the surrounding area.

**HOUSES IN MULTIPLE OCCUPATION AND HOSTELS**

40. As part of providing a range of accommodation in the Borough, as outlined in paragraphs 26 and 27 the Borough Council accepts that there is a role for the use of appropriate properties for multiple occupation, or hostels, where this will not harm the amenities of nearby residents or the character of the area.

**POLICY H18 :**

**Houses in Multiple Occupation and Hostels**

Planning permission for changes of use to create shared dwellings, dwellings in multiple occupation or hostels will be granted where all the following criteria are met:

- (a) the location and size of dwelling or hostel and curtilage to be used are suitable for the type and intensity of use proposed without causing harm to the privacy and amenity of local residents or the character of the locality, having regard also to any cumulative effects of similar uses in the area;
- (b) off-street car parking to comply with Policy T10.

## MOBILE HOMES

41. Mobile homes make a valuable contribution towards the housing stock but their siting can often have a detrimental effect on the landscape.

### **POLICY H19 :**

#### **Mobile Homes**

Permission will not normally be granted to use land as sites for mobile homes where it would have a detrimental impact on landscape character. In all parts of the Borough the same criteria as for permanent dwellings will be applied in determining planning applications, with the additional proviso that temporary arrangements while dwellings are being built or renovated will be supported.

## TOWN CENTRES

42. The Borough Council supports the introduction of new house building into town centres and the conversion of upper floors of premises to self-contained flats.

### **POLICY H20:**

#### **Housing in Town Centres**

Planning permission for new house building will normally be given in or near Burton and Uttoxeter Town Centres provided that it does not restrict the operation of an existing commercial activity. Proposals to 'live over the shop' will be similarly encouraged, and in particular where this would result in the re-use of the upper floors as flats and the scheme of conversion accords with the other policies in this Plan the Borough Council will not insist on parking spaces being provided within the curtilage of the property.



## INTRODUCTION

1. PPS6: Town Centres and Retail Developments aims to sustain and enhance the vitality and viability of town centres. The Borough Council supports these aims, and wishes to encourage vibrant town centres, particularly through:
  - increasing the range of attractions;
  - further development of the night-time economy;
  - improving access to the town centre by public transport and for pedestrians and cyclists, as well as motorists;
2. This chapter concentrates on providing policies that will enable the continued success of the Borough's town centres and deals with the actions highlighted above either directly or indirectly in conjunction with policies from other sections of this Plan.
3. Town centres offer accessibility to services and facilities, a major function being retail but other uses such as leisure and employment are also found in town centres making them destinations for a variety of reasons. This wide mix of uses in town centres is what makes them vital and viable. Encouraging uses other than the traditional retail use into the town centre through mixed use schemes will consolidate the position of East Staffordshire's towns, as places to both visit and invest in.
4. Burton upon Trent is the second largest shopping centre in Staffordshire, serving a catchment area which extends into both Derbyshire and Leicestershire. A retail study undertaken by consultants, Chase and Partners, during the summer of 2000 concluded that Burton was 'vital and viable' and considered that Burton's retail provision has improved both quantitatively and qualitatively. The consultant's analysis of future expenditure growth was limited in the case of convenience retailing; it is therefore not considered necessary to allocate additional sites for food retailing. Growth in comparison retailing expenditure was considered to be more substantial. However, new developments at Middleway Park and the former Post Office have taken up the capacity for growth until at least 2006. For this reason no sites have been specifically allocated over and above the current commitments for comparison shopping, except in the case of the site at Wellington Road, Burton upon Trent, reserved specifically for a large retail warehouse selling primarily DIY goods.
5. Uttoxeter, although significantly smaller than Burton, also attracts custom from a wide area and has benefited from the development of two new food stores along Town Meadows Way, both of which provide additional quantitative and qualitative provision, adding to Uttoxeter's overall retail offer.
6. The policies in this section apply the most recent advice from Central Government and implement Structure Plan policies. They indicate the scale and location of new development and propose specific policies for the town centres that aim to enhance their environment.
7. Central Government advises that planning authorities should not seek to restrict competition within the retail sector which may affect the perceived benefits to the general public. However it has said, where large scale retail developments are

proposed, it is appropriate to take account of the effects of other recent and proposed developments and consider their effects upon existing town centres as a whole.

8. Planning Policy Statement 6 (PPS6) states that ‘Local planning Authorities should work in conjunction with stakeholders and the community to assess the need for new floorspace for retail, leisure and other town centre uses taking account of both quantitative and qualitative considerations’. Where such need exists the Local Authority should then adopt the sequential approach to identify suitable sites in accordance with PPS 6 paragraph 2.44. If there is no need for further development then there will be no requirement to identify additional sites. Proposals for new retail developments which are to be sited within the town centre retail boundary will not be required to demonstrate that they satisfy the test of need. The Borough Council recognises that qualitative need, although of less weight than quantitative need, needs to be taken into account and that the needs of retail operators must also be considered.
9. Taking into account this advice and the consultants report, the Borough Council does not consider that there is sufficient need to warrant allocating further sites, beyond existing commitments, for retail use in Burton upon Trent, except in the case of the site at Wellington Road, identified in Policy R2.
10. The following policies and proposals have been drawn up to ensure that both Burton and Uttoxeter have sufficient retail sites allocated to enable them to continue to provide facilities for a wider area than the towns themselves. Two main types of retailing are distinguished: “Convenience goods” which are goods, such as food, newspapers and drinks which tend to be purchased regularly and for which convenience of purchase is important; and “Comparison/Durable goods” which include clothes and electrical equipment, for which the consumer generally expects to invest time and effort into visiting a range of shops before making a choice.

**POLICY R1 :**

**Retail Areas and Town Centres**

To promote the vitality and viability of Burton and Uttoxeter the Borough Council will approve further retail development within the town centre areas defined for Burton and Uttoxeter provided the development is compatible with their function and complies with other policies in this plan. Applications for retail development outside the defined town centre areas on Insets 2 and 15 will not be permitted unless a need can be demonstrated for the proposed development and the criteria below are satisfied:

- (a) as an individual proposal or as a component part of cumulative proposals, the development would not harm the vitality and viability of any other town centre within the anticipated catchment;
- (b) the proposal is sited in a location where car use can be minimised and safe and convenient access by a choice of transport modes can be made with facilities for disabled people, pedestrians and cyclists and is supported by a Travel Plan;
- (c) for a proposal on an edge-of-centre site, it must be demonstrated that no suitable town centre sites are available and options have been considered for incorporation in the town centre by innovative and more flexible design;
- (d) for a proposal on an out-of-centre site, it must be demonstrated that no suitable town centre or edge-of-centre sites are available and options have been considered for incorporation on town or edge-of-centre sites by innovative and more flexible design; or
- (e) all of the criteria of Policy R14 are satisfied.



**POLICY R2:**

**Retail Site at Wellington Road, Burton upon Trent : DIY Goods**

~~The site at Wellington Road, Burton upon Trent identified on Inset No 1 of the proposals map is allocated for a single retail warehouse format store selling primarily DIY goods, of a size not less than 5000 square metres net retail floorspace.~~

11. There are already shopping sites committed by planning consent in Burton which may not be implemented and the Borough Council will wish to reconsider whether such uses remain appropriate if that permission is not implemented.

**POLICY R3:**

**Committed Retail Sites : Renewal of Permission**

~~If any site currently permitted or committed for retail use is not developed within the life of the planning permission, the Local Planning Authority will consider whether such use is still appropriate having regard to prevailing planning policies.~~

**GENERAL POLICIES**

12. The Borough Council is concerned to ensure that the shopping areas in Burton and Uttoxeter town centres remain prosperous. The inset maps define boundaries for the retail areas for the town centres of Burton and Uttoxeter. Within these boundaries there is scope for limited extra provision, especially where proposals will enhance the environment of shopping areas.
13. Most shopping areas within the Borough contain parts which no longer provide a good shopping environment. Where opportunities arise the Borough Council will seek to promote suitable adaptations to these to provide a more pleasant environment for shoppers while retaining the intrinsic character of local shopping areas.
14. It is important that new retail warehouses situated outside the town centre retail areas of Burton and Uttoxeter should not be capable of unrestricted competition with those areas, to the possible detriment of their vitality and viability. The Borough Council will therefore apply Policy R4 so as to ensure that the range of goods sold in such outlets is appropriately limited.

**POLICY R4 :**

**Retail Warehouses outside Town Centres**

Where the Borough Council is minded to approve the development of retail warehouses outside the town centre retail areas of Burton and Uttoxeter it will limit their range of goods to bulky durable goods, carpets, DIY goods, furniture and motor accessories.

15. The Borough Council recognises that a wide variety of uses may be appropriate for redevelopment sites both within and close to the designated retail areas of Burton and Uttoxeter depending on the circumstances prevailing at the time the site is released. These could include commercial, leisure, industrial and residential uses, but it is

important that whatever use is proposed it does not adversely affect the operation of the retail area by, for example, increasing the pressure on public car parking.

**POLICY R5:**

**Retail Areas for Burton upon Trent and Uttoxeter Town Centres**

~~Where the redevelopment of sites close to the designated retail areas of Burton and Uttoxeter, as defined on Insets 2 and 15, are proposed, the Borough Council will not permit proposals which would adversely affect the viability and vitality of the town centre. Where development proposals are acceptable, the Borough Council will prepare a development brief to inform the scheme. Where proposals for development in Burton and Uttoxeter are likely to lead to an increase in number of trips into the town centres, the Borough Council will negotiate a commuted sum payment where appropriate. This payment will be used to meet the objectives of the Local Transport Plan and the Burton Urban Area Transport Management Study by contributing to the provision of pedestrian, cycling or public transport facilities, with the appropriate provision being made at the earliest opportunity.~~

16. The Borough Council supports the use of upper floors in town centres for a variety of social and environmental reasons. It proposes within its housing policies to support the introduction of residential uses. Most commercial or leisure uses could be equally appropriate.

**POLICY R6:**

**Vacant Space in Upper Storeys in Town Centres**

~~The Borough Council will grant permission for applications for the beneficial use of vacant or under-utilised space in the upper storeys of buildings in town centres where this is consistent with the other policies in the Plan.~~

17. The Borough Council recognises that there are retail uses which have large floorspace requirements which cannot readily be accommodated in, or adjoining town centres.

**POLICY R7 :**

**Car and Caravan Showrooms and Tyre and Exhaust Centres**

New car or caravan showrooms and sales areas, and tyre, battery or exhaust centres will be permitted outside defined shopping centres on main road locations with good access and adequate car parking, providing that they lie within defined development boundaries and the proposal results in a minimal loss of industrial land and has an acceptable environmental impact. In general, such uses will not be allowed to convert to convenience retailing.

18. Within the central areas of Burton and Uttoxeter the Borough Council will support proposals which will secure the implementation of policies in the other chapters of this Plan.

## BURTON UPON TRENT CENTRAL AREA

19. The Borough Council wishes to maintain the vitality and viability of that part of the Burton Central area where shopping activity predominates. The use of premises for purposes other than as shops, such as banks, building societies and hot-food takeaways can also provide convenient services in this central location, but it is important to prevent any particular frontage or location becoming so dominated by such uses as to change or endanger the essential retail character of the area and reduce its overall attractiveness to shoppers. The Town and Country Planning (Use Classes) Order 1987 defines various classes of use of buildings, the most important of which in the present context are Class A1 – Shops, Class A2 – Financial and Professional Services, and Class A3 – Food and Drink. The purpose of Policy R8 is to impose control over the change of use of ground-floor premises away from shop use and to specify the principle which the Borough Council will apply in considering proposals for such change.

### **POLICY R8 :**

#### **Burton upon Trent Town Centre : Primary Shopping Area**

Within the designated retail area for Burton Town Centre the Local Plan defines a smaller primary shopping area. Within this area permission will not be given for the change of use of ground floor premises from use within Class A1 (Shops) if the proposed use would in itself or as a precedent damage or endanger the retail character of the area.

- 19A. The Riverside Centre is no longer in a primary shopping area, and may therefore have potential for more specialised shopping for leisure and restaurant uses. While the buildings are relatively modern it may be equally appropriate to consider redevelopment of the area. If this option arises the Borough Council would wish to see the incorporation of land to the rear of the shopping centre which is largely unused. The Borough Council would wish to see land in its ownership at Hay Wharf incorporated within any comprehensive scheme for mixed use.

### **POLICY R9 :**

#### **Riverside Centre, Burton upon Trent**

Within the area defined on Inset Map 2 as the Riverside Centre, the Borough Council will permit changes of use from shopping in existing buildings to other uses, such as leisure and restaurant uses. The Borough Council will permit comprehensive redevelopment of the area for retail, commercial, office, leisure, hotel and residential uses. Any redevelopment scheme must reflect the sensitive location of the site in relation to the primary road network, the Conservation Area and the leisure potential of the Washlands.

## UTTOXETER

20. Uttoxeter, the second largest settlement in the Borough, is a typical market town which has traditionally served as the centre for a wide area of countryside. The Borough Council wishes to ensure that the town will prosper, and in order to achieve this objective it is vital to sustain and enhance the vitality and viability of the centre. Greater mobility, changing shopping patterns, the possible relocation of the Cattle market, and the construction of Uttoxeter bypass are all factors indicating a period of change for the town centre. The Cattle Market site has been allocated for housing but this might not preclude mixed use including retail development, which is sensitive to the grain of the

town centre. The following policies recognise these likely changes and the various opportunities for enhancing the centre which arise as a result.

**POLICY R10:**

**Redevelopment of Cattle Market Site, Uttoxeter**

~~A mixed use development in Uttoxeter would be appropriate on the “Cattle Market” including an element of retail, providing development is able to comply with Policies NE2, BE1, BE5, H1, R5, R12, T2, T7 and T9.~~

21. The Borough Council’s first preference for a new site for the Livestock market is an area to the west of Derby Road, but it will consider as alternatives the merits of any other sites. Any such site including the area to the west of Derby Road must fulfil the criteria in Policy R11.

