

Branston

Submission Neighbourhood Development Plan

Basic Conditions Statement

October 2014

Kirkwells

The Planning People



# **Branston Submission Neighbourhood Development Plan**

## **Paragraph 8 of Schedule 4b**

### **'Basic Conditions' Statement**

## **Legal Requirements**

### **The Submission Plan is being Submitted by a qualifying body**

This Submission Plan is being submitted by a qualifying body, namely Branston Parish Council.

### **What is being proposed is a neighbourhood development plan**

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **The proposed neighbourhood plan states the period for which it is to have effect**

The proposed neighbourhood plan states the period for which it is to have effect. That period is from 2012 to 2031 (the same period as the emerging East Staffordshire Local Plan).

### **The policies do not relate to excluded development**

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

**The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.**

The neighbourhood plan proposal relates to the Branston Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to that neighbourhood area.

## Basic Conditions

### Have Appropriate Regard to National Policy

The Branston Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of neighbourhood plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood plans must be in general conformity with the strategic policies of the local plan.” The Branston Neighbourhood Plan has been drafted with regard to the planning policies of East Staffordshire Borough Council, and the comprehensive evidence base that supports these policies in identifying needs for development within the wider area, as outlined below.

Paragraph 184 also states that neighbourhood plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Branston Neighbourhood Plan does not undermine the strategic policies of East Staffordshire Borough Council, which promote and identify strategic housing sites within Branston; the Neighbourhood Plan aims to support these policies and site allocations by providing more detailed policies setting out how new developments will be required to integrate with existing communities within Parish, and how networks and facilities may be made more accessible to new and existing residents. The Plan aims to ensure a high quality of design in new developments, promotes sustainable development and protects local natural and built heritage assets.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

**Table 1 NPPF Core Planning Principles and the Branston Submission Neighbourhood Development Plan**

<b>NPPF Core Planning Principle</b>	<b>Regard that Branston Neighbourhood Plan has to guidance</b>
<p>Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency</p>	<p>The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through leadership of the Steering Group and involvement of the local community in shaping its policies and proposals, the Plan should empower local people to help shape their surroundings. The vision, proposals and policies in the Plan have been developed by a Steering Group of Parish Councillors and interested local residents and informed by community engagement. The Plan sets out a positive vision for the area up to 2031. The Neighbourhood Plan sets out a concise and practical suite of policies (16 in total) to guide development control decisions.</p>
<p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives</p>	<p>The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Branston in a creative way, ensuring that the quality of place is enhanced by improving accessibility and walking and cycling networks and protecting local built and natural heritage assets. Policies promote health and well-being by protecting open spaces, supporting improvements to footpaths and cycleways and promoting food growing and protection of local greenspaces.</p>
<p>Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account</p>	<p>The Submission Neighbourhood Plan supports improved public transport links to local employment areas. Policies support improvements in local parking to help protect local retail facilities in the village centre. The Plan does not allocate additional land for employment and mixed uses as there are significant proposals in the emerging local plan for mixed use development including employment uses on sites such as Lawns Farm, a Sustainable Local Extension, and at Branston</p>

<p>of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>Depot. Instead the Plan seeks to ensure that local communities have good access to proposed and existing employment sites such as Centrum 100 through improved walking, cycling and public transport routes.</p>
<p>Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The Submission Neighbourhood Plan promotes high quality design in Policy B3.</p> <p>Policies B4, B5, B6 and B8 protect local landscape character and support biodiversity in new landscaping schemes and B8 promotes high quality open space in new developments, all of which provide integral elements of high quality design and policy B14 protects important local areas as Local Greenspace.</p> <p>Policy B10 promotes sustainable design in new homes.</p> <p>Policy B5 identifies a number of potential buildings and features for possible inclusion in a local heritage list, which are a valued part of Branston’s local character and contribute to the area’s distinctiveness.</p>
<p>Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it</p>	<p>The Submission Neighbourhood Plan takes regard of this guidance fully in plan-making and decision- taking.</p> <p>The Branston Neighbourhood Plan area is largely urban and sub-urban in character, and local residents place a high value on good access to nearby countryside which has a rural, open character. Much of the open area within the Parish to the west is identified for a Sustainable Urban Expansion. The Plan encourages new development to take local landscape character into careful consideration and sets a strong policy framework to support the integration of new communities with existing residential areas. Routes linking existing and proposed residential areas to open countryside and recreational assets such as the Branston Water Park and canal corridor are supported in the Plan to ensure</p>

