

# ANSLOW

## NEIGHBOURHOOD PLAN

### FINAL 'MADE' VERSION

#### 2013-2031



## SECTION 1

# CONTEXT & POLICIES

### AUGUST 2014



# Foreword

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This is the Referendum version of the Anslow Neighbourhood Plan which has been developed from the July 2013 Consultation draft, following public consultation and reflects the hard work of the Neighbourhood Plan Working Group over the last 12 months. The changes made in response to this exercise and comments from statutory consultees cover the policies on housing, community facilities and transport. In addition, it has been updated to reflect recent planning decisions in Outwoods, Branston and Stretton and the publication of the Pre-Submission Version of the East Staffordshire Borough Council Local Plan in October 2013. Changes have also been made in light of recommendations made in the independent examination of the plan by Mrs Rosemary Kidd in March 2014.

The examination version of the plan underwent a period of consultation from 13<sup>th</sup> January to 24<sup>th</sup> February 2014 which was followed by an Independent Examination by Independent examiner Mrs Rosemary Kidd. East Staffordshire Borough Council received the examiner's report into the Neighbourhood Plan on 31<sup>st</sup> March 2014. In her report the Examiner concludes that the plan, subject to some specified modifications, should proceed to referendum.

The Referendum version of the Neighbourhood Plan has three sections covering legal requirements and the background research which has been done.

## **Context and Policies:**

This includes the Parish Profile, the Vision and Objectives and the Policies & Proposals.

## **Statement of Community Involvement:**

This describes how local people, businesses and other bodies have been consulted on the plan and comments, which have been made.

## **Basic Conditions Statement:**

This explains how the Plan fits with legal requirements and guidance.

For those who want to know a little more about Neighbourhood Plans and how they fit into the planning system, the following summary may be helpful:

Neighbourhood Plans are part of the new planning system and have been introduced by the Government - under the Localism initiative - to give people a greater say about the location and scale of development in the area and to help to protect valued landscape and community assets.

Neighbourhood Plans can establish general planning policies for the development / use of land.

Once adopted, Neighbourhood Plans form part of the Local Development Plan for the local authority and are used to consider planning applications.

However, whilst they can influence the choice of sites and the design and layout of new housing, Neighbourhood Plans cannot propose less development for an area than in the approved Local Plan and general policies must reflect national planning guidance. Despite these limitations, Neighbourhood Plans can have real influence and they are an important new means of engaging local communities in decisions on how their areas will appear and function over the next generation.

East Staffordshire Borough Council agreed at its cabinet meeting on 19<sup>th</sup> May 2014 that the examiner's modifications should be made to the plan and it should proceed to Referendum on *3<sup>d</sup> July 2014*.

Remember that the Neighbourhood Plan will help to shape the future of the village and the Parish over the next 15 to 20 years and, if supported by the local community, it will have real legal power. We, and our colleagues on the Neighbourhood Plan Working Group\*, have been keen to get as many people, of all ages, involved and we look forward to a good turnout for and a positive outcome from the local referendum.

John Lanham and David Page - May 2014

(\* The members of the Working Group are David Blair, Trish Brummitt, Catherine Gibson, Simon Goodchild, Martin Hall, John Lanham, David Page, Frank Thompstone and John Tomlinson. Jill Lanham acts as secretary to the Group).

The preparation of the Neighbourhood Plan has been support by our professional planning advisor, Clive Keble Consulting Ltd of Derby.

# Contents

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<b>1</b>	<b>INTRODUCTION</b>	Plan Title, Area and Purpose	<b>06</b>
		Statement of Community Involvement (Summary)	07
		Enabling Future Engagement	07
		Land and Landowners	09
<b>2</b>	<b>PARISH PROFILE</b>	Introduction	<b>10</b>
		History of Anslow	10
		Population and Housing	10
		Economic Aspects	11
		Local Businesses	11
		Community Activity	11
		Built Environment	11
		Archaeology	11
		Countryside & Environment	11
		Landscape Character	12
		Parish, Borough & County Council Land & Buildings	12
		Photographs of significant features in Anslow	13
<b>3</b>	<b>THE ISSUES</b>	Planning History	<b>14</b>
		Challenges & Opportunities	16
		Photographs of the Consultation Process	17
<b>4</b>	<b>VISION &amp; OBJECTIVES</b>	Vision & Objectives	<b>18</b>
<b>5</b>	<b>POLICIES &amp; PROPOSALS</b>	H1 New Housing	<b>19</b>
		H2 The design of residential conversions and extensions	19
		LE1 Local Employment	19
		CF1 Local Shopping Provision	20
		CF2 Burial Ground Provision	20
		TR1 Traffic Management and Highway Safety	20
		TR2 Footway to Church	20
		E1 Nature Conservation	21
		E2 Built Environment	21
		CL1 Landscape & Countryside Management	22
		CL2 National Forest	22
		CL3 Renewable and Low Carbon Energy Installation	22
		Telecommunications Installations	23
		Anslow Neighbourhood Plan Proposals Map	24
		Plan of Anslow and Surrounding Parishes	25
<b>6</b>	<b>APPENDIX</b>	Population & Housing	<b>26</b>
		Economic Aspects	26
		Local Businesses	27
		Community Activity	27
		Built Environment	27
		Archaeology	28
		Countryside & Environment	28
		Landscape Character	28

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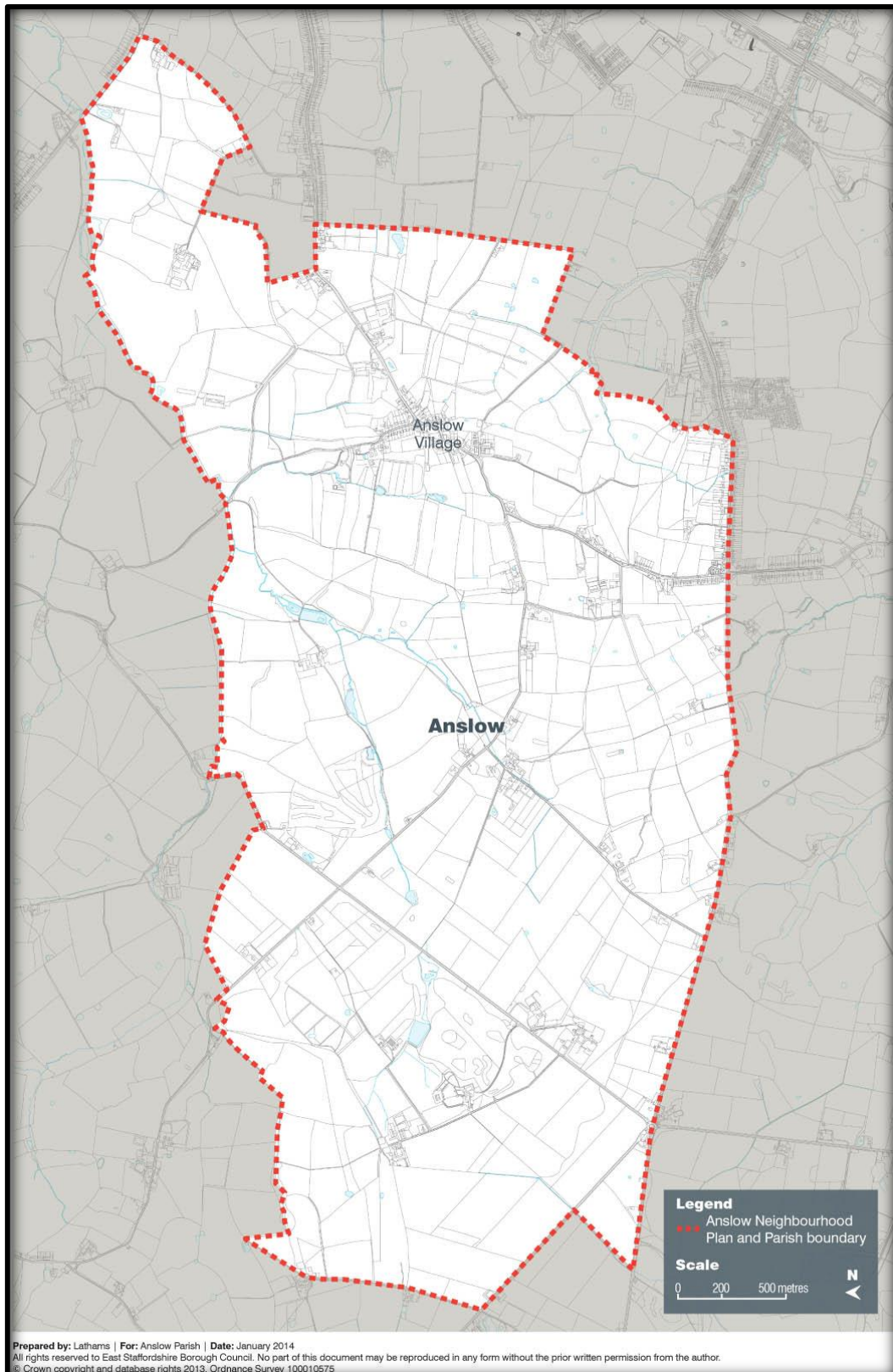