**POLICY R11 :**

**Relocation of Uttoxeter Livestock Market**

The Borough Council will support the relocation of Uttoxeter Livestock Market if an appropriate site becomes available and the owners wish to move it, and if the site is:

- (a) well located to the town centre of Uttoxeter;
- (b) well located to the strategic road network;
- (c) able to accommodate the special access and layout requirements of a livestock market;
- (d) capable of being well served by public transport;
- (e) adequately screened and has regard to the character and amenity of its surroundings;
- (f) able to comply with policies NE2, NE19, NE25, NE29, T1 and T6 of the Local Plan.

**POLICY R12:**

**Uttoxeter Town Centre : Improvement of Service Access**

~~The Borough Council will require applications for new development within the Town Centre Retailing Area of Uttoxeter to include provisions, where practicable, to improve service access.~~

**TUTBURY**

22. The completion of the Tutbury Bypass allows new opportunities for the improvement of the centre of Tutbury. The following policy recognises this and provides a framework for ensuring that any change does not have adverse effects on the environment or on existing facilities.

**POLICY R13 :**

**Tutbury : Retail Growth**

The Borough Council recognises the importance of Tutbury as a tourist centre, and will approve proposals for the limited growth of retailing within High Street, subject to:

- (a) Compliance with car parking standards;
- (b) Compliance with conservation and environmental policies.

**OTHER AREAS**

23. There will always be a need for local shopping facilities and some areas which have seen new development over the last 10 years or are likely to experience it before 2011 will benefit from new or consolidated shopping provision.

**POLICY R14 :**

**Local Convenience Shopping**

The Borough Council will approve the consolidation or provision of local convenience shopping in existing, or proposed, residential areas provided the scale of provision is to meet local needs only, and the environmental requirements of the Local Plan are met, and the sites are readily accessible on foot or by bicycle.

24. Village shops are seen as having an important social and economic role in rural life and as such should be protected. Where settlements lack such facilities the Borough Council will consider applications for shops ancillary to another use such as farms, petrol stations or pubs.

**POLICY R15 :**

**Shops Ancillary to Other Uses**

Shops ancillary to other uses such as those found attached to farms, petrol stations and pubs will be permitted where the development is suitable in type and scale and does not harm the vitality and viability of existing facilities in nearby villages. The Borough Council will not approve applications for the conversion of rural shops to other uses where they provide a vital, well supported service to the local community.

**QUASI RETAIL USES**

25. Not all uses found within shopping areas fall within Class A1 of the Use Classes Order and within established shopping areas. A2 Uses (Financial and Professional Services) and A3 Uses (Food and Drink) may be acceptable subject to compliance with other policies and development control standards in this plan. Outside recognised shopping areas, however, such uses, together with all other quasi retail uses, will only be acceptable if they do not cause detriment to the surrounding area or conflict with other policies in the Plan.

**POLICY R16 :**

**Quasi-Retail Uses**

The Borough Council will approve applications for Class A2 and A3 uses and quasi retail uses in locations away from shopping centres only where all the following criteria can be met:

- (a) there will be no detriment to the amenities of residents in the surrounding areas through noise or general disturbance or to highway safety on adjoining roads;
- (b) the use is compatible with any adjoining non residential land uses;
- (c) the appearance and character of a Conservation Area or listed building will not suffer.



## INTRODUCTION

1. The improvements to the road network in Burton and Uttoxeter that have taken place over the last plan period were identified as being necessary in transportation plans approved by the County Council in the 1980's. Since then the publication of the White Paper 'A New Deal for Transport: Better for Everyone', in July 1998 and the issue of transport and its provision has been widely publicised. Central Government now requires all Local Highway Authorities to prepare a Local Transport Plan (LTP) through which integrated transport policy can be implemented at the local level. The County Council, together with the backing and assistance of all the districts, has produced a LTP for the County. This comprehensive document is made up of four parts:
  - Themes and Objectives
  - Area Strategies
  - Plan Delivery
  - Targets
2. The LTP, Structure Plan and Regional Transport Strategy, form a hierarchical approach to ensure the delivery of the key objectives of integrated transport provision not just throughout the County but as part of the National Strategy. The Local Transport Plan (LTP) sets out the County Council's proposals for delivering the co-ordination and improvement of all forms of transport together with proposals for investment and implementation of specific measures over the five-year period 2001 to 2006. Within East Staffordshire three Area Strategies have been prepared or are in preparation, for the Burton upon Trent and Swadlincote Area (prepared jointly with Derbyshire authorities), for Uttoxeter and for the surrounding rural areas of the Borough. Countywide rural transport policy is set out in a daughter document to the LTP entitled 'Transport in Staffordshire: A Policy Framework for the Countryside'.
3. Transportation issues throughout the Borough vary considerably. In Burton, for example, congestion during peak periods, and on street parking in areas of terraced housing are particular problems, whilst in rural areas, infrequent public transport tends to lead to dependence on the private car. The LTP and Local Plan seek, where possible, to redress these issues.
4. The Borough Council wishes:
  - (a) To provide the opportunity for all people living and working in the Borough, regardless of age or disability, to move freely around the area without having to depend on the private car;
  - (b) To provide effective public transport for journeys within, and in and out of the Borough particularly to the centres of Burton and Uttoxeter;
  - (c) To minimise, wherever possible, the detrimental effects of all forms of transport on the environment of the Borough, and to reduce the need to travel, especially by car;

- (d) To maximise the potential of the transportation network to serve employment generating development;
  - (e) To promote strategies for increasing other modes of travel such as bus, rail, cycling and walking in preference to the private car;
  - (f) To introduce a regime of demand management to control the level and pattern of traffic flow;
  - (g) To continue to investigate the role traffic management can play in establishing clear priorities for access by different means of travel, to complement the locational policies in this Plan, and enhance the role of public transport within the Borough.
5. The Borough Council wishes to use both public and private finance to maximise environmental and highway gains for the Borough.
  6. Responsibility for highway matters is shared between
    - The Highways Agency which is responsible for the management and maintenance of the trunk road network and the delivery of the Secretary of State for Environment, Transport and the Region’s programme of trunk road improvement schemes;
    - Government Office for the West Midlands which controls trunk road strategy and funding support for other major schemes;
    - Staffordshire County Council, the Highway Authority, responsible for all other roads.
  7. The context for the transportation policies in the Local Plan is provided by the Staffordshire and Stoke on Trent Structure Plan 1996-2011 and the County Council’s Local Transport Plan.
  8. In addition, the Borough Council wish to explore, with adjacent partnering Local Authorities and regional agencies, the potential for a sub regional strategy to address mutual economic, social and cultural opportunities within this area. Part of a comprehensive plan may entail infrastructure links between the authorities.
  9. New development should be located in areas that are sustainable i.e. in locations that help to reduce the need to travel, reduce the length of journeys and make it easier and safer for people to access jobs, shopping, leisure facilities and services by public transport, walking and cycling. If a development proposed is likely to cause a traffic problem, it should either be resisted or the cost of solving the problem should be met by the developer. Public funds for highway improvements are limited and will not be diverted to pay for road improvements made necessary by private development. The Borough Council will seek to secure, through legal agreement, any highway improvements arising as a result of that development. Where highway improvements may not be seen as the most appropriate solution the Borough Council may seek a contribution towards the provision of public transport, walking or cycling facilities or may require the occupier of any new development to prepare and implement a ‘Green Transport Plan’.
  10. Development proposals likely to have a material impact on the safety or free flow of traffic on the highway network will be required to submit a transport assessment. With regard to the trunk road network such an assessment shall meet the requirements of the Highways Agency as set out in PPG 13 and ‘A New Deal for Trunk Roads in England’, and shall identify any mitigation works to be funded by the developer. New accesses



onto trunk roads will be restricted in accordance with PPG 13. Applications for planning permission that would result in a detrimental impact on the safety or free flow of traffic on the trunk road network will be refused in accordance with Policy T2. The cumulative effect of other permitted, proposed or allocated sites or infrastructure should be considered.

**POLICY T1 :**

**Transport : General Principles for New Development**

The Borough Council will not permit development where it would unacceptably harm the safety and efficient use of the highways network, or compromise the implementation of the Local Transport Plan Area Strategies. Prior to new developments being permitted where development proposals would have a significant impact on the highway network but are otherwise acceptable, a condition will be made that no development shall be occupied or brought into use until highway works have been carried out. The Borough Council will also seek to secure agreement with the applicants to provide undertakings to:

- (a) make an appropriate contribution towards the cost of any necessary highway improvements;
- (b) provide a contribution towards the provision of public transport services and facilities, walking and cycling facilities arising as a result of the development, with the extent of what is required related in scale and kind to the development concerned;
- (c) prepare and implement a 'Green Transport Plan' encouraging alternative forms of transport from the private car.

- 11. The Borough Council is also anxious to support the function of the Trunk Roads traversing East Staffordshire.
- 12. The Borough Council will encourage heavy goods and other large commercial vehicles to use a network of primary and trunk routes, and will support the County Council in the imposition of traffic regulations to control this.

**POLICY T2 :**

**Transport : Strategic Highway Network**

Planning permission will not be granted for a development which by reason of its traffic generation or otherwise would have a significant adverse effect on the safe and expeditious movement of long-distance through traffic on the Trunk Road network.

- 13. The A38 is operating at above capacity on several sections. This situation is expected to worsen due to predicted traffic growth and also a number of committed developments. A study to examine how to accommodate the expected levels of growth has recommended a number of initiatives. The following policy indicates how the resultant strategy will be implemented through the development control process. The Borough Council awaits the Government's conclusions on the recommendation of the West Midlands to East Midlands Multi-Modal Study and the impact on the A38 and will take further action through its Local Development Framework.

**POLICY T3 :****Development Proposal Impacting on the A38**

In considering the development proposals which will have an impact on traffic flows on the A38 the planning authority will have regard to the provisions of the A38 Strategy and recommendations of the West Midlands to East Midlands Multi Modal Strategy. In particular, the authority will seek:

- (a) to reserve land within developments directly adjacent to the A38 for carriageway widening or junction improvements;
- (b) contributions towards improvements to the A38 from developers which will have impact on traffic flows on the A38;
- (c) to reduce any impact on the A38 by requiring developers to implement and monitor effective Green transport plans;
- (d) to encourage mixed-use development in the vicinity of the A38 to reduce the need to use the A38.

14. If necessary, and where appropriate, the Borough Council will exercise its compulsory purchase powers under the relevant Acts to achieve required highway improvements where it can be demonstrated that there will be significant public benefit in so doing.

**TRAFFIC MANAGEMENT**

15. Unnecessary traffic in housing areas and heavy commercial vehicles on all roads can give rise to problems of noise, pollution, visual intrusion and safety, and community severance, and discourage cycling and walking. At the same time, lorries play an indispensable role in servicing our towns and cities, distributing goods to every strand of our urban fabric. Traffic management measures can assist in reducing environmental pressures either by removing traffic completely or restricting access for certain vehicles. The Borough Council, in association with the County Highway Authority, will promote traffic management schemes in areas where existing traffic is detrimental to safety and the environment, to facilitate the more efficient use of the highway network, and to reduce accidents. It will support the introduction of heavy commercial vehicle (i.e. vehicles over 7.5 tonnes maximum laden weight) bans on through traffic in the following areas, amongst others, where a detailed examination by the Highway Authority has shown this to be justified:

- (a) Residential parts of Burton and other areas of Burton excluding the A511, A444, A5121, Derby Street and Wellington Street/Road;
- (b) Areas bounded by the A515, A50 and A38;
- (c) Stubby Lane, Draycott;
- (d) Uttoxeter Central Area;
- (e) Tutbury Central Area;
- (f) Rural 'C' Roads and Unclassified Roads.

Improvements can also be gained through the introduction of urban traffic control systems, car parking information and management facilities, and traffic calming projects.

16. A ban on delivery vehicles between 10.00 am and 4.00 pm in that section of High Street between Worthington Way and New Street, and that part of Station Street, between Worthington Way and High Street Burton upon Trent has been successfully implemented and the Borough Council will support such action by the County Council in High Street Uttoxeter and the Market Place in Uttoxeter. The Borough Council will consider the installation of rising bollards to increase the effectiveness of these restrictions.
17. The Burton Urban Area Transport Management Study identifies the key problems with regard to all modes of transport in the area and outlines a strategy for addressing them. In determining new applications, regard should be had to the aims of the study to ensure these objectives are met.

**POLICY T4 :**

**Traffic Management : Burton Urban Area Transport Management Study**

The Borough Council will have regard to the aims of the Burton Urban Area Transport Management Study when assessing planning applications that may have a significant impact on the transportation network around Burton. Contributions towards mitigating any such impact will be negotiated where necessary.

18. In order to achieve the aims of the Burton Urban Area Transport Management Study the Borough Council will negotiate a commuted sum payment where necessary in order to ensure that the achievement of those aims is not impeded by the impact of development. The payment will be used to meet the objectives of the Local Transport Plan, Transport in Staffordshire: a Policy Framework for Parking, and the Burton Urban Area Transport Management Study by contributing as appropriate in each case to the provision of pedestrian, cycling or public transport facilities, traffic management measures and urban traffic control with appropriate provision being made at the earliest opportunity.

**POLICY T5 :**

**Traffic Management : Restrictions on Movement of Heavy Commercial Vehicles**

The Borough Council will not approve applications for development which would cause a high level of heavy commercial vehicle movements in the areas listed in paragraph 15 of this chapter.

**PEDESTRIANISATION**

19. A degree of pedestrianisation has been achieved in the centre of Burton upon Trent with schemes on Station Street and in the Market Place as well as the enhancement of New Street as part of the upgrading of the bus interchange facility. The completion of the principal highway network now allows for further pedestrianisation works to take place. New areas suitable for pedestrianisation will be considered by the Borough Council as part of the Burton and Swadlincote Area Strategy set out in the LTP. Any further pedestrianisation proposed would be funded through bidding for funding associated with the LTP or by negotiation with the private sector.
20. In Uttoxeter, the completion of the town centre bypass has relieved the traffic in the town centre itself and especially along High Street which now has pedestrian priority and is the subject of an enhancement scheme. The Borough Council will encourage the Highway Authority to introduce pedestrianisation schemes and repave parts of Market

Street and Church Street, with associated improvements to Balance Street and other parts of the High Street and Church Street. In addition the Highway Authority will be requested to encourage rear servicing provision.