	residents continue to have opportunities to enjoy them.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	The Submission Neighbourhood Plan promotes alternative forms of transport such as walking and cycling and supports improvements in public transport services. The Submission Plan seeks to protect and improve locally important green spaces. The Plan also includes policies to protect open spaces and this should assist with reducing run off as areas of hard standing associated with new development are likely to be increased over the plan period.
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan sets a policy framework for protection and enhancement of open green spaces, and supporting local biodiversity and wildlife which, taken together, will have a beneficial impact on the natural environment and pollution reduction.</p> <p>Proposals for increasing opportunities for walking have the potential to improve traffic flow through the area reducing carbon emissions, and with their concomitant environmental improvements are likely to have a positive impact on air quality.</p>
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value	The Submission Branston Neighbourhood Plan seeks to safeguard locally important open spaces from further new housing development. These spaces are likely to become more valued over time as the local population increases and the urban area expands towards the west through the Lawns Farm Sustainable Urban Extension as proposed in the Local Plan, and proposed additional development on brownfield sites such as Branston Depot and Land South of Branston.
Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage or food	The Submission Plan supports the policies in the Local Plan for major mixed use developments in the Parish over the plan period. There is recognition that open space can perform multiple functions through policies promoting landscaping schemes which support biodiversity and opportunities for recreational activity

production).	and food growing.
<p>Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p>	<p>The Submission Neighbourhood Plan is fully in line with this principle.</p> <p>The Plan includes the statutory List of Listed Buildings in the area in an Appendix and refers to these built heritage assets in the supporting text of the Plan. Policy B5 seeks to conserve identified locally important heritage assets in a manner appropriate to their significance.</p> <p>Additional information about local heritage assets has been provided in the Submission Plan following comments submitted by Staffordshire County Council and English Heritage on the published Draft Neighbourhood Plan.</p>
<p>Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable</p>	<p>The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling by identifying a series of walking and cycling routes. Policies supporting safer roads and streets in new developments will encourage walking in new developments.</p> <p>The policy promoting improved parking near the village centre will also facilitate more sustainable patterns of transport, by ensuring that services are available at a local level.</p>
<p>Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs</p>	<p>The Submission Draft Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve local green spaces and promote a network of routes to support walking. In addition, policies promote food growing and encouragement of healthy lifestyles in new development.</p>



## **Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest**

The Submission Neighbourhood Plan has special regard to the desirability of preserving listed buildings and their settings, and features of architectural or historic interest within the Parish, through the provision of supporting text noting the Trent and Mersey Canal Conservation Area which bisects the Parish and Listed Buildings within the Parish, and a planning policy which aims to protect and enhance local built heritage assets. The policy proposes the preparation of a local list of non-designated heritage assets.

## **Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area**

The Trent and Mersey Canal Conservation Area includes a section within the Designated Area. Reference is made to the Conservation Area in the supporting text in the sections on protecting natural and built heritage. The Canal provides a significant built and natural asset which is appreciated and enjoyed by local people.

## **Contribute to the Achievement of Sustainable Development**

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development.

The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

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

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development.

Table 2 below sets out how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

**Table 2 Submission Plan’s contribution to the economic, social and environmental aspects of sustainable development.**

Sustainable Development Role	Neighbourhood Development Plan’s Contribution
Economic	<p>The Submission Neighbourhood Plan seeks to improve accessibility for local residents to employment opportunities to be provided as part of proposed mixed use developments in SUEs and on other sites within and around Branston in the emerging Local Plan.</p>
Social	<p>The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development.</p> <p>The Plan sets a comprehensive policy suite that supports community facilities and local services and outdoor sports and recreation facilities. It promotes improved accessibility for all and identifies a series of walking and cycling routes, and these, together with the recognition of the importance of green spaces and promotion of opportunities for food growing in new development will support local health objectives.</p>
Environmental	<p>The Submission Neighbourhood Plan sets out policies that support local wildlife and biodiversity and protects local greenspaces.</p> <p>The Plan seeks to promote more sustainable transport patterns through the creation of walking routes which will encourage more pedestrian journeys.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise locally important natural and built heritage assets.</p>

## Be in General Conformity with Strategic Local Policy

The Submission Neighbourhood Plan is in general conformity with Strategic Local Plan “saved” policies contained in the East Staffordshire Local Plan 2006.