# 1 Introduction

## Plan Title, Area and Purpose

- 1.1 This document is the Referendum version of the Neighbourhood (Development) Plan for Anslow. It covers the area corresponding to the Parish Council boundary as shown in Fig. 1 (below).

### [Anslow Parish](#)



- 1.2 The Neighbourhood Plan covers the period 2013 to 2031, corresponding with the emerging East Staffordshire Local Plan and with that document, the Neighbourhood Plan will become the planning framework for Anslow's future. It is envisaged, therefore, that the Neighbourhood Plan will provide a context for future planning decisions for Anslow over a period of 15 to 18 years.
- 1.3 A Neighbourhood Planning Working Group made up of Parish Council members and people from the local community have prepared the Neighbourhood Plan and the process commenced in October 2012. Full details of the approaches to consultation are included in the Statement of Community Involvement document and a summary is given below.

## Statement of Community Involvement (Summary)

- 1.4 The Neighbourhood Plan Working Group (WG) identified consultation as the key to successfully developing a Neighbourhood Plan (NP) for Anslow Parish. In doing so it has recognised the need for consultation with local residents and businesses and statutory consultation with prescribed bodies. A new Parish Council website has been developed, featuring the NP, to enable people keep up to date, to comment on issues in an ad hoc manner and following planned consultation events. However, the WG is conscious that some local people did not wish or were not able to use IT and so traditional means of engagement and eliciting comments, such as newsletters, questionnaires, meetings and presentation to locals groups continued to be important.

## Enabling Future Engagement

- 1.5 The WG identified different stages of consultation:
  - Awareness raising and comments on the issues and options to be considered.
  - Consultation on a draft plan.
  - Promotion of the final plan and awareness raising for the local referendum.

### Stage 1

- 1.6 The first stage was undertaken during March and April 2013, culminating in the Parish Meeting on 8<sup>th</sup> May 2013. This included:

### Public Consultation

- The preparation and circulation of the first NP newsletter - 330 copies were circulated to all households and businesses in the Parish. The newsletter included a simple questionnaire on possible issues, of which 7 copies were returned.
- An event was held in the Village Hall on Saturday 23<sup>rd</sup> March 2013 (2:00 – 4:00pm) which was attended by 37 local residents.
- A short presentation followed by a question and answer session at the Annual Parish Meeting on Wednesday 8<sup>th</sup> May 2013 (7:00 – 9:00pm) which was attended by 48 local people.
- A session with the primary school (The Mosley Academy) held on 13<sup>th</sup> June 2013.

### Statutory Consultation

- 1.7 A letter was sent to the statutory consultees prescribed by regulation and to other locally interested parties and organisations on 8<sup>th</sup> March 2013. A six-week period, running to 19<sup>th</sup> April 2013, was allowed for responses and 4 replies had been received by that date. Reminder letters, asking for confirmation of interest and inclusion in future consultations were subsequently sent to



non-respondents. By the extended deadline of 3<sup>rd</sup> May 2013, a further 3 responses had been returned.

- 1.8 Newsletter No2 was circulated in May 2013 summarising the Vision and Objectives that had been developed through consultation and evidence gathering.

### Stage 2

- 1.9 The second stage of consultation on a consultation draft was undertaken between July and September 2013 and this included;

### Public Consultation

- Newsletter No 3, with 330 copies circulated (posted) to all households and businesses in the Parish. The newsletter included a questionnaire covering the Vision, Objectives and Policies in the plan. 86 were returned, a rate of 26%. A tailored letter was sent to local businesses to encourage responses from that sector.
- An event was held in the Village Hall on Saturday 7<sup>th</sup> September 2013 (1:00 – 4:00pm) which was attended by 10 local people and all members of the steering group

### Statutory Consultation

- 1.10 A letter was sent on 19<sup>th</sup> July 2013 to the statutory consultees (16 individuals in 12 organisations) including those prescribed by regulation and other locally interested organisations (including other Parish Councils), based on the responses received to the notification of intent to prepare a Plan earlier in the year. A six-week period, running to 14<sup>th</sup> September 2013, was allowed for responses. Replies were received from 7 organisations. Reminder letters, asking for confirmation of interest and inclusion in future consultations were subsequently sent to non-respondents.

### Key Issues

- 1.11 The key questions related to the issues raised by the public and consultees are summarised below. The responses from the Neighbourhood Plan Working Group are summarised in brackets. (*in bold italics*). Full details are given in the separate Statement of Community Involvement.
- Should the local shop proposal in Policy CF1 be retained or amended? (*Retain as an aspirational proposal*)
  - Should the play area - Policy CF3 be retained or amended? (*Delete, as no suitable site has been identified*)
  - Should the church footpath - Policy CF3 be retained or amended? (*Retain; not as tarmac and keep hedges*)
  - Should emerging ideas for a "Strategic Green gap" between Anslow & Burton? (*Support in principle, some questions on details and coverage- leave as a higher level ESBC Local Plan Policy, with other designated areas*)
  - Reconsider the housing preferences in Policy H1? (*delete references, linked to development in Outwoods*)
  - Should the definition of a settlement boundary be considered? (*Not required*)
  - A Proposals Map and showing the location of policies and proposal is needed. (*Agreed*)
  - Would Transport policies be best dealt with by Staffordshire County Council (SCC)? (*Disagree – SCC support the policies*)
  - Is Section 4 (Policy Context) required as separate document? (*Agreed to dispense with this*).

## Land and Landowners

- 1.12 Local landowners and businesses are being engaged through the processes described above but, because the NP will not be making allocations for larger scale development, a “Call for sites” was not considered to be either appropriate or necessary.

### Policy Context

- 1.13 The consultation draft version was prepared with reference to the Saved Policies of the ESBC Local Plan 2006 but taking account of the policies contained in the emerging Local Plan (Preferred Options document July 2012). The Pre-Publication version of the emerging East Staffordshire Local Plan was issued on 18<sup>th</sup> October 2013, and the Neighbourhood Plan has been prepared to fit into that policy context as well as the, increasingly less material, Saved policies of the 2006 Local Plan.