**PARKING**

- 21. According to PPG 13, the availability of car parking has a major influence on the means of transport people choose for their journeys. The Borough Council will therefore encourage use of more sustainable modes of transport by imposing maximum car parking levels for proposed developments. In setting maximum parking levels the Borough Council will have regard to any agreement reached by Authorities throughout the West Midlands Local Government Association in order to maintain competitiveness between centres.
- 22. The parking standards set out as Supplementary Planning Guidance accompanying this Plan have been adopted to ensure that car parking space within development sites is restricted, taking account of the availability and accessibility of other means of transport, the traffic conditions in the locality, and the site’s proximity to services. Development likely to generate significant traffic should, where possible, be located in the town centre. By locating all major traffic generators within urban areas the choice of means of transport is greater thereby reducing the reliance on the private car and the need for the provision of large parking areas. Furthermore, town centres tend to be a focus for improvements in driver aids such as prominent car park signing and driver information systems. The Borough Council does not wish to see over-provision of on-site parking as this could detract from the strategic aims of the Plan and cause environmental harm. The shared use of parking areas will be encouraged where different uses mean the demand for space does not coincide.
- 23. It will be necessary within most sites to provide operational space for the loading and unloading of vehicles, plus adequate space for the manoeuvring of service and delivery vehicles within the site. Planning Control staff in the Development and Regeneration Directorate will be pleased to discuss individual cases before planning applications are submitted but will seek to ensure there is sufficient practical space available within a site to cater for the number and size of vehicles likely to be there at any one time.

<p><b>POLICY T6 :</b>  <b>Parking Areas : Design</b></p>
<p>The design and layout of parking areas should consider the following factors:</p> <ul style="list-style-type: none"> <li>(a) Parking layout</li> <li>(b) Access</li> <li>(c) Adequate provision of spaces for disabled users</li> <li>(d) Minimising the visual impact on the area</li> <li>(e) Appropriate landscaping on larger parking areas</li> <li>(f) The safety of users</li> <li>(g) The security of vehicles, in accordance with the principles of the Police ‘Secured Car Parks’ scheme</li> <li>(h) Multi storey or underground car park design should follow the architectural style of the development for which they are built to serve</li> <li>(i) The location of overnight lorry parks away from residential areas</li> <li>(j) Lighting</li> </ul>

24. Current Government policy on the provision of car parking is to ensure there is adequate parking provision to meet demand whilst implementing traffic reduction policies. Other policies in this Plan have sought to locate development in areas already well served by public transport and close to existing facilities. This approach is intended to promote more sustainable transport choices and thereby reduce the wasteful and costly use of land simply for parking. The following policy outlines the approach taken when applying the maximum standards the Borough Council will adopt as Supplementary Planning Guidance. Planning Policy Guidance note 13 outlines maximum standards the Government thinks appropriate for specific development types with a starting threshold varying between 1000m<sup>2</sup> and 2500m<sup>2</sup>. Operational minimum and non-operational maximum standards are set out in Supplementary Planning Guidance adopted by this Borough Council.

**POLICY T7 :**

**Parking : Standards**

Developers should not propose more than the non-operational standards unless exceptional circumstances can be demonstrated. The need for and amount of non-operational parking will be assessed according to individual circumstances, and will be negotiated having regard to:

- (a) reducing overall, the demand for travel by private car;
- (b) encouraging the shared use of parking areas where appropriate;
- (c) the existing and potential availability and accessibility of means of travel other than the private car;
- (d) existing traffic conditions in the locality and the implications for road safety and traffic management;
- (e) the proximity and range of local services;
- (f) the provision of convenient cycle parking.

25. The parking of lorries and heavy commercial vehicles within residential areas is not acceptable from either an environmental or road safety point of view, and the Borough Council will continue to monitor the demand for lorry and coach parks in Burton and Uttoxeter and, if necessary, will support the private sector provision of overnight parking facilities for lorries, with associated facilities.

**PUBLIC TRANSPORT**

26. Public transport in East Staffordshire plays an important part in providing travel opportunities for non-car users to access employment, education and other activities. The de-regulation of bus services and the privatisation of the railways has led to the development of a partnership approach between operators and the County and Local Councils. The Local Transport Plan outlines the approach taken by the County in forming partnerships with private sector companies and local Councils to secure improved services in terms of time, location and quality. East Staffordshire and the County are already members of a partnership with Arriva, the bus company who run services within the Burton/Swadlincote urban and inter-urban area.
27. The Borough Council will assist in meeting the aims and objectives of the Local Transport Plan wherever possible and support the proposals of the daughter document, 'Transport in Staffordshire: A Passenger Transport Strategy'. Where appropriate the Borough Council will support the objectives of the Local Transport Plan by requiring

developers to contribute to the provision of services and facilities that proposed development might require.

28. The enhancement of New Street and provision of improved bus interchange facilities in Burton is complete and the bus station in Uttoxeter has been rebuilt. Further improvements to the bus/rail interchange are proposed in the LTP and the Borough Council will assist in the identification of new routes. The aim of other policies in this plan is to locate new housing estates or major employment and leisure uses within or adjacent to existing urban areas and, where possible, close to major public transport nodes.
29. The Borough Council considers rail to have an important role to play in the movement of both goods and passengers, and will, through the Local Transport Plan, encourage the appropriate Authorities and Companies to retain Tutbury station, re-open the Walton/Barton station, re-open the Burton to Leicester railway line to passenger traffic, to be known as the National Forest Line, improve the park and ride facilities at Burton station and access to Uttoxeter station and improve train links with Lichfield. Rail links to proposed employment sites South of Branston and Barton Business Park are encouraged.

**POLICY T8 :**

**Public Transport**

The Borough Council will seek to progress the aims and objectives of the Local Transport Plan and its daughter document 'Transport in Staffordshire: a Passenger Transport Strategy' by supporting the formation of Partnerships with bus and train operators to promote efficient and more attractive bus and rail services, including the establishment of bus priority lanes and links between transport interchanges.

**CYCLING**

30. Cycling has the potential to replace many short car journeys and to form part of longer journeys using public transport and is one of the alternatives to the private car the Government are encouraging through the Transport White Paper. The Borough Council will seek the improvement of facilities for cyclists through the development control process by ensuring that on major new development sites such provision is secured. It will also consider making its own proposals for traffic management measures in urban areas and parking facilities for cyclists.

~~**POLICY T9:**~~

~~**Cycling**~~

~~The Borough Council will seek to secure improvements to cycle facilities within major development sites for housing, employment and in town centres, and, where appropriate, will seek to ensure that such facilities link to major transport nodes. The Borough Council will ensure that proposals make provision for:~~

- ~~(a) Off road routes for cyclists between the development site and, where appropriate, town centres, schools, public transport facilities and other key facilities;~~
- ~~(b) Parking and changing facilities for cyclists;~~
- ~~(c) Traffic management measures to improve the safety of cyclists.~~

**POLICY T10:**

**Strategic Cycle Network**

~~The Borough Council will seek to enhance the provision of facilities for cyclists along the strategic cycle network shown on the Inset Maps 1 and 2. These insets define a strategic network which is largely along existing roads. Measures which may be used to enhance this network include: cycle lanes, definition signs, crossing safety measures, cycle tracks alongside roads, and shared use of selected footways. The strategic cycling network is intended to indicate a priority for investment during the Plan period. Investment may be made on local routes and links to the Strategic Cycle Network where opportunities and resources arise. In particular traffic calming measures will assist cyclists in journeys throughout the plan area.~~

**FOOTPATHS**

31. Almost all journeys contain an element of walking. The Borough Council wishes to encourage more people to walk to their local services and facilities instead of using the private car. When determining applications the Borough Council will consider the existing network of routes and ensure these are safeguarded. The continuity and enhancement of this network is important and it is vital that sections are not lost to development. Both the County and the Borough Council have walking strategies. The County Council outline their strategy in a document entitled ‘Transport in Staffordshire – A Policy Framework for Walking’. The key areas considered are:
- Crossing Points
  - Safety
  - Crime and the fear of Crime
  - The development of areas where pedestrians and cyclists have priority
  - Footway maintenance and design
32. The Borough Council’s Strategy supports these aims. The Community Plan 2000 listed as a target under Priority 1 the identification and implementation of the ‘safer routes to schools’ scheme with 12 schools in the Borough by 2003.

**POLICY T11:**

**Footpaths**

~~Applications for new development should take into account the objectives of the Local Transport Plan and the Borough Council’s Walking Strategy. New developments should actively promote well designed, safe and direct pedestrian access to local shops and facilities where applicable to encourage walking as a means of access.~~

**ACCESS ROADS**

33. Advice on the design of residential roads is contained in Design Bulletin 32 published in 1992. In 1998, Places Streets and Movement: a Companion Guide to Design Bulletin 32 (Residential Roads and Footpaths) was published by the DETR in an attempt to show how these considerations can provide sustainable well designed areas in which to live.

Staffordshire County Council, in association with Districts including East Staffordshire Borough Council, have produced a design guide, adopted as supplementary planning guidance in 2000, which splits residential roads into two categories: Higher Order Roads (HORs) and Lower Order Roads (LORs). Vehicle movement on HORs should be a priority though they should still make provision for pedestrians and cyclists. LORs, in relation to housing estates, can be defined as those roads where people actually live so the priority should be towards environmental quality and the safety of pedestrians and cyclists. This can best be achieved directly through the design of residential areas, using the layout as a way of reducing the design speed and therefore making drivers aware that the pedestrian has priority. Landscaping should be an integral part of the design of roads and the Borough Council will welcome schemes where the road contributes to the setting of the properties it serves, through a careful choice of route and materials.

**POLICY T12 :**

**Priority for Pedestrians and Cyclists in New Development**

~~Access to new developments should provide a choice of means of transport and the design should clearly give priority to pedestrians and cyclists. The Borough Council wish to see:~~

- ~~(a) Priority given to pedestrians and cyclists~~
- ~~(b) Design speeds of 20mph in residential areas~~
- ~~(c) Adequate provision of cycle and pedestrian routes to services and facilities~~

34. Tatenhill Airfield is an established aerodrome in the Borough. The Borough Council acknowledges that aviation contributes to national, regional and local economies and a number of aviation related industries and facilities established on Tatenhill are important in this context especially for recreational flying. The development of new and replacement airport facilities are in principle acceptable, but since these could have an adverse impact on the surrounding environment, landscape and local settlements Policy T13 will apply. In addition the Borough Council will prepare a Supplementary Planning Document for the Duchy Estate as set out in Policy E20 which will consider the role of the Airfield.

**POLICY T13 :**

**Tatenhill Airfield**

Proposals for the use of Tatenhill Airfield and the development of new facilities for private business and recreational flying will be assessed in terms of:

- (a) the impact upon the surrounding environment, landscape and local settlements;
- (b) the economic and employment advantages;
- (c) access from the main population and employment centre in the Borough and neighbouring areas;
- (d) the existence of suitably located alternative flying facilities.





## INTRODUCTION

1. This chapter sets out the policy for protection of sports pitches, allotments and other open spaces and for provision of new play and other amenity open space in relation to new developments. Of particular importance is a new approach to the provision of public open spaces – in line with Planning Policy Guidance note 17 in order that deficiencies in the accessibility and quality of open space in the Borough can be addressed. The importance of Uttoxeter Racecourse in the national framework of racecourse provision is also recognised.
2. The Borough Council has been involved in the development and adoption of the Central Rivers Strategy, which covers 6,000 hectares of land in the Trent and Tame valleys between Burton upon Trent and Tamworth, focussed on the river corridors. Policies reflect the contribution the planning process can make to implementation of the strategy, including the restoration of former gravel extraction areas and the development of Branston Water Park. A similar policy reflecting the restoration in the Dove and Tean valleys near Uttoxeter is included.
3. The issues of informal recreation in the countryside, changes to the law on access to open countryside, The National Forest and Burton Urban Forestry Strategy, and the impact of development on and improvements to the public right of way network are all addressed. Finally a section on community facilities, community centres and village halls covers the questions of community infrastructure through planning obligations and the provision of new or extended community centres and village halls.

## GENERAL APPROACH TO OPEN SPACE AND SPORTS PROVISION

4. There will be a general presumption in the Plan to maintain all existing leisure facilities in both public and private sectors, and to safeguard or enhance access to them. Adequate and appropriate provision for leisure must be made available in relation to all new housing developments. The Borough's Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facility Strategy identify parts of the Borough that are deficient in provision of public open space.
5. In terms of Greenspace (Parks, Play Areas, Nature Reserves etc) the detailed basis on which applications will be assessed is set out in the Greenspace Supplementary Planning Guidance. In terms of outdoor and indoor sports provision, applications will be assessed against the requirements of the Playing Pitch Strategy and the Indoor Sports Facility Strategy respectively.
6. The Greenspace Supplementary Planning Guidance sets out a local hierarchy of provision of different types of greenspace. It also identifies that the accessibility and quality of greenspaces are the key determinants in whether residents are adequately served by provision at the different levels of the hierarchy. Local standards for accessibility and quality are set out – against which the need for new developments to contribute to greenspace provision will be assessed, in terms of their location relative to existing provision.
7. In a period of limited financial resources and growing demand, it is essential that all existing facilities, where possible, be preserved to maintain a satisfactory level of leisure

provision. However, it is accepted that in some areas, or sports, the same level of need for an existing leisure facility may no longer exist. This policy is designed to prevent the loss of leisure facilities, but also to ensure that where loss is unavoidable, appropriate alternative provision is made.

**POLICY L1 :**

**Loss of Sports Pitches and Ancillary Facilities**

Applications which propose the loss of existing sports pitches, facilities for sport, ancillary facilities for non-sport/leisure purposes and greenspaces used for informal recreation will be assessed against the Borough Council's Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facilities Strategy, and the criteria in the Greenspace Supplementary Planning Guidance.

If an application will result in a reduction in supply of facilities where a current or predicted future demand exists for those facilities, consent will be refused unless a suitable replacement is provided which is equivalent or better in terms of accessibility, size, usefulness, attractiveness and quality and capable of being maintained adequately through management and maintenance agreements.