Planning Practice Guidance 2014 para 009 advises that “Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the relevant strategic policies from these documents and the way that the Neighbourhood Plan conforms to these.

**Table 3 Conformity with Local Strategic Policy**

<b><i>Strategic Local Policy</i></b> <b><i>East Staffordshire Local Plan July 2006 Saved Policies</i></b>  <i>(Note only Strategic Policies relevant to the Branston Neighbourhood Development Plan have been included)</i>	<b><i>Neighbourhood Plan Response</i></b>
Policy CSP4 Urban and Rural Regeneration	All Neighbourhood Plan policies should contribute towards the regeneration and enhancement of Burton upon Trent.
Policy CSP5 Infrastructure and Community Provision	Policies protect local facilities and support parking and access improvements to local shops in the village centre. This will benefit local communities by supporting accessible local facilities and support the local economy.
Policy CSP6 National Forest	Policies support improved accessibility to areas of woodland and local open spaces such as Branston Water Park. Landscaping policies promote tree planting and use of native species to enhance local biodiversity.
Policy NE1 Development Outside Development Boundaries	Policy B14 protects local areas of open space from additional development. However the Plan notes the proposed Sustainable Urban Extension at Lawns Farm (as identified in the emerging Local Plan) which will result in an extensive area of new mixed use development

	beyond the existing built up area. The Plan aims to ensure that such new development proposals are integrated with existing communities rather than being designed as separate, stand-alone communities.
Policy BE1 Design	The Submission Plan promotes sustainable design. Policies encourage high quality landscaping schemes, accessibility and the protection of built and natural heritage assets. Policy B12 promotes safer routes and streets.
Policy H6 Housing Design and Dwelling Extensions and Housing Densities	Policy B10 promotes sustainable homes
Policy H12 Affordable Housing	Policy B11 promotes a mix of house types and tenures.
Policy R1 Retail Areas and Town Centres	Policy B16 protects local community facilities.
Policy T1 Transport: General Principles for New Development	Policies B1 promotes walking and cycling through improvements to local routes and identification of new routes. Policies also suggest parking standards in new developments and a range of highway improvements across Branston.
Policy L1 Loss of Sports Pitches and Ancillary Facilities	Policy B14 protects identified local green spaces including sports pitches and B17 protects local community facilities.
Policy IMR2 Contributions and Legal Agreements	The Plan includes a range of policies which support improvements to public transport, walking and cycling routes which may be implemented through securing developer contributions and other sources of funding.

<p><b>Strategic Local Policy:</b></p> <p><b>East Staffordshire Pre-Submission Local Plan</b></p> <p><b>Strategic Policies</b></p> <p><i>(Note only Strategic Policies relevant to the Branston Neighbourhood Development Plan have been included)</i></p>	<p><b>Neighbourhood Plan Response</b></p>
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<p>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</p>	<p>All Neighbourhood Plan Policies support the objectives of sustainable development. Policies B1, B2 and B12 support transport objectives to reduce longer trips by the private car to access services, and will support the local economy.</p> <p>Policies B8 Landscaping and Protecting Biodiversity and B9 Open Spaces in New Development contribute towards environmental and biodiversity objectives.</p> <p>Policies B1 and B2 B15 promote walking, cycling and use of public transport as alternatives to the private car, supporting healthy lifestyles and air quality and low carbon objectives. Policy B10 promotes sustainable design in new homes and B12 supports safer streets.</p> <p>Policies B12 and B13 aim to support improvements in local highways and traffic management to improve accessibility and quality of life for local residents.</p> <p>Policy B15 Protection of Local Community Facilities and B16 Provision of a New Secondary School and Policy B14 Protection of Local Green Spaces support the retention of important local facilities ranging from retailing and community facilities to local sports and open space provision, thus supporting social objectives.</p> <p>Policy B5 Protection of Local Heritage Assets supports the protection of local heritage assets and by doing so will contribute towards local character and distinctiveness.</p>
<p>STRATEGIC POLICY 2 A Strong Network of Settlements</p>	<p>Branston Parish lies on the edge of the main town of Burton-upon-Trent and the Neighbourhood Plan includes policies which add detail to strategic allocations of housing and mixed use developments. The Plan therefore supports the central strategic housing strategy of promoting the identified new housing sites within and adjoining main towns including Burton upon Trent.</p>
<p>STRATEGIC POLICY 3 Provision of Homes and Jobs 2012 – 2031</p>	<p>The Neighbourhood Plan includes Policy B2 which supports improved accessibility to existing and proposed employment areas, and a range of other policies which support and add value and detail to strategic allocations for housing and employment such as at Lawns Farm, Land</p>