## 2 Parish Profile

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### Introduction

- 2.1 The Parish of Anslow lies around 2 miles to the north west of Burton upon Trent town centre. The built up edge of the Burton urban area (comprising Shobnall and Outwoods) is closer. However, the Parish is almost entirely rural in character, with the exception of some inter-war ribbon development extending from Burton at Rough Hay (Henhurst Hill). The parish covers 4.25 sq. miles (2710 acres) or 11 sq. kilometres (1100 hectares)
- 2.2 Anslow adjoins the parishes of Outwoods, Rolleston, Tutbury, Hanbury, Branston and Tatenhill. Plan 1, at the end of this document, shows the parish in the context of the adjoining areas of East Staffordshire.
- 2.3 The main settlement in the Parish is Anslow village but there are smaller hamlets/groups of houses at Anslow Gate, Anslow Common and Rough Hay. Farms with associated cottages are spread around the Parish and there is a substantial set of buildings comprising the estate of Needwood House and Needwood House Farm.

### History

- 2.4 The settlement of Anslow developed in pre Norman Conquest times as a southerly extension of Rolleston on Dove along the margins of Needwood Forest. Up until the twelfth century it was regarded as an adjunct to either Rolleston or Whetmore. However, it gained its own identity and was greatly enhanced when it came under the control of the Toke family. The family remained the Lords of the Manor for more than 200 years. Over this time, the landscape changed through the establishment of open fields, scattered hamlets and farmsteads as result of the clearance of forest. Other major landowners were the de Ferrers and Burton Abbey, later also the Duchy of Lancaster. Disafforestation and enclosure between 1770 and 1810 had a profound influence on the local community. The Parish of Anslow was created in 1861.
- 2.5 The centre of the village is founded around The Bell Inn and the School. The old blacksmiths workshop and forge was originally located in what is now known as The Willows, a dwelling next to The Bell Inn. The forge closed in 1977, when the last village blacksmith, Thomas George Weston died. The Bell Inn stands on a site of the village bell that would have been rung to signal danger or to call in the foresters working in the woods. Today, the village has a thriving Primary School, a Parish Church, a Methodist chapel, garden allotments, a well-used village hall, recycling facilities and three public houses. A Garden of Remembrance was opened in 2009.

### Key Facts

- 2.6 Full details of the Parish Profile are given in Appendix 1

### Population and Housing

- 2.7 The Parish has a population of 805 living in 330 households. Housing tenure is dominated by owner occupation (with 154 dwellings owner occupied). The rate of car ownership is high, with only 25 households with no car and 107 households have one car, 141 two and 57 with three or more cars.

## Economic Aspects

- 2.8 There are 423 residents (age 16 – 74 years) who are economically active. Unemployment rates are low and the community has a higher average of professional and managerial occupations compared to the Borough. In 2008 the average household income across Anslow was £40,400 which is significantly more than the average across East Staffordshire of £35,500.

## Local Businesses

- 2.9 In preparing the Neighbourhood Plan, an assessment of the number and character of local businesses in Anslow was undertaken. There are around 40 small businesses of all types operating in the area and it is estimated that they employ over 100 people.
- 2.10 There are no large scale employers in the plan area, but farm diversification has resulted in the development of several office and workshop locations using redundant building. Education is a significant employer with around 36 (full time equivalent) teachers support staff and nursery/childcare positions. There are around ten farms and agricultural businesses in the plan area which employ around 20 people. ONS Neighbourhood Statistics indicates a greater proportion of self-employment, suggesting a higher than average rate of local business ownership and working locally from home, either in small units or from home. There are three public houses in Anslow which also employ a significant number of local people, attract visitors and generate spending in the local economy.

## Community Activity

- 2.11 As part of preparing the Neighbourhood Plan a simple desk based survey of local community groups and activities in Anslow was undertaken with a wide range of groups and activities indicating a thriving and active local community. This strong sense of community also showed in the responses made to consultation at all stages of the preparation of the plan.

## Built Environment

- 2.12 There are no Conservation Areas in the parish, but there are 8 Listed Buildings. In addition, there are 4 metal mileposts at Needwood Cross, Callingwood and Rough Hay on the Parish Boundary, which are Grade II listed. Whilst the number of protected buildings and structures is relatively small, there are other structures in the parish which are valued by local people (see consultation report).

## Archaeology

- 2.13 There are 33 archaeological features recorded in the Parish (excluding 10 Listed Buildings and structures which are protected under other specific legislation). The most commonly found features are ridge and furrow and field systems. Other significant features include parkland and deer park associated with the old Needwood Forest and subsequent enclosures.

## Countryside and Environment

- 2.14 There are no sites covered by higher level designations (Site of Special Scientific Interest or Local Nature Reserve), but there are four Tree Preservation Orders. Staffordshire Wildlife Trust (SWT) has commented that there are 3 Sites of Biological Importance (of county wildlife value) and several Biodiversity Alert Sites (district value) within the parish. It is noted that there is no larger scale development proposed in the plan and therefore, no need for more surveys at this



time, but alongside East Staffordshire Borough Council (ESBC) Policies, the NP Policies will require assessment of the impact of proposed development and planning application in each instance.

## Landscape Character

- 2.15 The countryside of Anslow Parish is attractive and well managed. As yet, it has been largely unaffected by the expansion of Burton upon Trent and, linked to countryside in Outwoods and Tatenhill, this creates clear separation from the town. The landscape has been influenced in the past by the creation of Needwood Forest in Medieval times, of which old areas of woodland and significant individual trees remain; then enclosure which led to the establishment of hedgerows and parkland. More recently, the creation of the National Forest has led to the planting of several new woodlands in the south of the Parish over the last 20 years.

## Parish, Borough and County Council Land & Buildings

- 2.16 The only land owned by the Parish Council is the allotment site at Main Street and Hopley Road. ESBC owned an area of farmland near at Anslow Common/Rough Hay, but this has recently been sold. Information on County Council and other public land ownership in the Parish is currently being collated, but it is not expected that this will give rise to any planning issues or opportunities. National Grid owns and operates an important gas pipeline station in the plan area, off Bell House Lane and their input is being sought as a consultee.

Photographs below and on next page show aerial view of the centre of Anslow village, along with views of significant areas / buildings / landmarks within the village.









# 3 The Issues

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## Planning History

3.1 A review of planning activity from 1997 to 2013 has been undertaken using the ESBC search facility for planning applications. The intention of this was to identify any patterns in past development proposals and to assess the need for any additional local policy coverage to deal with the identified issues. The research showed that over the period, there were (approximately) 300 planning applications submitted in the parish. The breakdown of those granted planning permission is as follows:

- New Build Housing - 17 granted - permission for 38 dwellings (20 on a single site).
- New Housing (conversions) - 22 granted resulting in permission for 28 dwellings
- Residential extensions – 109 granted
- Change of use to garden – 6 granted
- New Build Employment – 5 granted resulting in 10 units
- Employment (Conversion) – 8 granted - 19 units (including live/work units at Anslow Park).
- Employment expansion – 3 granted
- Renewables – 4 granted (one turbine on appeal and three solar panels)
- Farming – 13 granted
- Equine – 15 granted
- Telecommunications – 4 granted
- Golf – 7 granted (single site)

(The above total is 213 - the remaining 84 applications were small scale and fell into miscellaneous categories or they were resubmissions after withdrawal)

3.2 Over the same period, there were 16 refusals of planning permission, including a wind turbine which was permitted on appeal and 8 applications (employment and agriculture) on a single site. These also included 3 proposed dwellings and three residential extensions.