**LANDSCAPING, OPEN SPACE AND NEW DEVELOPMENTS**

8. It is the Borough Council's policy to ensure that all developments include high quality landscaping. This can make a valuable contribution to the quality of life in the Borough and can produce significant and cost-effective results in terms of the appearance and maturity of new developments.
9. However, where developments include landscaped areas that are not within individual ownerships including land such as roadways or emergency access routes, these areas will be expected to become the responsibility of a residents management company or be subject to some other agreed arrangement that safeguards the future maintenance of such areas and will not normally be adopted by the Borough Council. Further details are set out in the Greenspace Supplementary Planning Guidance.
10. A well designed scheme for landscaped areas and recreational greenspace must be an integral part of the development and potential developers are urged to seek the professional services of a Landscape Architect at an early stage in the design process in order to properly incorporate landscaped areas within the scheme and not treat it as an afterthought or something to do with residual pieces of land.
11. The integration of architectural form in new developments with surrounding hard and soft landscaping will critically impact on the overall quality of the development. Hence a detailed landscaping scheme should be submitted for any development of more than 10 dwellings, landscaped areas and any greenspaces required in association with a development must be submitted with any detailed planning application.
12. In housing developments, attention should be given to the landscaping of individual house plots as well as larger open areas. This treatment can be as important as the landscaping of larger open areas and contributes much to the quality of the new development.
13. Greenspace Supplementary Planning Guidance sets out detailed standards for Equipped Play Area Provision. These standards will be used in the application of Policy L2 to housing sites. Policy L2 also relates to provision of Greenspace.

**POLICY L2 :**

**Landscaping and Greenspace : Assessment**

Where development of 10 or more dwellings occurs in areas that are deficient either in terms of basic access to greenspace or to greenspace of an appropriate quality, the developer will be required to contribute towards addressing these deficiencies – in proportion to the demand created by the development.

(The relevant basis for assessment of a development against local standards for accessibility and quality of Greenspaces is set out in detail in the Borough Council’s Greenspace Supplementary Planning Guidance)

On development sites not including housing, equipped play provision will not be required but the developer should seek to make provision for amenity space – designed to complement the nature of the development – and within the National Forest woodland planting in accordance with Policy NE15.

These requirements must be secured by legally binding arrangements on or before the issue of planning permission. The future maintenance of the public greenspace and their associated facilities must be provided for, either by the transfer of the relevant land to a public authority together with payment of an appropriate commuted sum, or by some other agreed arrangement giving equal security for long-term maintenance.

**POLICY L3:**

**Landscaping and Greenspace : Implementation**

~~The provision of landscaped areas, public greenspace and play areas should occur at the same time as the surrounding development to which it relates. Play equipment should be installed before adjacent houses are offered for sale and occupied. Occupancy of new dwellings will be resisted in the absence of satisfactory implementation of greenspace, play area and landscape creation and maintenance requirements in accordance with an agreed programme of implementation.~~

**POLICY L4:**

**Landscaping Schemes : Details**

~~The submitted landscaping scheme should include details of new planting; treatment of hard landscape surfaces, edges and boundaries; play equipment; a survey of existing trees, shrubs and hedges; ground levels; and phasing of work.~~

**ALLOTMENTS**

14. Allotments are an integral part of the overall provision of open space for leisure purposes throughout the Plan area.

**POLICY L5 :**

**Allotments**

Permissions will not be granted for the development of allotment sites unless they are redundant or an equally acceptable and accessible alternative site of equivalent benefit can be provided prior to any development.

**UTTOXETER RACECOURSE**

15. One major national sporting facility that already exists in Uttoxeter is the Racecourse. The Borough Council broadly supports the development of facilities at the racecourse to enable its position within the national framework of racecourses to be maintained. Policy L6 defines an area within which the Borough Council would be prepared to consider proposals for extension of the racecourse and its development. As the existing complex is only used for racing on a relatively small number of days the owners seek to maximise the use of the site’s facilities for compatible sporting, leisure, tourism-related and conference activities.

**POLICY L6 :**

**Uttoxeter Racecourse**

Within the area shown on Inset maps 14 & 15 the Borough Council will permit proposals for the expansion or enhancement of Uttoxeter Racecourse for the purpose of sports and recreation, leisure and tourism and conference facilities which are compatible with the following criteria:

- (a) The development must not have an undue adverse impact on the environment
- (b) Any traffic generated must be able to be accommodated on the highway network without any undue adverse effects
- (c) The form, bulk and general design must be in keeping with the surroundings
- (d) The development should relate to existing open space/public access systems, including footpaths
- (e) The potential for access to the site by non-car modes including rail access and improved links to the station should be fully assessed and exploited

**WATER BASED RECREATION AND CENTRAL RIVERS STRATEGY**

16. The Borough has two major rivers, the Dove and the Trent, within its boundaries. These contain deposits of aggregates which, when worked out, leave holes which can be filled with water and offer opportunities for various water based leisure pursuits. These can be combined with restored sites to create networks of land-based and water-based leisure activities.
17. The Trent Valley has been the subject of a joint exercise with neighbouring authorities and other agencies called the Central Rivers Project. An agreed Strategy was approved in 1999. This requires the Borough Council to include appropriate policies in this Plan and in Supplementary Planning Documents, including policies to ensure that new developments in the area incorporate landscape works and access provision, and to

develop Branston Water Park and Burton Washlands in ways that will maximise their contribution to the Strategy. The Borough Council, in addition to the policies below, will seek to enhance Branston Water Park by the provision of additional visitor facilities and an alternative vehicular access and by extending the Park to include other land and water areas to the west of the canal. It will seek to create a footpath network and cycle routes by agreement with landowners and/or developers along and through the valley.

18. The Central Rivers Strategy includes outline proposals for restoration and after-use of worked out areas of mineral extraction, including existing or proposed sites in East Staffordshire known as Newbold, Barton East, Barton West and Tucklesholme Farm. Also included are outline proposals for a network of walking and cycling routes through the area, for nature conservation and how to further the aims of the National Forest strategy. Within Burton, the Trent and Mersey Canal and its towpath, together with the Horninglow linear park, provide an ideal opportunity to link existing areas of the town to the surrounding countryside, by the development of the towpath and other inter-linking footpaths. Support will also be given to development proposals which respect the canalside Conservation Area and will enhance the leisure potential of the canal. The Borough Council will seek to enhance the leisure potential of the Trent and Mersey Canal within the Borough.

**POLICY L7 :**

**Water Based Recreation : Central Rivers Strategy**

The Borough Council will approve development for tourism and outdoor leisure uses in the Trent Valley including the Trent and Mersey Canal which assist in the implementation of the Central Rivers Strategy in locations where there would be no conflict with other policies in this Plan. The Borough Council will support the principle of water based recreational and nature conservation after-use on appropriate areas of gravel extraction in the Trent Valley which are not required for restoration and retention as best and most versatile agricultural land.

**POLICY L8 :**

**Water Based Recreation : Branston Water Park Extension**

The Borough Council will approve proposals for the extension of Branston Water Park within the area indicated on Inset Map No.1, provided that any proposals are compatible with the quiet enjoyment of the water park and its nature conservation interest.

19. In Uttoxeter the Borough Council wishes to improve the range of outdoor recreation facilities available in or near the town. The Borough Council will promote the potential for leisure opportunities of the River Tean/River Dove Washlands north of Uttoxeter, where mineral extraction has been proposed and will seek the creation of a belt of open space with public access to the north of the A50 at Uttoxeter and on the north eastern side of the town.

**POLICY L9 :**

**Water Based Recreation : North of Uttoxeter**

The Borough Council will further extend public access and recreational facilities in the Tean Valley north of Uttoxeter by granting planning permission for water based recreational uses following gravel extraction at Leasowes Farm and integrating this into an overall framework for leisure, recreation and nature conservation in and around the town.

**RECREATION IN THE COUNTRYSIDE**

20. The role of the countryside in providing a wide range of informal recreational activities is recognised. Small-scale developments, for example car parking, toilets or picnic sites, which support the recreational use, may be permitted at popular locations as long as they are sensitively designed and sited, and do not conflict with policies for the countryside. As part of its policies for Marchington Camp, the Borough Council will support suitable after-use of the waste disposal site south of Moreton Lane, including leisure or nature conservation use. Policy E11 in the Employment Chapter makes reference to this.
21. In view of the increasing popularity of equestrian pursuits, it is felt that the additional policy L12 on “Horsiculture”, which follows and augments Policy E11, will be useful in providing a framework for control of developments associated with this activity.

**POLICY L10:**

**Informal Outdoor Recreation**

~~Developments to support existing informal outdoor recreational activities in the countryside will be permitted as long as they are of an appropriate scale, sensitively designed and sited, and do not conflict with other countryside policies in the Plan.~~

**POLICY L11:**

**Recreational Developments outside Settlements**

~~Proposals for recreational development outside identified settlements will be approved provided that:~~

- ~~(a) — the proposed development does not detract from the character or appearance of the countryside;~~
- ~~(b) — there are no overriding highway, planning or environmental objections which may include water, ground or noise pollution;~~
- ~~(c) — appropriate landscaping is provided;~~
- ~~(d) — the proposed development does not adversely affect or reduce the viability of higher quality agricultural land.~~

**POLICY L12 :**

**Equestrian and Riding Centres**

Proposals for new equestrian and riding centres will normally be acceptable where the nature of their operations have no detrimental impact on existing rights of way or landscape character or other environmental interests. Proposals should also be located close to existing bridleway networks, and be informed by the Borough Council's Supplementary Planning Guidance on Horse Related Development, and the County Council's Supplementary Planning Guidance 'Planning for Landscape Change'.

22. The Borough Council will promote the use of woodland, agricultural land, derelict land, open water areas and public rights of way for leisure and tourism purposes, particularly where there is no conflict with landscape, agricultural, ecological or historical or archaeological interests.

~~**POLICY L13:**~~

~~**Leisure and Tourism Uses in Countryside**~~

~~The Borough Council will approve planning applications which promote the use of woodland, agricultural land, derelict land, open water areas, and public rights of way for leisure and tourism purposes where these applications will not compromise the aims and policies of this Plan.~~

**PUBLIC RIGHTS OF WAY AND PUBLIC ACCESS TO COUNTRYSIDE**

23. The creation of new access opportunities will be pursued through development opportunities. In particular the Borough Council will promote management agreements under Section 39 of the Wildlife and Countryside Act 1981, to increase public access where appropriate. The Borough only contains a few areas of open countryside eligible for statutory public access under the Countryside and Rights of Way Act 2000 - consisting of small areas of common land and moorland in the far north.
24. The extensive footpath network in the rural areas is often an under-used resource. Careful management could realise this potential and, with selective diversions, not conflict with the needs of modern agriculture. The Borough Council will seek to ensure, in cooperation with Staffordshire County Council, that all routes are appropriately surfaced, signposted, waymarked and kept free of obstruction. The Borough Council will promote a network of walking, cycling and horse riding routes for leisure use within the Borough and linking with routes in adjoining districts. This will include a proposal to establish a continuous footpath network around Uttoxeter. Within areas proposed for development rights of way should be protected and where diversion is necessary the integrity of the path network should be safeguarded.

~~**POLICY L14:**~~

~~**Public Rights of Way**~~

~~The Borough Council in conjunction with Staffordshire County Council will safeguard and extend the existing network of public rights of way and will seek to secure the continuation of existing public rights of way where they are affected by development.~~

**POLICY L15 :**

**Uttoxeter Continuous Footpath Network**

It is proposed to establish a continuous footpath network around Uttoxeter, as shown on Inset Nos. 14 and 15.

**COMMUNITY FACILITIES, COMMUNITY CENTRES AND VILLAGE HALLS**

25. Sufficient land needs to be reserved and protected by the Local Planning Authority to meet needs for education, health and community facilities. In considering the provision of these services, locations will be chosen that meet their operational needs, cause minimal physical and environmental problems and are accessible to modes of transport most likely to be available to the people using them. The provisions of this Local Plan will be used as a guide for these Authorities in determining their own investment programmes. Where new developments will lead to an increased demand for community facilities such as schools and libraries, the Borough Council may require developers to make a financial contribution towards provision of these services. More detailed guidance is set out in Policy IMR2 on Planning Obligations.
26. The Borough Council considers that facilities such as community centres form a valuable part of the social structure of the area and regards them as an appropriate element of the necessary infrastructure to be provided as a result of new development. It will therefore seek to promote these where there is a clear demand expressed by a local community, provided that the level of contributions is appropriate to the scale of new development.
27. Furthermore the Borough Council wishes to see village halls maintained to a standard to offer the best possible facilities. Where this would involve extensions to buildings this will generally be permitted. A major programme of improvement to halls in rural areas has taken place. For both new provision and for extensions care should be taken to ensure that no disturbance is likely to be caused to nearby residents. Village playing fields should be protected and may need to be extended to cope with extra demand arising from new housing developments or additional community activity.
28. Where necessary, the Borough Council will require developers to assist in the provision of land and premises for appropriate community provision.

**POLICY L16 :**

**Community Facilities Required by Public Authorities**

The Borough Council will grant planning permission for development required by public authorities including Staffordshire County Council in response to the overall development proposals in the Local Plan. Where the need for such requirements arises directly as a result of a development proposal, the Borough Council will seek to enter into a planning obligation by agreement with the applicant, to ensure provision either of the necessary facilities or of a substantial financial contribution towards their provision. The extent of what is required in each case will be related in scale and kind to the development proposed.



**POLICY L17:**

**Community Centres and Village Halls**

The Borough Council will approve extensions to existing community centres and village halls and the provision of new facilities of the same type, subject to compliance with other policies in this Plan.

**POLICY L18:**

**Burial Grounds**

The Borough Council will permit applications for new burial grounds and extensions to existing burial grounds provided that the proposal is well related to the population it is intended to serve, allows for adequate access and servicing facilities, includes appropriate landscaping, and would not have an adverse effect on groundwater.