	South of Branston and Branston Depot.
STRATEGIC POLICY 4 Distribution of Housing Growth 2012 – 2031	The majority of policies in the Plan support and add more detail to housing allocations by promoting the integration of planned new residential areas with existing communities.
STRATEGIC POLICY 7 Sustainable Urban Extensions	The majority of policies in the Plan support and add more detail to SUEs by promoting the integration of planned new residential areas and mixed use developments with existing communities.
STRATEGIC POLICY 9 Infrastructure Delivery and Implementation	Neighbourhood Plan policies include a range of proposals that may be supported through Infrastructure Delivery mechanisms such as improvements to bus services and provision of walking routes.
STRATEGIC POLICY 10 Education Infrastructure	Policy B16 supports the provision of a new secondary school. Since publication of the Draft Plan, further information has emerged about proposals for new and expanded secondary school provision by the Education Authority Staffordshire County Council. Comments submitted by Staffordshire County Council in relation to proposals for new schools have been taken into consideration through amendments to the Submission Plan.
STRATEGIC POLICY 16 Meeting Housing Needs	Policy B11 promotes a mix of housing types to meet local needs.
STRATEGIC POLICY 17 Affordable Housing	Policy B11 promotes a mix of housing types to meet local needs.
STRATEGIC POLICY 20 Town and Local Centres Hierarchy	Policy B15 protects local community facilities and shops in and around the local centre.
STRATEGIC POLICY 21 Managing Town and Local Centres	Policy B15 protects local community facilities and shops in and around the local centre.
STRATEGIC POLICY 22 Supporting Local Communities	Policy B14 protects local green space and Policy B15 protects local community facilities.
STRATEGIC POLICY 23 Green Infrastructure	Policy B6 protects local landscape character, B7 promotes health and well being in new development through provision of high quality accessible greenspace and B8 supports biodiversity enhancements in landscaping schemes. Locally significant greenspaces are protected in Policy B14.
STRATEGIC POLICY 24 High Quality Design	Policies B3 and B4 promote high quality design in new developments in Branston.
STRATEGIC POLICY 25 Historic Environment	Policy B5 identifies a local list of heritage assets for protection.
STRATEGIC POLICY 27 Climate Change, Water Body Management and Flooding	Policy B10 promotes sustainable design in new homes.
STRATEGIC POLICY 28 Renewable and Low Carbon Energy Generation	Policies B1, B2, B12 and B13 promote walking, cycling and public transport as a low carbon and healthy alternative to using the private car.

STRATEGIC POLICY 29 Biodiversity and Geodiversity	Policies B6, B8 and B14 protect and enhance local green space and support the National Forest objectives and local wildlife.
STRATEGIC POLICY 30 Locally Significant Landscapes	Policies B4 and B6 protect local landscape character.
STRATEGIC POLICY 32 Outdoor Sports and Open Space Policy	Policy B15 identifies areas of open space and sports facilities for protection.
STRATEGIC POLICY 34 Health and Wellbeing	Policy B1 encourages the integration of new development with existing communities through the provision of improved walking and cycling accessibility and networks. B7 supports opportunities to improve health and wellbeing in new development. New high quality open spaces are promoted in new developments in B9 and existing open spaces are protected in B14. Improved access to safer routes for walking and cycling is promoted in a range of policies including B12 Safer Roads and Streets.
STRATEGIC POLICY 35 Accessibility and Sustainable Transport	Policies B1 Integrating new development and existing communities, B2 Improving public transport links to local employment areas and B12 Safer Roads and Streets.

## Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004 REGULATION 9 SCREENING PROCESS. The Screening process ensures that the policies set out within the Neighbourhood Plan reflect the principles of sustainable development, which takes account of European Union Directive 200142/EC. The assessment incorporates the legal requirements of the Strategic Environmental Assessment Directive.

The Draft Screening Report and subsequent further Screening Report undertaken by East Staffordshire Borough Council (November 2014) found that the policies did not have any significant environmental impacts that would require the Plan to be subjected to full Strategic Environmental Assessment. The UK Habitats Regulations are used to implement the EU Directive and require a Habitats Regulations Assessment (HRA) to be undertaken if a plan is likely to have a significant effect on sites of European importance for their nature conservation value. The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans



or projects). There is a network of sites in Europe protected for their flora, fauna or birds under the Habitats or Birds Directive: collectively these are known as “European Sites”. There are no European Sites within the Branston Neighbourhood Plan Boundary. The Screening Report prepared by East Staffordshire Borough Council (November 2014) concluded that a HRA would not need to be carried out as no part of the Plan area is within the recognised hinterland of a Ramsar site, Special Protection Area (SPA) or Special Area of Conservation (SAC).

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district- levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national

minority, property, birth or other status.” The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals. The allocation of a site for housing including affordable housing, however, could have a differential impact in favour of individuals who can demonstrate a need. The approach is clearly not at variance with the rights outlined in Article 1 of the First Protocol, however. If implemented, the proposal to allocate sites for affordable housing would have substantial public benefits through encouraging the social sustainability of the settlement. The proposals are also in line with local and national policy and statutory provisions with regard to affordable housing.

**Appendix 1: Branston Submission Neighbourhood Plan  
General Conformity with National and Local Planning Policies**

<b>Branston Neighbourhood Development Plan</b>	<b>National Planning Policy Framework</b>	<b>East Staffordshire Local Plan 2006 Saved Policies</b>	<b>East Staffordshire Submission Local Plan 2012-2031</b>	<b>Draft East Staffordshire Borough Integrated Transport Strategy 2013-2031</b>
<b>Policy B1 Integrating New Development and Existing Communities</b>	<p><b>Para 58.</b> Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and valuation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <p>....● optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and</p>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b></p> <p>Proposals for new development and redevelopment of sites within the urban areas will be judged against the following criteria:</p> <p>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;</p> <p>The extent to which an opportunity is provided to create an appropriate environment for new development;</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b></p> <p>In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles:</p> <ul style="list-style-type: none"> <li>- located on, or with good links to, the strategic highway network, and should not result in goods vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside;</li> <li>- it is convenient and safe to walk, cycle and travel by public transport between (and for larger sites, around) the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities and between any new on-site provision;</li> </ul>	<p><b>Divisional Highway Programme</b></p> <p>The Divisional Highway Programme for East Staffordshire gives County Councillors the opportunity to directly input into delivery programmes. Councillors work closely with Community Highway Managers, Parish Councils, community groups and other stakeholders to ensure local concerns and challenges are identified and priorities are established, taking into account financial constraints. The Divisional Highway Programme is reviewed twice a year and gives an overview of highway and transport concerns within the local area, such as</p>