3.3 The following conclusions are drawn from the analysis;

- The residential permissions were for a total of 46 dwellings (excluding the larger site for 20 units) in 16 years from 1997 to 2013 giving an average of 2.9 per year. The ESBC Local Plan is likely to cover 2012 -2031 (18 years). Based on past rates in Anslow, this would result in 52 new houses. The pro rata requirement (based on an allocation of 90 units split between 15 Tier 3 minor settlements) is for only 6 new houses. This suggests that it is not necessary to allocate any specific sites for new housing in the Neighbourhood Plan and that the village should continue to develop organically through infill plots and conversions, but care will be needed to ensure that development is appropriately located and designed.
- The same principle of good design needs to be applied to residential extensions, which comprise the large majority of planning applications.
- The continued evolution of agriculture and the likely further growth in horse related activity means that the level of applications for farm buildings and equine uses is likely to remain significant. This may in turn lead to opportunities for the re-use of buildings and structures which become redundant.
- Telecommunications and renewable energy, although related to technological innovation and government support programmes, are also likely to be significant issues in the future.

## Other Development and Planning Decisions with an impact on Anslow

- 3.4 The development of the National Football Coaching Centre (St Georges Park), Tatenhill Airfield and the continued exploitation of sand and gravel in the Trent Valley impacts on traffic through Anslow. However, it is the prospect of large scale residential and commercial development in nearby locations, such as, Outwoods, Branston and Stretton which will have a greater impact in the future. In July 2013, ESBC granted planning permission for the following developments.
- (Outline) permission for the erection of 950 dwellings, a primary school and a children's day nursery, 5,000 square metres retail, a health centre and community facilities, associated open space, landscape, drainage, play areas, including the demolition of 92, 94, 142 & 144 Beamhill Road and agricultural buildings at Green Acres and Upper Outwoods Farm – Land at Upper Outwoods Farm, Beamhill Road, Outwoods.
  - (Outline) permission for the erection of up to 100 dwellings including details of means of access – Land North of Guinevere Avenue, Stretton.
  - (Outline) permission for a mixed use development scheme comprising;- demolition of existing buildings and structures, up to 660 dwellings (Use Class C3 Residential), up to 71,533 sq metres (770,000 sq ft) of employment floor-space (Use Classes B2 General Industry and B8 Storage and Distribution), a local centre providing up to 600 sq metres (6,459 sq ft) of floor-space (Use Classes A1 Shops, A2 Financial and Professional Services, A3 Restaurants & Cafes, A4 Drinking Establishments and A5 Hot Food Takeaway) with access from Main Street & the A38 including link road, car parking, servicing, landscaping, public realm works and works to the highway, public open space, sports and recreation facilities, structural landscaping, re-profiling of the River Trent and Tatenhill Brook and provision of drainage ponds and flood alleviation works, with all matters reserved except means of access - Land South of Lichfield Road, Branston.
- 3.5 It is understood that the Section 106 Agreements associated with the permissions at Outwoods and Branston include provision for off-site highway and traffic management in adjoining areas, including Anslow and the policies in the Neighbourhood Plan will need to make provision for the involvement of the Parish Council in the planning and implementation of the work that are agreed.
- 3.6 In November 2013, outline planning permission was granted on appeal for a residential development of 250 houses at Red House Farm in Outwoods and the ESBC Local Plan (Pre Submission), which closed for representation on 29/11/13, includes a proposal to increase the planned allocation of houses at Harehedge Lane/Tutbury Road, Outwoods from 300 to 500.
- 3.7 The development at Outwoods will reduce the separation between Anslow and the built up area of Burton upon Trent and lead to increased traffic. This is reflected in the transport policies set out in a later section of the Neighbourhood Plan, but the Parish Council is concerned that there is a need for a wider strategic solution, including new road building, around the edge of Burton upon Trent, but through other Parishes. It is not possible or appropriate to include policies for other areas in the Neighbourhood Plan, but the matter has been raised by the Parish Council through representations on the ESBC Local Plan.
- 3.8 It is acknowledged that the provision of a range of housing types and values on these nearby large scale sites will increase choice for Anslow residents who wish to continue to live in the general area and the development will provide an increased and improved range of retail, community, recreational and community facilities.
- 3.9 In response to comments made by Sport England, it is recognised that Anslow residents are largely dependent upon larger scale open space/recreation provision that is located outside of the Parish and that there is a need to consider their needs as part of the provision relating to Burton upon Trent and the committed and planned large scale developments at Outwoods, Lawns Farm and land south of Branston.

## Challenges and Opportunities

3.10 The parish is not identified as a location for large scale new development in the emerging East Staffordshire Borough Local Plan, but the following recent, planned and possible development in adjoining areas may have a significant impact (especially traffic) on Anslow:

- Recently approved large scale housing schemes at Outwoods, Stretton and Branston and pressure for development in other locations.
- Other proposed new housing at Outwoods and Branston in the emerging ESBC Local Plan.
- The FA Centre St Georges Park, Byrkley.
- Tatenhill Airfield, Needwood.
- Sand and gravel excavation in the Trent Valley corridor.

The Working Group believes this means that the policies in the Neighbourhood Plan on traffic management and road improvements (appropriate to a rural area) will be particularly important, as is the need to continue to protect the open countryside areas of Anslow from urban sprawl.

3.11 Changes in agriculture, especially dairy and smaller scale arable production may also continue to affect the landscape and character of the Parish landscape and may produce pressure for built development, for example:

- Larger modern agricultural buildings.
- The conversion of older agricultural buildings into houses, office and workshops.
- Farm shops, recreation and commercial activity as part of diversification.

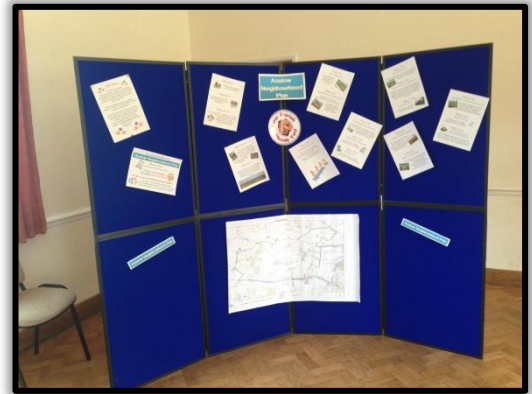
3.12 These issues were explored in more depth in the pre-draft consultation that was undertaken between March and June 2013. The opinions expressed by local people, comments from statutory consultees and other evidence gathering enabled a number of issues and challenges to be identified. These are summarised below:

- The separation from Burton upon Trent (and other villages and settlements) is highly valued.
- Anslow has strong sense of community, with an active Parish Council and many community groups.
- Larger scale development is not favoured, but the importance of maintaining the vitality of the Parish is recognised.
- People wish to see continued provision for local small-scale employment and to enable local businesses to develop.
- There is a feeling that the development of a local shop and increased provision for play space and burials is needed.
- Through traffic, largely generated from other areas, is a problem and there are fears that this will worsen if larger scale developments in adjoining parishes proceed.
- The character of smaller scale features of the built environment is valued.
- The landscape quality of the countryside of the Parish is valued.
- The benefits of improved telecommunications and renewable energy are recognised, but there are concerns over the landscape impact of installations such as turbines and solar panels.

3.13 An informal consultation session with 33 pupils from the local primary school (13<sup>th</sup> June 2013) showed that the residents of the future are also concerned about traffic and feel that a local shop and improvements to local open spaces are important. In addition, the children recognised the quality of the local landscape and countryside and would like to see it protected.