1. Development proposals in the Local Plan focus on making the most of the economic potential of the Borough whilst ensuring the attractive characteristics of the area are retained and enhanced. One of the fundamental objectives of the Plan is to provide a basis for co-ordinating and directing development and other uses of land by public bodies, private companies and individuals over the next twenty years.
2. The Plan's policies and proposals will primarily be implemented by the Borough Council and the private sector.
3. As Local Planning Authority, the most common means by which the Borough Council influences the implementation of the Plan is by exercising its power under planning legislation to grant or refuse planning applications. Each application for planning permission will be considered against the policies contained in the Plan, along with all other relevant material considerations, such as the implications of the Human Rights Act where appropriate.
4. One of the functions of the Local Plan is to impart clarity and certainty to the types of land use that would and would not be acceptable in various parts of the Borough. This has been achieved by drawing tight development boundaries around the major towns and villages and allocating undeveloped land within the boundaries for specific purposes.
5. Within the development boundaries, particularly Burton, there is the potential for land that is already used ('brownfield' land) to come forward for development for new uses during the Plan period. This is also the focus of Core Strategy Policy CSP4. The following policy will be applied for all redevelopment sites.

## **POLICY IMR1 :**

Continues on page 112..

### **Mixed Use Developments**

The Borough Council will support the total or partial redevelopment for new uses of existing derelict, vacant or under-used premises on all sustainable sites within development boundaries provided all the following criteria are complied with:

- (a) The proposed development complies with Policy BE1 and the other environmental policies in the Plan.
- (b) The employment opportunities of the site are optimised, taking account of its location, accessibility, and the quality and quantity of employment offered.
- (c) The proposed development would not result in the loss of a strategically important employment site.
- (d) The proposed development would not create a risk, based on the current Residential Land Availability study, that housing development during the Plan period would exceed the Structure Plan requirement, nor adversely affect the balance of housing provision in the Borough in respect of its type and location.

**POLICY IMR1 :**

..Continues from page 111

**Mixed Use Developments**

- (e) The proposed development complies with Retail policies R1 and R2 in the Plan.
- (f) Within the National Forest the redevelopment includes a level of planting that reflects that location.
- (g) A Transport Assessment has been carried out for the proposal on a level commensurate with its scale, complexity and likely traffic generation.

6. All redevelopment proposals coming forward for consideration against the policy will be subject to an appropriate level of public consultation and a development brief.
7. Developers are encouraged to enter into informal discussions with the Borough Council before submitting applications, and on major sites and environmentally sensitive areas, development briefs will be prepared by the Borough Council.
8. In some instances developers will be requested to enter into legal agreements as part of their planning permission to carry out off-site works such as improvements to the highway or the drainage system, so as to overcome a problem that would otherwise justify the refusal of permission.
9. It is important to the achievement of the Plan that adequate infrastructure is available to serve new development. The Borough Council will seek to ensure, by liaising with agencies responsible for the provision of services, that new development is not held back. Additional resources from the private sector would assist in bringing these schemes forward and ensure their completion which will enable development to take place.
10. As the role of the Borough Council is currently one of enabler rather than provider, the majority of the Plan's proposals rely on private investment, particularly for new housing, employment and shopping.

**MONITORING AND REVIEW**

11. The Plan will guide development for the period to 2011. It must be able to respond to changes which may occur. Monitoring therefore needs to be a continuous activity in order to assess any changes which may occur during the Plan period. Particular attention will be focused on employment (land availability, unemployment rates) and housing (land availability, location of new development), as well as the operation of the policies within the Local Plan.
12. Consideration will also be given to other matters such as decisions taken by agencies involved in the implementation of the Plan, decisions taken by the Secretary of State when determining appeals, changes in Government policies, or the effects of development schemes.
13. Following from this, the Borough Council will regularly assess whether the issues dealt with in the Plan are still relevant, or whether they have changed so radically that a new approach is required. This may involve minor or major revisions to policies and/or land allocations. Any changes necessary will be made in accordance with the appropriate Regulations and after due publicity has been given to new proposals.

## CONTRIBUTIONS

14. In order to support the implementation of policies which relate to the Borough Council negotiating an agreement with regard to elements of a development such as affordable housing or open space it is important that there is clear overriding policy on when and how contributions from developers negotiated in accordance with Circular 5/2005 will be required. The following policy covers a range of situations where such contributions may be appropriate, thus saving duplication in other policies, and provides a clear basis for the negotiation of such agreements with developers.

### **POLICY IMR2 :**

#### **Contributions and Legal Agreements**

In considering proposals for development where planning objections cannot be overcome by condition the planning authority will seek to enter into a legal agreement with the applicant with the intention of securing provisions to overcome any adverse social, economic or environmental impact arising from the development. Any provisions secured through such agreements will be necessary, reasonable, commensurate with the scale, nature and location of the development and clearly related to valid planning objectives. Provisions secured through such agreements may be through direct provision or through the payment of sums to the appropriate body to secure provision off site. Any financial contributions to the provision of facilities shall be identified separate from an organisation's own expenditure, spent on provisions clearly related in scale and kind to the development and returned if not spent within a reasonable period.

## COMMUNITY STATEMENTS

15. The Borough Council supports local communities to help shape their future and be a guide to local change. This is often promoted through the preparation of Parish Plans. An outcome of these is often to produce further statements, for example Village Design Statements, or local statements on how the Local Plan's policies and proposals will affect their settlement.

The Borough Council wish to promote the initiative and will identify in its Local Development Scheme, how the Local Development Framework can best support the process.



# APPENDIX 1 : Conservation Areas

East Staffordshire Local Plan - July 2006

Title	Designation	Designating/Amending Authority
Abbots Bromley	22/11/69	Staffordshire County Council
Admaston	27/2/89	East Staffordshire Borough Council
Barton-under-Needwood	3/3/70	Staffordshire County Council
Burton upon Trent No 1 (King Edward Place)	24/6/70	Burton County Borough
Burton upon Trent No 2 and 3 (Town Centre)	14/5/90	Burton County Borough
Clarence St/Anglesey Road Burton upon Trent	19/6/89	East Staffordshire District Council
George St, Burton upon Trent	12/12/88	East Staffordshire District Council
Horninglow St/Guild St, Burton upon Trent	14/5/90	East Staffordshire District Council
Station Street/Borough Road, Burton upon Trent	13/9/99	East Staffordshire Borough Council
Church Mayfield	13/5/90	East Staffordshire District Council
Ellastone	24/11/73	Staffordshire County Council
Hoar Cross	31/3/80 amended 20/9/96	East Staffordshire Borough Council
Marchington	22/11/70	Staffordshire County Council
Middle Mayfield	23/2/74	Staffordshire County Council
Newborough	28/11/77	Staffordshire County Council/ East Staffordshire District Council
Rangemore	14/5/90	East Staffordshire District Council
Rocester	25/7/70	Staffordshire County Council
Rolleston	3/3/70 amended 14/3/96	East Staffordshire Borough Council
Stanton	24/11/73	Staffordshire County Council
Tatenhill	6/7/78	Staffordshire County Council
Trent and Mersey Canal	6/5/88	Staffordshire County Council
Tutbury	22/11/69 amended 08/01/2001	Staffordshire County Council
Uttoxeter	24/11/70	Staffordshire County Council
Wooton	14/5/90	East Staffordshire District Council
Yoxall	25/7/70	Staffordshire County Council





## APPENDIX 2 : Ancient Monuments

East Staffordshire Local Plan - July 2006



Site Name	Parish	County No	Monument No
Market Cross, (Market House, Butter Market) Market Place	Abbots Bromley SK 0804/2457	023	SM 21602
Bagots Bromley Moated Site	Abbots Bromley SK 0668/2559	247	SM 13512
Earthworks Centring 300m NW of the Junction Inn, Efflinch	Barton under Needwood SK 1880/1749	209	
Circular Enclosure and Pit Alignment 280m SE of Catholme Bridge	Barton under Needwood SK 1948/1749	215	SM 21679
Enclosures and Cursus 270m SE of Efflinch	Barton under Needwood SK 1930/1698	216	
Remains of Barrow Cemetery, 315m SW of Tucklesholme Farm, East of Lichfield Road	Barton under Needwood SK 2087/1880	222	
Blakenhall Moated Site	Barton under Needwood SK 1725/1821		SM 22438
Early Prehistoric Ceremonial Monument at Catholme	Barton under Needwood SK 1964/1667	256	SM 21679
Lower Booth Moated Site, Cruck Framed Building, and Deserted Medieval Settlement	Blithfield SK 0434/2716 SK 0434/2705		SM 22440
Sinai Park Moated Site	Branston SK 2221/2308		SM 21535
Burton upon Trent Abbey SS Mary and Modwen	Burton upon Trent SK 2507/2268	243	
Croxden Abbey	Croxden SK 0662/3976 SK 0622/3973	005	SM 21531
Greatgate Whipping Post	Croxden SK 0557/4009	203	

Site Name	Parish	County No	Monument No
Bowl Barrow 80m NW of Oldwood	Croxden SK 0576/3797		SM 22420
Enclosure 320m North of Tivey's House	Dunstall SK 2022 2067	221	
Calwich Low Bowl Barrow	Ellastone SK 1291/4376	064	SM 13595
Ellastone Bridge, Lower Ellastone	Ellastone SK1119/4240	248	
Marlpit Lane Bowl Barrow	Ellastone SK 1109/4305		SM 13599
Woodend Moated Site	Hanbury SK 1772/2665	170	SM 13504
Park Hall Moated Site	Leigh SK 0275/3668		SM 22439
Tinkers Lane Moated Site, Marchington Woodlands	Marchington SK 1087/2891	172	SM 13509
Hodge Lane Manor, Moated Site with Fishponds and Closes	Marchington SK 1082/2945		SM 21534
Row Low Bowl, Barrow	Mayfield SK 1381/4417	058	SM 13593
Bowl barrow, 70m NW of The Boxes	Mayfield SK 1316 4387	064	SM 13594
Mayfield Strip Lynchets	Mayfield SK 1555/4612	058	SM 13593
Hanging Bridge, Mayfield	Mayfield SK 1585/4578	259	
Newborough Hall Moated Site, Millpond, Two Fishponds and Connecting Channels	Newborough SK 1339/2592 SK 1345 2597	171	SM 13505
Bowl Barrow on Marten Hill	Okeover SK 1418/4777	126	SM 13573
Round Barrow on Wredon Hill	Ramshorn SK 0909/4456	580	
Stone Cross – Rocester Churchyard, St Michael's	Rocester SK 1116/3940	065	

Site Name	Parish	County No	Monument No
Site of Rocester Abbey – Part of Roman Town and Roman Fort	Rocester SK 1112/3930	066	
Saxon Wheel Head Cross – Parish Churchyard – St Mary’s, Rolleston	Rolleston SK 2355/2772	079	SM 21600
Over Low Bowl, Barrow	Stanton SK 1146/4624	060	SM 13592
Bowl Barrow 220m North of Dale Abbey Farm	Stanton SK 1073/4812	131	SM 13579
Bowl Barrow 190m North of Dale Abbey farm	Stanton SK 1077/4809		SM 13580
Monks Bridge, Burton/Eggington	Stretton SK 2684/2699	261	
Tutbury Castle	Tutbury SK 2092/2915 SK 2079/2898	022	
Park Pale at Tutbury	Tutbury SK 2102/2849 SK 2130/2859	238	
Bowl Barrow on Toot Hill	Uttoxeter SK 1014/3184	135	SM 22421
Dove Bridge, Derby Road, Uttoxeter	Uttoxeter	260	
Thorntree House Moated Site	Uttoxeter Rural SK 0858/3028	173	SM 13510
Bowl Barrow 140m North of Thorswood Plantation	Wootton SK 1121/4725	131	SM 13583
Bowl Barrow West of Thorswood Plantation	Wootton SK 1108/4710	131	SM 13581
Bowl Barrow 50m North of Thorswood Plantation	Wootton SK 1110/4721	131	SM 13582
Bowl Barrow on Weaver Hills, 600m South of Weaver Farm	Wootton SK 1019/4611	061	SM 13584
Bowl Barrow on Weaver Hills, 550m South of Weaver Farm	Wootton SK 1013/4616	061	SM 13585
Bowl Barrow on Weaver Hills, 570m South of Weaver Farm	Wootton SK 1007/4614	061	SM 13586

Site Name	Parish	County No	Monument No
Bowl Barrow on Weaver Hills, 730m South of Walk Farm	Wootton SK 0976/4636	061	SM 13587
Bowl Barrow 440m North of Banks Farm	Wootton SK 0994/4487	063	SM 22410
Bowl Barrow 330m East of Weaver Farm	Wootton SK 1053/4665	155	SM 13591
Bowl Barrow on The Walk	Wootton SK 0945/4639		SM 22443
Bowl Barrow on Weaver Hills, 680m South of Walk Farm	Wootton SK 0976/4647		SM 13588
Bowl Barrow on Weaver Hills, 550m South of Walk Farm	Wootton SK 0942/4653		SM 13589
Bowl Barrow 230m North of North Wood	Wootton SK 0917/4639		SM 13590
Wychnor Deserted Medieval Village, Moated Site, Moated Enclosure and 2 Fishponds, Cropmarks	Wychnor SK 1774/1643 SK 1777/1630 SK 1759/1619 SK 1749/1581	114	SM 22436
Circular Enclosure, 90m South of Bonthorn - Cropmarks	Wychnor SK 1800/1700	210	
Pit Alignments - NE to SW Centring 300m North of Wychnor Bridges	Wychnor SK 1868/1646	211	
Two Large Circular Enclosures Centring 150m SW of Baggeley's Wood	Wychnor SK 1735/1680	213	
Circular Enclosures Centring 280m West of Wychnor Junction	Wychnor SK 1912/1631	214	

# APPENDIX 3 : Sites of Special Scientific Interest

East Staffordshire Local Plan - July 2006



1. Stanton Pastures and Cuckoocliff Valley
2. Goat Lodge
3. Blithfield Reservoir
4. Forest Banks
5. Braken Hurst
6. Old River Dove, Marston on Dove



# APPENDIX 4A : Staffordshire Biodiversity Action Plan Key Habitats & Species

East Staffordshire Local Plan - July 2006

## Key Habitats identified under the Staffordshire Biodiversity Action Plan :

Ancient and semi-natural broad-leaved woodland  
Ancient/diverse hedgerows  
Arable field margins  
Canals lakes and ponds  
Inland saltmarsh  
Lowland acid grassland  
Lowland calcareous grassland  
Lowland heathland  
Lowland wet grassland  
Lowland wood pasture and parkland  
Peat bogs  
Reedbed  
Rivers and streams  
Unimproved neutral grassland  
Wet woodland

## Key Species in the Staffordshire Biodiversity Action Plan :

### Mammals

Brown Hare  
Noctule bat  
Otter  
Pipstrelle bat  
Water Vole

### Amphibians

Great Crested Newt  
Natterjack Toad

### Birds

Grey partridge  
Lapwing  
Night Jar  
Sky lark  
Snipe  
Woodlark

### Fish

Salmon

### Insects

Ground nesting bees and wasps  
Redeyed damselfly  
Small pearl-bordered fritillary butterfly  
White faced darter dragonfly

### Other Invertebrates

White clawed crayfish

### Plants

Black Poplar  
Dyers greenwood  
Floating water plantain  
Cowslip

### Fungi

Pink waxcap





# APPENDIX 4B : List of Sites of Biological Interest

East Staffordshire Local Plan - July 2006

The list of sites below is in two parts, firstly Sites of Biological Interest and secondly Biodiversity Alert Sites. The list has been updated from the original survey of 1996 with a large number of added sites resulting from the 2004 survey.