# CONSULTATION PROCESS – PUBLIC MEETINGS.



# 4 Vision and Objectives

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- 4.1 A “Vision” has been developed for the Neighbourhood Plan, derived from consultation and evidence gathering, along with five Objectives to support the achievement of the Vision and to provide a basis for the policies of the Neighbourhood Plan. The Vision and Objectives were considered in detail by the Working Group and draft versions were tested during an interactive session at the Annual Parish Meeting in March (attended by 48 people). The agreed Vision and Objectives are;

## The Vision

*Anslow will continue to be a socially and economically thriving Parish, with an attractive and well-managed landscape, with Anslow village and other small settlements remaining physically separate from Burton upon Trent. A limited amount of sustainable development to meet local needs will help to maintain and improve community facilities and local employment opportunities. The Parish Council will work with other Parishes, the Borough and the County Council to ensure that the impact of development elsewhere on Anslow is taken into account and mitigated, especially through appropriate and effective highway improvement and traffic management.*

## The Objectives

- 4.2 Objective 1: *The Neighbourhood Plan will allow for a limited amount of new residential and employment development outside settlement boundaries to meet local needs, having regard to national and local plan policies for development in the countryside.*

Objective 2: *The Neighbourhood Plan will promote the need for improved community facilities, in particular a local shop and an extension to the burial ground.*

Objective 3: *The Neighbourhood Plan will encourage measures to improve highway safety for all road users.*

Objective 4: *The Neighbourhood Plan will promote the safeguarding and enhancement of locally important buildings and features that contribute to the environment and character of the Parish.*

Objective 5: *The Neighbourhood Plan will recognise the distinctive quality of the landscape of Anslow Parish, and will seek to protect and enhance the local landscape character, its biodiversity, footpaths and bridleways.*

- 4.3 The Neighbourhood Plan Policies set out in the following section are designed to achieve the Vision by supporting each of the objectives, but in doing so they are intended to sit alongside Local Plan policies. In some instances, reliance will be placed solely on the Local Plan policies, for example, the Publication version of the Local Plan includes a policy to develop a series of Strategic Green Gaps to maintain separation between Burton upon Trent and Uttoxeter and adjoining or nearby villages. This policy identifies four Strategic Green Gaps, including one which covers land between Upper Outwoods, Lower Outwoods and Henhurst Hill. This approach is supported in principle but, the Parish Council has some concerns over the policy details and coverage. In addition, because it is part of an approach across a wider area of East Staffordshire Borough and includes land in other Parishes, the policy is regarded as strategic and is not, therefore, included in the Neighbourhood Plan.

# 5 Policies (The number in brackets is the objective which the policy supports)

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## H 1 - New Housing (1)

*New residential development will be permitted outside settlement boundaries in the Plan area through the re-use of rural buildings and in other exceptional circumstances permitted under policies of the ESBC Local Plan. Additionally, in Anslow village new residential development will be permitted on small-scale infill sites.*

- 5.1 The emerging ESBC Local Plan (Policy SP1) identifies Anslow as a one of 15 Lower Tier Villages, with the remainder of the Parish designated as open countryside. The proposed windfall allowance for new housing in Tier 3 villages is 90 which represents a handful of houses in each village. The policy enables housing development to occur: outside the settlement boundaries through the re-use of suitable buildings and in the exceptional circumstances set out in Local Plan policies, that is: where they are essential to support a business appropriate in the countryside ; for affordable housing on rural exceptions sites; and replacement dwellings. In Anslow village, small scale development of up to 3 houses on infill plots may also be permitted on suitable sites, subject to satisfactory design and layout to reflect the character of the local area. Within those parts of the parish within Henhurst Hill that lie within the settlement boundaries of Burton upon Trent, proposals for new housing will be considered against the policies of the ESBC Local Plan.

## H 2 – The design of residential conversions and extensions (1)

*In addition to the design principles set out in the existing and emerging Local Plans, residential conversions and extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to the choice of materials, the scale of development, roof heights and layout within the plot. The incorporation of features connected with sustainable design (e.g. sustainable drainage and porous/permeable surfacing for drives) will be required where feasible, provided that it is incorporated into an overall design that complements the character of the area.*

*Where it is possible, the provision of associated natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for species of small mammals, birds and insects will be required.*

- 5.2 The conversion of buildings into houses and, in particular, extensions to existing houses are the most common forms of development that occur in the plan area. This policy, in addition to the coverage of high level ESBC Local Plan policies will encourage detailed design that is appropriate to the setting and character of Anslow. It will also ensure that new development fits into the natural landscape, reflecting the influence of the former Needwood Forest at the same time as enabling renewable energy features and provision for wildlife to be incorporated into detailed design. The changes to permitted development rights introduced in May 2013 for a temporary period of 2 years allows householders to construct larger extensions without the need to apply for planning permission and means the extent of control is more limited.

## LE 1 - Local Employment (1)

*New employment development will be encouraged through the appropriate extension of existing employment sites (subject to traffic, environmental, amenity and landscape considerations) and through the conversion of buildings to other uses, especially vacant and under-used agricultural buildings.*



- 5.3 The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend, which the Parish Council would like to continue in the plan area as part of the maintenance of Anslow as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.
- 5.4 This policy will need to be implemented, working with ESBC, to take account of the government changes to permitted development rights which were introduced for agricultural buildings in May 2013.

#### CF 1 - Local Shopping Provision (2)

*The provision of a local shop will be encouraged though the use of outbuildings or a small scale extension or by the incorporation of the use within an existing community or commercial building, public house or farm.*

- 5.5 This need has been identified through consultation and empirical evidence that there is only one shop in the plan area and that it is part of a garage on the edge of the Parish at Five Lane Ends. It is recognised that there is unlikely to be the market demand or a suitable site for a freestanding purpose built retail unit, but it is considered that there is potential for small-scale provision linked to an existing commercial or farming operation. It is noted that the recent changes to permitted development rights for farm buildings may increase the potential for the establishment of farm shops in Anslow.

#### CF 2 - Burial Ground Provision (2)

*The provision of additional burial space will be encouraged.*

- 5.6 This need has been identified through consultation and specifically comments made by the local vicar. It is linked to social cohesion and quality of life, taking into account the distance that people need to travel to cemeteries and burial grounds (e.g. Stapenhill). Only a small area is needed, but a larger scale of provision would also be acceptable. A site adjoining the existing Holy Trinity Church is preferred, if this is not feasible, other options such as a site remote from, but linked to Holy Trinity Church or a woodland burial site may also be considered.

#### TR 1 - Traffic Management and Highway Safety (3)

*Where appropriate, traffic management measures will be encouraged that will improve highway safety. Any measures should be of a design appropriate to the character of the rural area.*

- 5.7 Highway safety on roads in the parish is a major concern as identified through consultation. Concerns have also been expressed about the potential impact of planned development in adjoining areas on roads in the parish. The Parish Council is keen to work with SCC and ESBC and adjoining parish councils to survey existing traffic movements in the parish, to consider the impacts of new development on roads through the parish and to agree traffic management measures in Anslow parish, where appropriate.

#### TR2 - Footway to Church (3)

*The Parish Council will seek to secure funding to provide improved pedestrian access along Hanbury Road to improve links between Holy Trinity Church and the village.*

- 5.8 This need was identified through consultation. Holy Trinity Church is a well-used religious institution and the Parish rooms are popular for meetings and events. Hanbury Road has no footway and this means that the use of the meeting room is compromised, especially during hours

of darkness. In addition, there is a lack of parking around the church. The highway safety issues associated with walking and cycling to the church increase pressure for vehicular access and parking. A footpath could be provided alongside the section of road which was kerbed in 2005, but retaining the existing hedgerows. The pavement surface should not be tarmac and should be sympathetic to the rural environment. This idea was considered by the County Council in 2004/05 but could not be implemented at that time because of a lack of resources. The proposal will only be implemented if a suitable and practical solution can be agreed by all parties.

#### E1 - Nature Conservation (5)

*Nature conservation sites and features will be protected and where appropriate enhancement sought through:*

- *Consideration of the impact of all built and other development which requires planning permission in particular, development on sites and features that are locally important in Anslow, including; trees, hedges and woodland, ponds, parkland ponds and watercourse and unimproved grassland.*
- *Working with organisations including, Staffordshire Wildlife Trust, the county and borough councils and the National Forest Company to increase landscape and habitat connectivity within and beyond the Parish, including joint work on green infrastructure provision associated with any planned or permitted large-scale development in adjoining parishes.*
- *The Parish Council will take opportunities provided from wider studies and strategies and the assessments required as part of planned development, to add to the recorded information that is available on conservation interests in Anslow. Where practicable, the Parish Council will undertake local surveys of species and habitats as part of monitoring the implementation of the Neighbourhood Plan.*
- *Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support from organisations, including the National Forest Company.*

- 5.9 This approach, which highlights the importance of considering the impact of any development on nature conservation interests through cross boundary working on connectivity and green infrastructure and a pro-active approach to land management, reflects the guidance set out in the National Planning Policy Framework. The intention is to protect the character of the landscape and nature conservation interest in Anslow, as described in the Parish Profile in section 3 and reflects the comments made by Staffordshire Wildlife Trust.

#### E2 - Built Environment (4)

*Historic farmsteads and their settings, and the following locally important features which contribute to the attractiveness and interest of the area, will be protected and enhanced:*

- *The finger post road sign at the junction of Main Street and Bushton Lane and its landscaped setting.*
- *The wooden bus shelter on Main Street.*
- *The telephone box on Main Street.*
- *The Garden of Remembrance.*
- *The Valerie Lydon Memorial Garden.*
- *The Anslow Parish Gateway features.*

- 5.10 These buildings and features which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of Anslow parish and were highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are retained. Enhancements to the local features will be sought through funding bids to support their management.

### CL 1 - Landscape and Countryside Management (5)

*Proposals will be supported which enable the sensitive management of the landscape of the plan area, including; the detailed pattern of enclosed fields, hedgerows, parkland and established woodland which reflect the landscape character of Needwood Forest and which enable and/or improve access for walkers, cyclists and horse riders.*

- 5.11 The East Staffordshire Green Infrastructure Study (2008), the National Forest Strategy (2004 – 2014) and the comments submitted by Staffordshire Wildlife Trust, highlight the value of the countryside in Anslow in terms of landscape and biodiversity. In addition, consultation on the Neighbourhood Plan demonstrated the value that local people place upon the landscape and environment of the Parish. In addition, this policy is intended to support landowners in considering agricultural and land management options.

### CL 2 - National Forest (5)

*The Parish Council will work with the National Forest Company to:*

- *Identify opportunities for new tree and woodland planting in the parish, including that associated with planned large-scale development in adjoining areas through the application of National Forest Planting Guidelines.*
  - *Encourage the management of mature and growing woodlands in the area for timber, recreational access and nature conservation and support proposals for small-scale development associated with woodland management, local timber processing, the use of wood for heating and the use of woodland for small-scale recreation, leisure and tourism purposes.*
- 5.12 This policy is in support of the approved National Forest Strategy (2004 – 2014) and the overall National Forest policies in the existing and emerging ESBC Local Plans and reflects the guidance in the NPPF on sustainable development. It is based on identified local landscape needs and opportunities and will provide opportunities for farm diversification and rural employment / economic activity. It will also contribute to nature conservation and sustainable use of locally grown materials for land management (e.g. fencing), building and renewable energy (wood chips/pellets and logs).
- 5.13 The National Forest covers around half of the Parish (land south of Anslow Road) and is very keen to be involved in the plan making process. The existing and emerging East Staffordshire Borough Local Plan contains supportive policies for The National Forest and requires new developments to include planting, therefore these do not need to be repeated within the Neighbourhood Plan. However, the local community support the continued creation of The National Forest, encouraging tree planting, access to woodlands and the countryside and support for sustainable tourism and woodland economy related development.

### CL 3 – Renewable and Low Carbon Energy Generation (5)

*Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:*

- *Visual impact in the immediate locality and the wider area.*
- *The amenity of nearby houses.*
- *Local landscape and countryside.*
- *Highway safety and traffic generation.*
- *Sites of local nature conservation and heritage assets.*

*Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.*

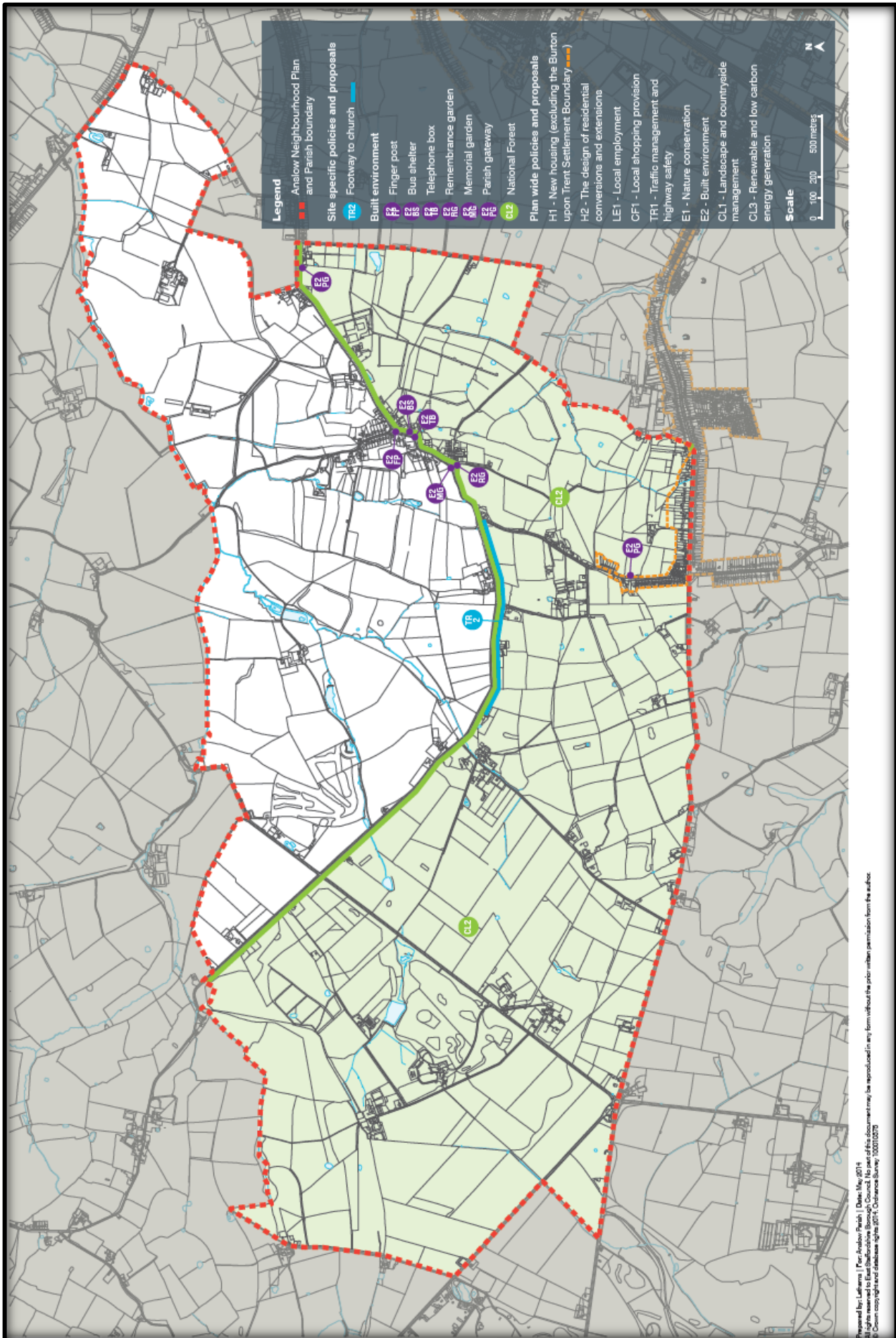
- 5.14 Whilst recognising the benefits that can arise to the wider community from renewable energy installations and providing a positive context for development in appropriate locations, this policy takes account of the intimate nature of the countryside and landscape around the village and small settlements in Anslow in particular local views and the need to resist the urbanisation of the area which would undermine the physical separation from Burton upon Trent which is much valued by local people. Further guidance on renewable and low carbon energy development is set out in 'Planning Practice Guidance for Renewable and Low Carbon Energy' (July 2013) DCLG.