## Sites of Biological Interest

Site ID	Parent ID	Site Name	Parent Site	Grid Ref
02/28/37		Keeper's Cottage to River Blithe	Stafford to Uttoxeter Railway	4023 3287
02/35/83		Newton Farm		4038 3253
02/43/58		Blithfield Hall		4045 3238
02/45/89		Newton Bridge Plantation		4048 3259
02/46/55		Booth Lane		4045 3265
02/47/34		Wood Pit		4043 3274
02/58/75		Alder Carr - Kingstone Wood		4057 3285
02/58/78		Brown's Rough and Blythebridge Bank		4057 3288
02/65/29		Bagot's Bromley		4062 3259
02/68/35		Shoul's Wood		4063 3285
02/68/85		Darcel's Rough		4068 3285
02/76/73		Lee's Pits	Bagot Forest	4077 3263
02/76/83		Little Dunstal Farm		4078 3263
02/77/55		Bagot Forest		4075 3275
02/84/95		Radmore Farm		4089 3245
02/92/89		Hart's Farm (south of)		4098 3229
02/93/82		Ash Brook		4098 3232
02/98/24		Marlpit Farm Track		4083 3922
03/03/32		Big Wood		4003 3332
03/16/99		Brook Lane		4019 3369
03/25/21		Brook Farm and railway Line, Church Leigh		4022 3351
03/27/90		Slang Drumble and Hell Clough		4029 3370
03/31/77		Gratwich Meadows		4037 3317
03/41/93		A518 Verge (west of Carry Lane)		4049 3313
03/45/89		Upper Nobut		4048 3359
03/51/73		Park Covert		4057 3313

Site ID	Parent ID	Site Name	Parent Site	Grid Ref
03/51/98		Fishponds Plantation		4059 3318
03/54/30		Dagdale		4053 3340
03/62/93		Lower Eastfield and Alder Carr		4069 3323
03/70/72		Willslock Farm		4077 3302
03/72/35		Gendall's Coppice		4073 3325
03/76/85		Creighton (north-west of)		4078 3365
03/77/34		Cotton's Wood and the Alders		4073 3374
03/79/21		Croxden (south-east of)		4072 3391
03/80/50		Thorn Tree Farm		4086 3303
03/81/30		Oak Tree Farm Fields		4083 3310
03/89/49		Smalley Farm		4084 3399
03/96/43		Crakemarsh Pool		4094 3363
03/98/26		Alder Brook		4092 3386
04/70/65		Jeffreymeadow (south of)		4076 3405
04/80/05		Nabb Farm (south-west of)		4080 3405
04/82/00		Salterford Lane		4080 3420
04/83/55		Alton Park		4085 3435
04/91/55		Alverton Hall Farm (east of)	Churnet Valley Railway	4095 3415
04/92/17		Crumpwood Fields, Caldon Canal and Park Banks Meadow		4091 3427
04/92/37		Crump Wood Fields		4093 3427
04/92/38		The Sprink		4093 3428
04/95/26		Ramshorn Verges		4092 3456
04/95/44		Ramshorn Wood		4094 3454
04/96/53		The Walk		4095 3463
04/96/98		Weaver Hills Farm (west of)		4099 3468
04/97/18		Rue Hill		4091 3478
04/97/26		Rue Hill		4092 3476
04/97/87		Weaver Cottages (east of)		4098 3477
04/98/52		Dale Farm (north of)		4095 3482
04/98/92		Dale Lane (south of)		4099 3482
11/28/91		Dansley Moor		4129 3181
11/66/06		Wychnor Park		4160 3169
11/68/50		The Coppice and Parkhill Plantation		4165 3180
11/96/50		Catholme Sand and Gravel Pits		4195 3160
12/03/08		Pinfold Lane		4100 3238
12/08/52		Buttermilk Hill		4105 3282
12/08/83		Buttermilk Hill (verge north-east of)		4108 3283

Site ID	Parent ID	Site Name	Parent Site	Grid Ref
12/08/96		Moatspring Coppice		4109 3286
12/16/50		Fieldhouse Coppice		4115 3260
12/27/45		Tomlinson's Corner Wood		4124 3275
12/28/04		Woodroffe's Cliff		4120 3284
12/32/63		Round Hill and Hoar Cross Deer Park		4136 3223
12/32/89		Beck's Bank		4138 3229
12/33/67		Poole's Coppice		4136 3237
12/33/92		Primrose Bank (road verges)		4139 3232
12/38/58		Banktop Wood and Ash Bank		4135 3288
12/39/30		Marchington Cliff		4133 3290
12/43/25		Jackson's Bank and Brakenhurst Wood		4142 3235
12/46/05		Holly Bush Park & Eland Lodge		4140 3265
12/48/33		Banktop Wood (road verges)		4143 3283
12/48/70		Bullspark Wood		4147 3280
12/50/48		Whitehead (junction near)		4154 3208
12/51/43		Thatchmoor Marsh		4154 3213
12/51/57		Yoxall Park and Brankley Covert		4155 3217
12/57/25		Hollybush Road		4152 3275
12/57/77		Greaves Wood and Foxholes Bank		4157 3277
12/62/44		Lin Brook		4164 3224
12/63/56		Byrkley Park		4165 3236
12/68/00		Greaves Lane		4160 3280
12/68/02		Greaves Plantation		4160 3282
12/75/24		Hanbury Park		4172 3254
12/78/40		Hanbury Hill (road verge)		4174 3280
12/78/73		Hanbury Mine		4177 3283
12/87/22		Capertition Wood & Hare Holes Rough		4182 3272
12/91/98	12/91	Tatenhill Lane		4199 3218
12/92/60		Rockets Oak		4196 3220
13/09/89		Road Verge on B5030 (opposite JCB)		4108 3399
13/12/13		Woodford Rough		4111 3323
13/40/63		Marchington MOD		4146 3303
14/00/85		Barrowhill		4108 3405
14/03/92		Ellastone (road verges)		4109 3432
14/06/51		Raddlepits and Raddlepits Quarry		4105 3461
14/06/55		Weaver Farm Complex		4105 3465
Site ID	Parent ID	Site Name	Parent Site	Grid Ref

14/07/45		Wards Quarry (west of)		4104 3475
14/07/47		Stanton Dale Farm (south of)		4104 3477
14/07/92		Wetside Lane		4109 3472
14/07/93		Wetside Lane Quarries		4109 3473
14/08/03		Dale Tor (north-west of)		4100 3483
14/08/31		Dale Tor		4103 3481
14/08/73		Dale Tor (east of)		4107 3483
14/14/25		Wootton Hall		4112 3445
14/15/66		Wildhay		4116 3458
14/16/66		Blakelow and the Stichings Field		4116 3466
14/17/30		Nans Wood and Thorswood Plantation Complex		4113 3470
14/23/82		Calwich Abbey		4128 3432
14/24/33		Northwood and Aldercarr Wood		4123 3443
14/24/49		Rangemoor Wood		4124 3449
14/25/75		Marsh Brook		4127 3455
14/27/32		Bullgap Lane (south of Bullgap)		4123 3472
14/27/55		Bullgap Farm		4125 3475
14/32/06		Cliff Cottages		4130 3426
14/34/79		Dydon Wood		4137 3449
14/35/38		Smithy Moor Farm (north of)		4133 3458
14/35/82		Stanton Wood (west of)		4138 3452
14/36/35		Limestone Hill		4133 3465
14/36/92		Harlow Farm (west of)		4139 3462
14/36/96		Lordspiece (west of)		4139 3466
14/37/22		Cuckoocliff Valley (near)		4138 3452
14/44/11		Cliffbrook and Cockley Wood		4141 3441
14/44/49		Hollow Lane		4144 3449
14/45/18		Foxhole Wood (south of)		4141 3458
14/45/23		Harlow		4142 3453
14/46/03		Stanton Lane		4140 3463
14/46/05		Harlow Farm (north of)		4140 3465
14/46/10		Foxhole Wood (south of Harlow Farm)		4141 3460
14/46/62		Big Quarry Wood and associated sites		4146 3462
14/47/87		Smythe's Plantation		4148 3477
14/48/45		Woodhouses (south-east of)		4144 3475
14/57/55		Okeover Park		4155 3475
14/58/29		The Hollies		4152 3489
<b>Site ID</b>	<b>Parent ID</b>	<b>Site Name</b>	<b>Parent Site</b>	<b>Grid Ref</b>

14/58/45		Yerley Hill		4154 3485
14/59/05		Big Peg's Wood		4150 3495
14/59/64		Little Peg's Wood		4156 4494
22/02/18		Pool Green		4201 3228
22/02/19		Callingwood Lane		4201 3229
22/02/91		Battlestead Hill and the Rough		4209 3221
22/10/39		Branston Gravel Pits		4213 3209
22/14/92		Shobnall Dingle		4219 3242
22/23/97		Oaks Wood		4229 3237
22/26/18		Alder Moor and Lount Bank		4221 3268
22/52/15		Trent Valley Washlands		4251 3225
22/52/85		Scalpliff Hill		4258 3225
22/55/59	22/55	Claymills Junction (near)		4255 3259
22/66/99		Trent and Mersey Canal: Monk's Bridge		4269 3269
93/76/50		Bromley Wood		3975 3360
93/93/56		Myott's Wood Pool		3995 3336
93/93/59		Black Plantation and Osier Bed		3995 3339
93/93/62		Hollybank Ditches		3996 3332
93/94/41		Overpark (north-east of)		3994 3341

### Biodiversity Alert Sites

Site ID	Parent ID	Site Name	Parent Site	Grid Ref
02/24/74		Moreton Brook		4027 3244
02/98/64		Frame Bank		4096 3284
03/15/85		Brook Farm and Railway Line		4018 3355
03/17/68		The Wing Drumble		4016 3378
03/17/72		Leighbank Gorse		4017 3372
03/24/17		East of Dods Leigh		4021 3347
03/40/51		Stafford to Uttoxeter Railway		4045 3301
03/40/89		Stafford to Uttoxeter Disused Railway (north)		4048 3309
03/62/35		Wellbank Plantation		4063 3325
03/62/86		Bakers Pit Plantation		4068 3326
04/76/94		Ramshorn Moor, Threelows Hollow, Sullymoor		4079 3464
04/84/00		Hazlehurst Brook		4080 3440
04/85/57		Sycamore Farm		4085 3457
Site ID	Parent ID	Site Name	Parent Site	Grid Ref

04/93/94	14/03/34	Waste Lane	Farley (east of), Waste Lane, Hay Lane	4099 3434
11/66/09		Wychnor Park		4160 3169
11/69/82		Bar Lane		4168 3192
11/74/24		A38 dual carriageway		4172 3144
11/75/15		Alrewas, River Trent and Mill Stream		4171 3155
11/86/69		Dogshead Lane		4186 3169
12/04/12		Abbots Bromley (road verge east of)		4101 3242
12/09/11		Gorsty Hill (road verge)		4101 3291
12/20/97		Lower Rowley Farm (east of)		4129 3207
12/21/73		Forest Covert		4127 3213
12/21/98		Maker Lane		4129 3218
12/23/42		Hoar Cross Hall		4124 3232
12/23/74		Hoar Cross Junction		4127 3234
12/29/08		Stock Lane		4120 3298
12/30/98		Woodmill Junction		4139 3208
12/31/11		Forest Covert (east of)		4131 3211
12/33/63		Hoar Cross		4136 3233
12/34/15		Yoxall Road		4131 3245
12/35/87		Elton Lane		4138 3257
12/36/82	12/46/05	Holly Bush Lake	Holly Bush Park & Eland Lodge	4138 3262
12/40/49		Stonyford		4144 3209
12/44/27		B5017		4142 3247
12/44/94		A515		4149 3244
12/50/28		Longcroft Lane (north)		4152 3208
12/50/76		White Wood		4157 3206
12/51/63		Brankley Covert (west of)		4156 3213
12/52/43		Yoxall Lodge		4154 3223
12/60/88		Sherholt Lodge		4168 3208
12/64/08		Kings Standing Pools		4160 3248
12/65/18		Pipey Lane		4161 3258
12/74/92		Rangemore Hill Road		4179 3242
12/78/42		Hanbury Hill		4174 3282
12/85/15		Needwood House		4181 3255
12/86/23		Anslow Road		4182 3263
12/90/00		The Pool		4190 3200
12/90/25		Dunstall Hall Park		4192 3205
<b>Site ID</b>	<b>Parent ID</b>	<b>Site Name</b>	<b>Parent Site</b>	<b>Grid Ref</b>

12/90/55		The Lady Pond	4195 3205
12/90/68		Dunstall Hill (road verge)	4196 3208
12/95/33		Hanbury Road	4193 3253
14/03/19		Wootton Park	4101 3439
14/07/92		Wetside Lane	4109 3472
14/17/42		Stanton (road verges north-west to A52)	4125 3463
14/17/72		Thorswood House (north of)	4117 3472
14/35/22		Motcarn Sprink	4132 3452
14/56/61		Swinscoe Hill (Upper Mayfield)	4156 3461
21/08/63		Barton Turn	4206 3183
22/01/75		Branston Road	4207 3215
22/06/27		Belmot Green	4202 3267
22/10/64		Gallowbridge	4216 3204
22/19/33		Mill Fleam	4213 3293
22/21/08		Branston Lock	4220 3218
22/21/60		Riverside Hotel Grounds, Branston	4222 3261
22/21/98		Bean's Covert	4229 3218
22/23/28		Shobnall Brook	4222 3238
22/23/68		Forest Road Quarry	4226 3238
22/30/68		The Rookery	4236 3208
22/35/57		Kitling Greaves Lane	4235 3257
22/37/34		Brook Hollows Spinney	4233 3274
22/45/69		Bitham Clay Pit	4246 3259
22/48/64		Burton Old Railway	4246 3284
22/55/05		Princess Way	4250 3255
22/57/66		Dove Cliff	4256 3276
22/62/57		Waterloo Clump	4262 3257
22/64/90		Dale Brook	4269 3240

### Ancient Woodland Sites

The Ancient Woodland sites may in some cases be either Sites of Biological Interest or Biodiversity Alert Sites.

Site	Grid Ref
Bromley Wood	3975 3360
Sherratt's Wood	3988 3347
Wanfield Hall Coppice	4048 3294
Site	Grid Ref

Stansley Wood	4054 3250
Ashcroft Coppice	4058 3291
Bolton Coppice	4060 3284
Cook's Coppice	4072 3262
Bagot's Wood	4075 3275
Floyer's Coppice	4083 3288
Blackgutter Plantation	4097 3260
Brindley's Wood	4000 3346
Big Wood	4002 3332
Hand Leasow Wood	4028 3300
Slang Drumble and Hell Clough	4031 3367
Gratwich Wood	4037 3305
Carry Coppice and Round Wood	4041 3325
Chipperlee Coppice	4070 3384
Gendall's Coppice	4073 3325
Cotton's Wood and the Alders	4073 3374
Nothill Wood	4077 3377
The Alders	4092 3386
Greatgate Wood	4050 3407
Licks Wood	4081 3445
Tongue Wood	4082 3441
Holly Wood	4090 3437
Wootton Park	4091 3446
Twichills Rough	4159 3180
The Coppice	4165 3180
Bagot's Wood and Birch Coppice	4100 3281
Hart's Coppice	4105 3265
Bath Wood and Paddock Rough	4114 3231
Forest Banks 1	4115 3281
Birch and Roosthill Woods	4120 3244
Tomlinson's Corner Wood	4124 3275
Forest Banks 2	4126 3285
Chantry Wood	4128 3246
Poole's Coppice	4136 3237
Banktop Wood	4138 3286
Braken Hurst	4140 3225
<b>Site</b>	<b>Grid Ref</b>



Jackson's Bank	4144 3236
Ash Bank	4144 3286
Slade Covert	4145 3224
Bullspark Wood	4148 3280
Lodge Hill	4152 3220
Greaves Wood	4157 3277
Brankley Covert	4160 3213
Hanbury Park Coppice	4176 3254
Bannisters Hollies	4181 3216
Holly Bank	4181 3235
Hanbury Hill Wood	4181 3281
Rangemore Dingle	4183 3224
Carvel Wood	4185 3258
Knightley Park	4192 3233
Rockets Oak	4195 3219
Woodford Rough	4114 3320
Barrowhill Wood/Barrowhill Drumble	4107 3410
Cliff Wood	4109 3447
Softlow Wood	4109 3465
Nan's Wood	4114 3470
Hobble and Tinsell Woods	4115 3460
Ned's Wood	4120 3445
Ousley Cross Wood	4124 3443
Rangemoor and Ousley Woods	4124 3447
Ray Wood	4127 3450
The Coppice	4127 3472
Griff Wood	4129 3456
Cuckoocliff Wood	4134 3472
Stanton Wood	4135 3450
Big Peg's Wood	4151 3495
Easthill Wood	4209 3219
Henhurst Wood	4215 3243
Sandyford Dingle Wood	4220 3233
Shobnall Dingle	4220 3239
Oak Wood	4229 3239
Scalpley Wood	4257 3225



# APPENDIX 5 : Derelict Land Sites 2006

East Staffordshire Local Plan - July 2006



<b>Location</b>	<b>Area (ha)</b>	<b>Grid Reference</b>
Marchington Camp - Barracks Blocks	2.50	413811 329710
<b>Total</b>	<b>2.50</b>	



## Employment Sites – Completions, Commitments &amp; Proposals

East Staffordshire Local Plan - July 2006



Area (Ha)

**Sites Developed 1996 - 2005**

Centrum 100	38.97
Centrum West, Burton upon Trent	1.50
Chapel Forge, Anslow	0.07
Wellington Road	0.87
Graycar Business Park, Barton under Needwood	6.34
Wellington Park (part)	0.77
Stretton Park	2.55
Barton Business Park, Barton under Needwood	25.49
Stretton Business Park	2.93
Waterloo Farm	16.18
Lancaster Park, Needwood	0.01
The Old Station Yard	0.22
West Yard Railway Sidings, Burton upon Trent	1.78

**Sub-Total Completions****97.68****Sites Committed by Planning Permission (April 2005)**

Barton Business Park, Barton under Needwood	28.65
Fauld Camp Industrial Estate	4.66
Graycar Business Park, Barton under Needwood	1.62
Lancaster Park, Needwood	4.99
Northside Business Park	0.43
Bramshall Industrial Estate	0.39
Centrum West, Burton upon Trent	5.72
South of Branston	40.00
Anslow Park Farm, Main Road, Anslow	2.25
Gibbs Leasows, Stafford Rd, Uttoxeter	0.24
Abbotswood, Kingstone	0.61
Blakenhall Road, Barton under Needwood	0.25
Doveflats Farm, Barrowhill, Rocester	0.26
Rolleston Park Farm, Tutbury	1.03

**Sub-Total Commitments****91.10****Proposals up to 2011**

Centrum West	17.50
Derby Road, Uttoxeter	10.00
Bramshall Camp	0.50
Plot 9, Centrum 100, Burton upon Trent	0.80
Plot 10, Centrum 100, Burton upon Trent	4.70
Plot 11, Centrum 100, Burton upon Trent	2.00
Plot 12, Centrum 100, Burton upon Trent	4.00

Centrum East, Burton upon Trent	4.20
Land at Marleys, Lichfield Road, Branston	1.40
Pirelli, Stretton	8.37
Dove Way, Uttoxeter	2.30
Brookside Uttoxeter	3.00
Fauld Camp	4.26
Marchington Camp	1.24
<b>Sub-Total Allocations</b>	<b>64.27</b>
<b>Grand Total</b>	<b>253.05</b>

# APPENDIX 7 : Housing Completions and Commitments from 1 April 1996

East Staffordshire Local Plan - July 2006

**Sites Completed** (\* indicates site with some capacity completed before 1 April 1996 – figure given is after that date; + indicates further committed capacity)

## Sites with 10 or more capacity

Location	No. of dwellings
Off Cecil Payton Close, Abbots Bromley	11
Mill Lane, Barton under Needwood	23 *
Short Lane, Barton under Needwood	17
Off Wellington Road, Branston	126
Regents Park, Branston	849 *
Clays Lane, Branston	21
South of Burton Road, Branston	55 *
South of Main Street, Branston	50
Fontwell Road, Branston	17
Rear of 85 Burton Road, Branston	24
Jennings Way, Burton upon Trent	7 *
Waverley Lane, Burton upon Trent	20
Off Reservoir Road, Burton upon Trent	12
Allotments site, Blackpool Street, Burton upon Trent	22 *
Off Victoria Crescent, Burton upon Trent	30 *
Former Hospital site, New St/Duke St, Burton upon Trent	92
Duke Street/Mosley Street, Burton upon Trent	15
Horninglow Croft, off Horninglow Road North, Burton upon Trent	19
The Poplars, Rolleston Road, Burton upon Trent	10 *
Adj. 1 Harper Avenue, Burton upon Trent	10
Wetmore Hall Farm, Wetmore Lane, Burton upon Trent	29 +
Brizlincote Valley Bottom Land, Stapenhill, Burton upon Trent	18 *
Brizlincote Valley Middle Land, Burton upon Trent	131 *
Brizlincote Valley Top Land, Burton upon Trent	138 *
Mill Hill Lane, Winshill, Burton upon Trent	80
West side of Princess Way, Burton/Stretton	111 *
S of Hawthorn Close, Denstone	14
West of Ladymeadow Close, Denstone	10
West side of Narrow Lane, Denstone	8 +
Off Ashbourne Road, Mayfield	24 *
Yoxall Road, Newborough	7 *
Henhurst Farm, Henhurst Hill, Outwoods	10
Off Tutbury Road, Outwoods	120
South of Mill Street, Rocester	48
Central Area Redevelopment, Rocester	46
North of Queens Arms, Ashbourne Road, Rocester	10
Northfield Avenue, Rocester	16 +
Elizabeth Avenue, Rolleston on Dove	20
Home Farm, Rolleston on Dove	44
Hillfield Lane, Stretton	9 *
Adj. Corden Avenue, off Derby Road, Stretton	21
Poachers Meadow, off James Brindley Way, Stretton	40

<b>Location</b>	<b>No. of dwellings</b>
Former school, Church Road/Bridge Street, Stretton	12
Brookfields Farm, Tatenhill	11
Holts Lane, Tutbury	24
Cornmill Lane, Tutbury	10
Hazelwalls Farm, Uttoxeter	43 *
Balance Hill Phase 1, Uttoxeter	85 *
Balance Hill Phase 2, Uttoxeter	141 *
Tunncliffe Drive, Uttoxeter	89
Site of Church Hall, High St, Uttoxeter	14
Former Fryers Garage Site, Derby Road, Uttoxeter	8 +
Churchill Gardens, Uttoxeter	21
Land south of Blounts Drive, Uttoxeter	10 +
Coppice Green, Cheadle Road, Uttoxeter	36
Site of Brook Furlong, Highwood Road, Uttoxeter	38
Highwood Road/Balance Hill Extension	102 +
Stocks Lane, Bramshall, Uttoxeter Rural	84 *
Sudbury Road, Yoxall	26 +
Weaverslake Farm, Hadley Street, Yoxall	10
Small Sites – New Build	616
Conversions	287
<b>All Completions 1996 - 2003</b>	<b>4186</b>
<b>Under Construction at 1 April 2003</b>	<b>414</b>
<b>Capacity remaining on other permitted sites</b>	<b>875</b>
<b>Sites in Adopted Plan or awaiting Section 106 agreements at 1 April 2003</b>	<b>280</b>
<b>Residual Capacity</b>	<b>745</b>



# APPENDIX 8 : National Forest Development Planting Guidelines

East Staffordshire Local Plan - July 2006



Development Category	Proposed new Planting Standards
<b>Housing Developments</b>	
→ Sites under 0.5 ha	→ Normal landscaping appropriate to the sites setting.
→ Sites over 0.5 ha	→ 20% of the development site area to be woodland planting and landscaping; either on site or near to the development.
<b>Industrial Commercial and Leisure developments</b>	
→ Sites under 1 ha	→ Normal landscaping appropriate to the sites setting.
→ Sites over 1 ha	→ 20% of the development site area to be woodland planting and landscaping; either on site or near to the development.
<b>Road Schemes</b>	
→ New Routes	→ Aim to achieve well wooded settings with planting adjoining the road and off site. Levels of planting will depend upon the scale and impact of the development.
<b>All Development Schemes</b>	
	→ In exceptional circumstances, if the planting guidelines cannot be met, a commuted sum should be paid. This will be at a guideline rate of £10,000 per hectare of the gross development area.
	→ This will go towards the cost of buying land planting a new woodland, creating public access to it and maintaining the site for at least 5 years.



# APPENDIX 9 :

## Central Rivers Initiative Action Plan 2001 - 2004

East Staffordshire Local Plan - July 2006

### Area of Progress :

#### 1. Developing the CRI Strategy

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
1.1 Monitor initiative's performance in relationship to the Strategy.	All associates		Project Officer to assist by compiling annual monitoring report.
1.2 Incorporate strategic plan into local development plans in the form of supplementary planning guidance.	SCC, ESBC and LDC		Complete as part of Local Plan reviews.
1.3 Revise the Strategy in response to relevant policy and other changes - notwithstanding these revisions; the Strategy should be formally reviewed every five years.	All associations and Project Officer		Draft revisions to Strategy by Year 4
1.4 Assist in the delivery of the Burton, Nuneaton and Tamworth Local Environment Agency Plan (LEAP).	Project Officer and all associates	Environment Agency to advise and co-ordinate.	Environment Agency to feedback through LEAP annual review process.
1.5 Promote the best possible balance between the mineral industries and water related conservation and recreation interests.	All associates	Ongoing	
1.6 Review the potential implications of new mineral and other developments for water resources - including the canals.	Environment Agency	Environment Agency to lead through the CAMS process.	
1.7 Inform CAMS process of CRI vision. Review the potential implications of CAMS on Project Area.	Environment Agency, Project Officer	Ongoing	

### Area of Progress :

#### 2. Project Work

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
2.1 Identify and prioritise potential projects that will meet the aims of the Initiative. Identify of owners/occupiers of land.	Project Officer with help from associates	Identify and prioritise range of projects. Minimum 3 priority 1 projects to be completed in Year 1.	Prioritise existing and new projects and achieve with assistance of all associates.
2.2 Produce a map and associated information identifying potential projects and their contribution towards delivery of the aims.	Project Officer	Prepare map and begin process of identifying projects.	Complete map and list of a range of projects in Year 2.