#### [Telecommunications Installations \(5\)](#)

- 5.15 The need for improved telecommunication and broadband services is recognised, as are the benefits that would arise to the economic and social life of the local community from this, especially to the larger than average number of small businesses and the self-employed people in the plan area. It is acknowledged that there needs to be a positive context for telecommunications development in appropriate locations, taking account of the local landscape character of the parish of Anslow. Further advice on the siting and design of mobile telecommunications development can be found in the 'Code of Best Practice on Mobile Network Development in England 2013'.

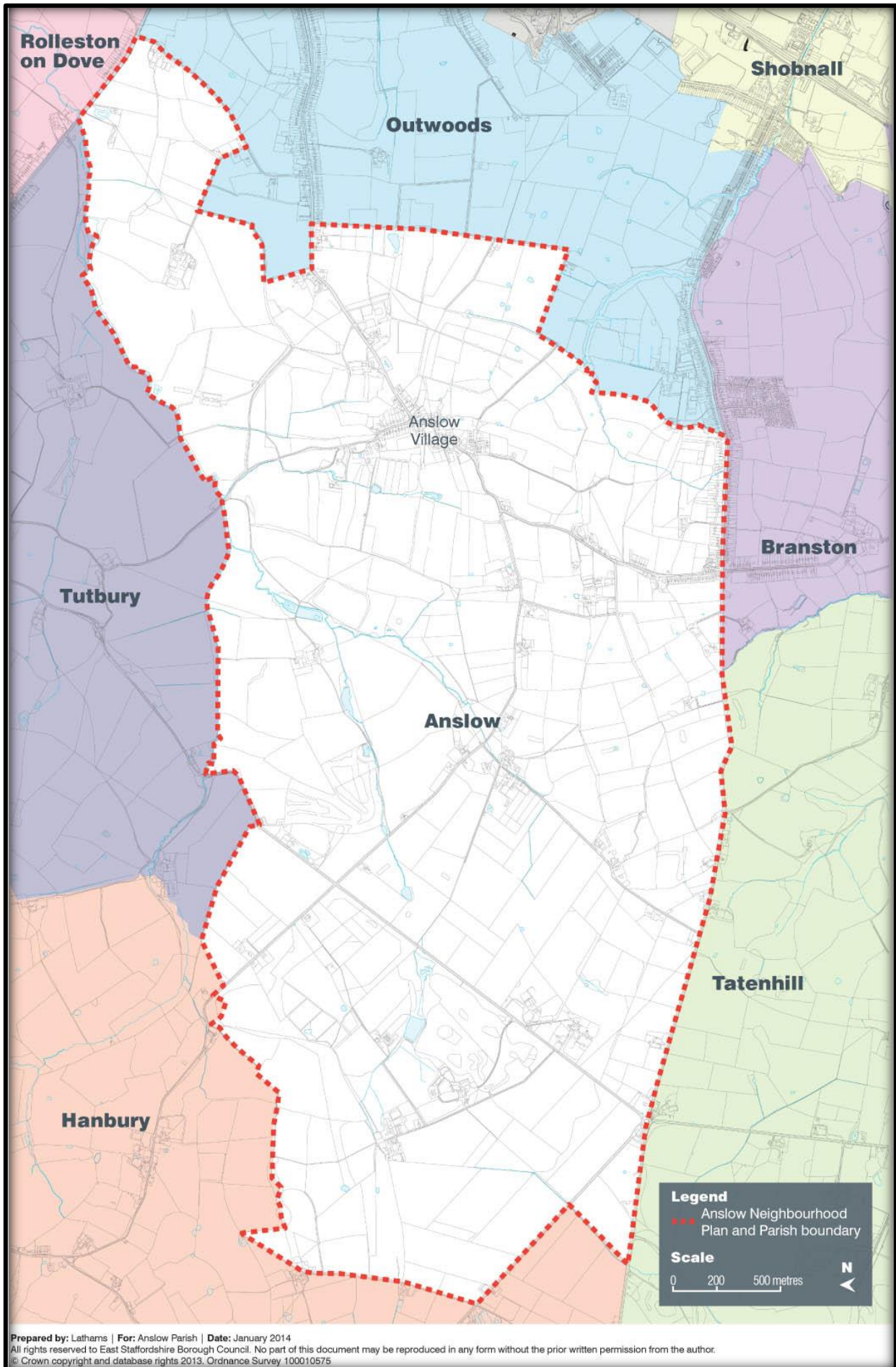


# ANSLOW NEIGHBOURHOOD PLAN PROPOSALS MAP



Prepared by: Ledwards | For: Anslow Parish | Date: May 2014  
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# PLAN OF ANSLOW & SURROUNDING PARISHES



Prepared by: Lathams | For: Anslow Parish | Date: January 2014  
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# 6 Appendix

## Background Information

### Population and Housing (Source - 2011 Census & East Staffs. Borough Council)

The Parish has a population of 805 living in 330 households. The composition of the population is as follows;

- 426 females and 379 males
- 41 residents are aged 0 - 4 years
- 105 residents are aged 5 - 15 years
- 484 residents are aged 16 - 64 years
- 175 residents are aged over 65 years

(Only 14 residents are of non-UK origin)

The household composition is as follows:

- 72 one person households
- 88 households with dependent children
- 167 household with no dependent children
- 3 multi person households
- 23 lone parent households

There are 170 dependent children (0 – 18 years) in the plan area.

Housing tenure is dominated by owner occupation (with 154 dwellings owner occupied). The rate of car ownership is high, with only 25 households with no car and 107 households have one car, 141 two and 57 with three or more cars.

### Economic Aspects

(Sources - 2011 Office of National Statistics data and local survey in 2013)

There are 423 residents (age 16 – 74 years) who are economically active and the employment profile of the parish is as follows:

- 220 people are in full time employment (52%)
- 84 people are in part time employment (20%)
- 91 people are self-employed (22%)
- 15 people who are students are also economically active (3%)

There are 13 people unemployed (3%) and 160 economically inactive (including 20 students)

The breakdown of occupations is as follows;

- 74 - Managers, Directors and Senior Officials – 18% (ESBC 10.4%)
- 89 - Professional Occupations – 22% (ESBC 14.6%)
- 35 - Associate Professional and Technical Occupations – 9%
- 51 - Administrative and Secretarial Occupations – 13%
- 53 - Skilled Trades Occupations – 13%
- 26 - Caring, Leisure and Other Service Occupations – 6%
- 22 - Sales and Customer Service Occupations – 5%
- 24 - Process, Plant and Machine Operatives – 6%
- 33 - Elementary Occupations – 8% (22 Working in agriculture and, forestry)

In 2008 the average household income across Anslow was £40,400 which is significantly more than the average across East Staffordshire of £35,500.

## Local Businesses

In preparing the Neighbourhood Plan, an assessment of the number and character of local businesses in Anslow was undertaken. There are around 40 small businesses of all types operating in the area and it is estimated that they employ over 100 people.

There are no large scale employers in the plan area, but farm diversification has resulted in the development of several office and workshop locations using redundant building, e.g. there are 8 small businesses occupying units at Anslow Park. Education is a significant employer with around 18 (full time equivalent) teachers and support staff working at the Mosley Academy and a similar number of people employed by the Little Monsters Day Nursery. There are around ten farms and agricultural businesses in the plan area which employ around 20 people and generate a substantial spend through machinery, maintenance, fuel, seed and fertilisers.

The information from ONS Neighbourhood Statistics indicates a greater proportion of self-employment, suggesting a higher than average rate of local business ownership and working locally from home, either in small units or from home. These characteristics could have planning implications in terms of conversions and residential extensions.

There are three public houses in Anslow which also employ a significant number of local people, attract visitors and generate spending for the local economy.

## Community Activity

As part of preparing the Neighbourhood Plan a simple desk based survey of local community groups and activities in Anslow was undertaken. The results are as follows;

- Cubs, Brownies, Scouts and Guides (Groups in adjoining villages).
- Anslow Gardening Society
- Amateur Dramatics - The Anslow Players
- Church - Friends of Holy Trinity Church & Parochial Church Council and the Methodist Church
- Fitness - Yoga & Pilates Classes, weekly fitness classes, family karate, Zumba and group personal trainer.
- Children - Little Monsters Day Nursery and Mother & Toddler (Thur.)
- Women's Institute - Meets monthly
- Whist Drive
- A village / parish newsletter

The strong sense of community in Anslow and the sense of belonging and pride which people have were key points to emerge in early consultation of the Neighbourhood Plan.

## Built Environment

There are no Conservation Areas in the parish, but there are a number of Listed Buildings:

- Cottage in Anslow village - Grade II Cottage. C17 core with mid-C19 refacing
- Holy Trinity Church Grade II\*
- Needwood House - Grade II Country house. Early C19; mid-C19 additions & C20 alterations
- Needwood House - Grade II Game larder. Mid-C19. Whitewashed red brick; blue tile roof
- East Lodge - Grade II Entrance lodge. 1820s with minor C20 alterations
- East Lodge - Grade II Small country house. 1820s with minor later additions
- East Lodge - Grade II Coach House. Mid C19. Red brick; hipped, blue machine tile roof
- Adj. East Lodge - House - Grade II Early/mid-C19. Red brick; hipped, blue machine tile roof

In addition, there are 4 metal mileposts at Needwood Cross, Callingwood and Rough Hay on the Parish Boundary, which are Grade II listed.

Whilst the number of protected buildings and structures is relatively small, there are other structures in the parish which are valued by local people (see consultation report). These include a traditional red telephone box, a timber bus shelter, a “Finger Post” road sign in the centre of Anslow village, a war memorial and more recent structures and features, including “Parish gateways” and a memorial garden. In addition, the quality and character of many of the C19 and C20 houses and buildings in the Parish is notable and this contributes to an attractive physical environment. The dispersed pattern of farms and associated buildings around the Parish includes several traditional Staffordshire farmhouse and buildings. These “Historic Farmsteads” (not necessarily Listed) are part of the landscape of the Needwood Forest (see below) and are covered by an approved ESBC Supplementary Planning Document (SPD) prepared in 2010 (Re-use of Rural Buildings) and a related Guidance Note (Guidance on Traditional Farmsteads in East Staffordshire – 2010).

## Archaeology

There are 33 archaeological features recorded in the Parish (excluding 10 Listed Buildings and structures which are protected under other specific legislation). The most commonly found features are ridge and furrow and field systems. Other significant features include parkland and deer park associated with the old Needwood Forest and subsequent enclosures.

## Countryside and Environment

There are no sites covered by higher level designations (Site of Special Scientific Interest or Local Nature Reserve), but there are four Tree Preservation Orders.

- TPO 01 – Anslow Parish, covers Rolleston, Anslow, Tutbury and Outwoods Parishes.
- TPO65 – Hopley Road, Anslow.
- TPO74 – Main Road, Anslow.
- TPO118 – West of 201 Henhurst Hill, Anslow

Staffordshire Wildlife Trust (SWT) has commented that there are 3 Sites of Biological Importance (of county wildlife value) and several Biodiversity Alert Sites (district value) within the parish. There are also a number of sites noted for their value in the 70’s and 80’s but that have not been re-surveyed as yet. A variety of legally protected species and Species of Principle Importance for Conservation under the NERC Act 2006 have been recorded in the area. However, it is noted that records are not comprehensive and some data (such as that generated by the proposed Willington gas pipeline, which runs through the parish) is still to be added to the database. SWT notes that, ideally, a basic habitat survey would give good baseline information, and highlight areas to be examined in more detail.

It is noted that there is no larger scale development proposed in the plan and therefore, no need for more surveys at this time, but alongside ESBC Policies, the NP Policies will require assessment of the impact of proposed development and planning application in each instance.

## Landscape Character

The countryside of Anslow Parish is attractive and well managed. As yet, it has been largely unaffected by the expansion of Burton upon Trent and, linked to countryside in Outwoods and Tatenhill, this creates clear separation from the town. The landscape has been influenced in the past by the creation of Needwood Forest in Medieval times, of which old areas of woodland and significant individual trees remain; then enclosure which led to the establishment of hedgerows and parkland. More recently, the creation of the National Forest has led to the planting of several new woodlands in the south of the Parish over the last 20 years.

The National Forest sites in Anslow, which were created through woodland grants and remain in private ownership with some permitted access, are at Anslow Park and Hanbury Park Farm (the woodland is in Anslow, but the farm buildings are not). There is also some recent woodland planting at Needwood House.

A summary of the landscape characterisation for Anslow, derived from the 2009 East Staffordshire Green Infrastructure study is set out below.

The overall landscape is the Needwood Claylands, which occupies a large part of central East Staffordshire and also extend north-eastwards into Derbyshire, across the River Dove. The topography is that of a rolling plateau crossed by many watercourses and bounded by the Rivers Dove, Trent and Tean into which they flow. The eastern part in East Staffordshire occupies the site of the historic Needwood Forest which, although not widely settled, provided timber for construction and fuel from its extensive areas of oak and holly. The Forest passed to the Crown from private ownership in 1399 and during this period much of its area was converted to wood pasture, grazed by cattle. The area was finally de-forested and enclosed in 1801, however it is recorded that it took 20 years for clearance to be completed. This has led to the development of a landscape of regular, well-maintained hedged fields and regular woodland plantations with some landscaped parks and gardens created during the 19<sup>th</sup> Century. Within the Needwood Claylands are two sub designations.

The Settled Plateau Farmland Slopes landscape occurs to the north-west of Burton upon Trent. It is a landscape of irregular, hedged fields and numerous hedgerow trees on sloping topography, dissected by many small, steep sided, wooded stream valleys that drain the Needwood plateau. This is described as being a peaceful, rural landscape with hedgerows and hedgerow trees controlling views in flatter areas. However, some agricultural intensification has taken place, which has created a more open, medium to large scale landscape with declining hedgerows being increasingly replaced by fences. This has occurred to some extent to the south of the B5017, where isolated individuals and clumps of trees can be seen in open arable fields. These variations in landscape scale are easily shown up by the rolling nature of the landform.

It is recorded that deterioration of the quality of this landscape is greatest at the urban fringe, although it is also noted that there are still sufficient hedgerow oaks, hedgerows and woodland to give most of the intensively farmed areas a strong rural character despite the pressures of development. It is also recorded that this landscape is locally sensitive to the impacts of development and land use change.

The Settled Plateau Farmlands, Estates Sub-Type landscape, occupies a strip of land to the west of Burton upon Trent, around Rough Hay and Sinai Park. It is described as a wooded pastoral landscape of steeply sloping stream valleys running off the Needwood plateau, resulting in a peaceful, well cared for landscape whose dominant characteristics are woods interlocking with both the fields and landform. The woodland within this landscape is generally of broadleaved character, located on valley sides and hill tops and this combines with oak hedge trees to give a wooded feel. Manors with associated parkland have a strong local influence on this landscape and outside of this the field pattern is medium scale with largely intact hedgerows. It is noted that this landscape is recorded as being very sensitive to the impact of development and land use change.

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