## Area of Progress :

## 3. Promotion and Publicity

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
3.1 Through the On Trent Initiative, raise the profile of CRI	Environment Agency, Staffordshire County Council	CRI Associates attending On Trent to report on Action Plan and update on CRI	Ongoing two way report and joint working. Project Officer to attend on Trent Forum meetings.
3.2 Raise the profile and offer support to publicise events and successes of CRI through Associates own publications.	All associates	Promote CRI where applicable and as opportunity arises.	
3.3 Give the CRI a high profile in the area, promote and develop projects with landowners, minerals operators and the community. Annual report on the promotional work undertaken, contacts established, the objectives met and the site specific projects undertaken	Project Officer	Hold two training or public events by end Year 1. Produce annual report April 2002.	Produce annual reports. Attend and host public events. Ongoing training events.
3.4 Develop, regularly update and maintain a CRI web page.	SCC with the assistance of Project Officer and associates	Initial web page online in year 1.	Ongoing improvement and updates or new links to be added as appropriate
3.5 Produce advisory and informative material for publication and to provide necessary support for relevant educational initiatives.	Project Officer	Produce publicity leaflets for public and farmers by end year 1.	Development of material as need identified. Project Officer to produce regular local newsletter in year 2.
3.6 Develop appropriate interpretative and visitor guidance material - including leaflets on walks/cycleways/ bridleways, and on the area's cultural and natural heritage	All associates, Project Officer	CRI associates co-ordinate holistic approach to access and visitor material.	Production range of material covering project area for variety user groups.
3.7 Promote projects that contribute to Central Rivers Project activity. Assist in the organisation of public consultation, publicity and promotional work.	Project Officer, all associates	Issue regular press releases/articles.	Establish contact with local media. Regular press coverage of CRI.

## Areas of Progress :

## 4. Securing Future Funding

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
4.1 Coordinate applications to sources for core funding for the project and to finance the delivery of the strategy. Offer support to funding applicants.	All associates, with assistance of the Project Officer	Project Officer to assist in obtaining additional funds from other external sources.	Applications made by year 2 end. Alternative sources of core funding put in place by year 3/4.
4.2 Coordinate and prepare applications or bids for funds to finance the delivery of the Action Plan and to assist in the implementation of projects.	Project Officer with assistance of the associates.	Ongoing, as projects are identified and actions prioritised.	Ongoing as strategic actions and projects are prioritised.

## Area of Progress :

## 5. Development Plans and Supplementary Planning Guidance

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
5.1 Take full account of the Strategy in reviews of the Structure Plan, Local Plan and supplementary planning guidance and other plans and strategies – the Strategy should influence the development of policies and proposals in plans and other policy and strategies.	All associates	LDC to adopt Nature Conservation Strategy as SPG.	Complete adoption of SPG by end of LDC plus ESBC Local Plan review process.
5.2 Adopt and apply supplementary planning guidance “Planning for Landscape Change” in the Project Area. Protect and improve the existing landscapes and the existing river habitat.	Local authorities. Environment Agency	Ongoing.	
5.3 Take full account of, and be influenced by the Strategy in reviews of the Minerals Local Plan and guidance. In particular ensure the incorporation of conservation and recreation needs into mineral restoration plans and prevention of mineral sterilisation. Give priority for inclusion to allocations that maximise the benefits in relation to the Strategy.	SCC Mineral Planning Authority	MPA to advise on Minerals Plan Review.	Consider Strategy as part of review process. Complete as part of Mineral and Waste Local Plan Review.
5.4 Integrate the recommendations from CRI into the vision and action plan in the On Trent initiative.	Environment Agency, On Trent	Strategy adopted September 2001. Project Officer to attend On Trent Forum.	SCC continue to represent CRI
5.5 Apply, insist on where possible and monitor the Code of Practice for Mineral Development Supplementary Planning Guidance to the Minerals Local Plan where it relates to the initiative.	SCC Mineral Planning Authority	Priority 1.	

## Area of Progress :

## 6. Access Strategy

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
6.1 Agree and carry out, a programme of development for the Trent-Tame Walkway and a network of Footpaths and permissive paths. Work with partner organisations to establish, way mark and promote the walkway and associated access routes.	LAs, Environment Agency, CA and Project Officer	Priority 1 Identify potential funding.	Priority provision of access across the Tame and/or Trent between the Alrewas and Barton mineral sites.
6.2 Achieve a pedestrian crossing of the A38. Long-term improvement of cycle and the equestrian crossings.	LAs in liaison with Highways Authority	SCC to promote with Highway Authorities.	Priority 1 Aim to achieve safe crossing by end of Year 4
6.3 Review how canal towpaths can best be developed to contribute to the access network. Revise towpath design and specification for cycling to improve sustainable access and visitor management. Promote local authority partnerships to assist to funding towpaths improvements.	BW, LAs, Project Officer	Priority 1 Project Officer to map potential route links. Identify potential funding.	Prioritise projects by 2002. Ongoing development and securing of funding. Additional links in place by Years 2/3.

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
6.4 Investigate the potential with appropriate landowners for developing cycle routes that link into the Sustrans Route 54.	Project Officer, local authorities, NFC, BW	Priority 1 Map existing routes and potential links. Project Officer and partners to identify potential funding. Prioritise projects by 2002.	Ongoing development and securing of funding. Additional links in place by Years 3/4. BW to consider where practical the linking of towpaths with route 54.
6.5 Ensure that appropriate long term management mechanisms for all car parks informal access routes, other visitor provisions.	All associates		
6.6 Co-ordinate the development of public transport links to the core of the Project Area, including trains and buses. Transport Plans and Transport Partnerships.	SCC, with District Councils and Highways Authorities	Liaise with East Staffordshire Transport Partnership over CRI vision. Identify any needs. Improvement of public transport.	Priority 1 Improvement to public transport from Year 2 where there is identified need.

**Area of Progress :****7. Recreation and Education**

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
7.1 Encourage an integrated approach to organised and informal recreation at sites with high public access, to ensure that important sites retain favourable conservation status. Develop Branston Water Park and Burton Washlands such that their contributions to the Strategy are maximised.	All associates	Project Officer to liaise and assist as necessary.	
7.2 Ensure that as the NMA develops, it contributes to the needs of the core area. Aim to make the NMA an important local, regional and national tourist attraction.	NMA to lead, NFC, LAs Project Officer	Project Officer to promote NMA with minimum one public event.	Ongoing. Support funding bids for Central Rivers Wildlife Centre.
7.3 Advise on the development and detailed design of sports facilities in the Project Area and regularly review the demand for sports facilities.	Sport England and LAs		Ongoing.

**Area of Progress :****Reclamation of Mineral Sites**

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
8.1 Discuss with mineral operators how restoration plans can be developed or revised to maximise sites' contributions to the vision. Aim for the County Minerals Planning Authority to agree future reclamations to maximise the potential of sites as highlighted in the Central Rivers Strategy.	SCC and Mineral Operators with Project Officer	Priority 1	Within the timescale of relevant permissions.

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
8.2 Develop/revise reclamation plans for current mineral workings, and existing and future allocations, ensure the incorporation of conservation and recreation needs.	Mineral Operators, SCC Mineral Planning Authority		Complete by end year 2. Consider Strategy as part of review process. Complete as part of Mineral and Waste Local Plan Review.
8.3 Ensure minimum area of mineral resource is sterilised by utilising riverside standoff where possible. Achieve a range of river restoration projects as a result of mineral workings or reclamation schemes.	Planning Authority, Mineral Operators, Environment Agency	Ongoing, identify stretches within the 30m standoff in Year 1.	Take these forward in discussion with the County Council and mineral operators.
8.4 Provide information to mineral operators to assist in their work to create and manage wildlife habitats on restored mineral sites.	English Nature, RSPB and SWT	Elford, Newbold and Tucklesholme and Whitemoor Hay Year 1.	Review longer term management arrangements for Newbold.
8.5 Agree planning obligations relating to landscape, habitat and access provision for restored land and any neighbouring land under the control of the companies or the owners of the land to be worked.	Mineral Planning Authority and Mineral Operators	Agree land use type for Tucklesholme.	Priority provision of access across the Tame and/or Trent between the Alrewas and Barton mineral sites.
8.6 Agree other mechanisms to be pursued where planning obligations are not feasible or have been discharged (eg applications being made for sites to be entered into Countryside Stewardship). In discussion with the County Council use opportunities afforded by reviews of mineral planning permissions to revisit reclamations schemes to maximise their contributions to the Strategy.	Mineral Operators with Mineral Planning Authority	Renew discussions on management of restored areas and access at Elford and Alrewas.	Complete by end year 2. Agree all not previously agreed, reclamations or planning applications by end year 4.
8.7 Aim to achieve a minimum of 10 year management period for all future management agreements across all land use types. Including management with specific conservation requirements of any agricultural land tenancy agreements.	Mineral Operators with Planning Authority		

#### Area of Progress :

#### 9. Rural Diversification (and Regeneration)

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001-2002	Years 2 - 4 : 2002-2004
9.1 Develop means of involving farming community in the Central Rivers Initiative. Promote any new developments that may lead to opportunities for diversification of the rural economy.	All associates and Project Officer	Hold two public or training events (eg stewardship seminar). Produce annual report April 2002.	Produce annual reports. Attend and host public events. Produce regular news sheet by year 2.
9.2 Publicise and raise profile of England Rural Development Plan. Through Rural Enterprise Scheme provide assistance to a range of activities such as farm diversification, tourism and craft activities, rural heritage and small-scale community based projects.	DEFRA, Local authorities and Project Officer	Use published DEFRA leaflets and produce publicity leaflets for public and farmers by end year 1.	Project Officer to produce regular local newsletter in year 2.

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001–2002	Years 2 – 4 : 2002–2004
9.3 Through Countryside Stewardship encourage farmers and other landowners to diversify through habitat creation, landscape features and providing appropriate new access.	DEFRA and Project Officer	Use published DEFRA leaflets and produce publicity leaflets for public and farmers by end year 1.	Development of material/events as need identified. Project Officer to produce regular local newsletter in year 2.
9.4 Continue to target the Trent Valley and the National Forest as priority areas for Countryside Stewardship.	DEFRA with support of RSPB, EN and NFC	Target Areas for Countryside Stewardship in 2002.	
9.5 Promote available project funding (including all National Forest grants) and to discuss potential projects. Encourage use of environmental land management schemes to restore, safeguard and re-create wildlife habitats within farmland.	Project Officer, NFC and DEFRA	Project Officer to advise a minimum of 10 landowners/tenants in year 1.	Project Officer to give ongoing advice to landowners. Produce news sheet by year 2.

#### Area of Progress :

#### 10. Biodiversity Targets

Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001–2002	Years 2 – 4 : 2002–2004
10.1 Identify sites, in addition to mineral workings, with potential for key habitat restoration or creation. Work closely with gravel extraction companies and developers at all stages of development to ensure maximum benefit for wildlife.	All Associates Project Officer	Identify and prioritize range of projects.	Achieve projects according to priority with assistance of all Associates.
10.2 Protect, restore, and increase the extent and quality of semi-natural habitats. Priority habitats to include semi-natural grassland, woodlands and freshwater habitats. Promote or reintroduce sympathetic sustainable management.	All Associates	Promote use of environmental land management schemes to restore, safeguard and re-create wildlife habitats within farmland.	Approach identified landowners with assistance for habitat management. Promote of Countryside Stewardship & "Waders of wet meadows".
10.3 Identify, prioritise and implement programmes to re-create habitats which have declined or been lost. Ensure that appropriate long-term sustainable management mechanisms are put in place.	All Associates	Approach private landowners & farmers with land that offers good opportunities for habitat creation.	Approach identified landowners with assistance for habitat creation. Promote of Countryside Stewardship & "Waders of wet meadows".
10.4 Using the National Forest Tender Scheme and other grants, encourage farmers and other landowners to diversify the land cover on agricultural land through habitat creation, implementing capital works, creating/restoring/enhancing landscape features and providing appropriate new access.	National Forest Company, DEFRA, Local Authorities. Project Officer	PO to produce publicity leaflets for public and farmers by end year 1.	Development of material/events as need identified. PO to produce regular local newsletter in year 2.



Target Action	Actioning Body	Actions/Timescale	
		Year 1 : April 2001–2002	Years 2 – 4 : 2002–2004
10.5 Improve connectivity between species rich habitats by increasing the number of linear and stepping-stone habitats. Encourage grass strips along hedges, permanent grassland and field boundaries in arable fields.	All Associates	Approach private landowners & farmers with land that offers good opportunities for habitat creation/management.	Promote use of environmental land management schemes to restore, safeguard and re-create wildlife habitats within farmland.
10.6 Survey and monitor sites of conservation interest that have been underrecorded, particularly quarries and standing water. Record, review and monitor BAP targets.	SWT/Staffordshire Ecological Record Centre with assistance of Mineral Operators, Local Authorities, RSPB, BW, & EN	Provide regular updates on new BAP targets and revisions.	Provide regular updates on new BAP targets and revisions.
10.7 Assess current distribution of key species and the status of their habitats. Aim to maintain and enhance populations at all current locations.	All Associates controlling/advising on land management	Local Authorities, EN, RSPB, & SWT to identify and prioritize range of projects, which contribute to BAP targets.	Ongoing monitoring of species to establish if their populations are sustained.
10.8 Plan and negotiate reaching revised targets for relevant Biodiversity Action Plan Species and Habitats within the Project Area.	SWT with assistance of all Associates controlling /advising on land management	SWT with assistance of Local Authorities, EN, & RSPB to identify and prioritize range of projects, which contribute to BAP targets.	Achieve a minimum of 6 projects, which contribute to BAP targets.
10.9 Identify stretches of river that are suitable for restoration work within the 30m standoff alongside mineral sites. Aim to achieve a range of river restoration projects as a result of mineral workings or reclamation schemes	Environment Agency, Minerals Operators, SWT, EN, Project Officer	Ongoing, identify in Year 1.	Take these forward in discussion with the Planning Authority and mineral operators.
10.10 Influence and encourage landowners to improve riverine and floodplain habitat.	Environment Agency, RSPB, EN & SWT, Project Officer	Ongoing, Promotion of “Waders of wet meadows” and Countryside Stewardship.	