	<p>transport networks; ....</p> <p><b>Para 61.</b> Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>			<p>pedestrian safety, safety and congestion issues at local junctions, school traffic, HGV routing, speeding through villages, parking issues and rat-running on inappropriate roads.</p> <p><b>Transport Strategy</b></p> <p>ECONOMIC PROSPERITY</p> <ul style="list-style-type: none"> <li>• Accommodate strategic greenfield housing and employment sites on the A38(T) and Burton upon Trent's local road network</li> <li>• Manage peak hour traffic levels in Burton upon Trent and carbon emissions</li> <li>• Enhance public transport interchanges and connectivity to strategic services and facilities in Burton upon Trent</li> </ul>
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				<ul style="list-style-type: none"> <li>● Accommodate sustainable development on local roads in Uttoxeter and at junctions with the A50(T)</li> </ul> <p><b>COMMUNITIES</b></p> <ul style="list-style-type: none"> <li>● Maintain the condition and safety of the highway network</li> <li>● Improve public transport connectivity and quality of life for local communities</li> <li>● Manage traffic levels within Air Quality Management Areas in Burton upon Trent</li> <li>● Raise awareness of environmental issues and encourage people to lead more sustainable lifestyles, helping to reduce carbon emissions</li> <li>● Local Highway</li> </ul>
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				Improvements
<p><b>Policy B2 Improving Public Transport Links to Local Employment Areas</b></p>	<p><b>4. Promoting sustainable transport</b>  <b>Para 29.</b> Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.</p> <p><b>Para 30.</b> Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.</p>	<p><b>POLICY CSP5 : Infrastructure and Community Provision</b>  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.</p> <p><b>POLICY T1 : Transport : General Principles for New Development</b>  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</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b>  In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development. In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles:</p> <ul style="list-style-type: none"> <li>- located on, or with good links to, the strategic highway network, and should not result in goods vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside;</li> <li>- it is convenient and safe to walk, cycle and travel by public transport between (and for larger sites, around) the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities and between any new on-site provision;</li> </ul> <p><b>STRATEGIC POLICY 9</b> Infrastructure Delivery and Implementation</p>	<p><b>Divisional Highway Programme</b>  The Divisional Highway Programme for East Staffordshire gives County Councillors the opportunity to directly input into delivery programmes. Councillors work closely with Community Highway Managers, Parish Councils, community groups and other stakeholders to ensure local concerns and challenges are identified and priorities are established, taking into account financial constraints. The Divisional Highway Programme is reviewed twice a year and gives an overview of highway and transport concerns within the local area, such as pedestrian safety, safety and congestion issues at local junctions, school traffic, HGV routing, speeding through villages, parking issues and rat-running on inappropriate</p>

		<p>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:</p> <p>(a) make an appropriate contribution towards the cost of any necessary highway improvements;</p> <p>(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;</p> <p>(c) prepare and implement a „Green Transport Plan“ encouraging alternative forms of transport from the private car.</p>	<p>Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p> <p><b>STRATEGIC POLICY 34 Health and Wellbeing</b> Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough’s communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:</p> <ul style="list-style-type: none"> <li>- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;</li> <li>- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes</li> </ul>	<p>roads.</p> <p>Transport Strategy</p> <p><b>ECONOMIC PROSPERITY</b></p> <ul style="list-style-type: none"> <li>● Accommodate strategic greenfield housing and employment sites on the A38(T) and Burton upon Trent’s local road network</li> <li>● Manage peak hour traffic levels in Burton upon Trent and carbon emissions</li> <li>● Enhance public transport interchanges and connectivity to strategic services and facilities in Burton upon Trent</li> <li>● Accommodate sustainable development on local roads in Uttoxeter and at junctions with the</li> </ul>
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			<p>including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;</p> <p>- Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.</p> <p><b>STRATEGIC POLICY 35 Accessibility and Sustainable Transport</b> The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable</p>	<p>A50(T)</p> <p><b>COMMUNITIES</b></p> <ul style="list-style-type: none"> <li>● Maintain the condition and safety of the highway network</li> <li>● Improve public transport connectivity and quality of life for local communities</li> <li>● Manage traffic levels within Air Quality Management Areas in Burton upon Trent</li> <li>● Raise awareness of environmental issues and encourage people to lead more sustainable lifestyles, helping to reduce carbon emissions</li> <li>● Local Highway Improvements</li> </ul>
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			<p>modes of transport and by taking the following steps:</p> <p>Uttoxeter Train Station</p> <ul style="list-style-type: none"> <li>- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;</li> <li>- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;</li> <li>- Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;</li> <li>- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively);</li> <li>- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities;</li> </ul>	
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			- Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.	
<b>Policy B3 Design</b>	<p><b>7. Requiring good design</b></p> <p><b>Para 56.</b> The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p><b>Para 58.</b> Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.</p>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY BE1 : Design</b> 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</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 24 High Quality Design</b> Development proposals must contribute to the area in which they are proposed and: - Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage, - Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages</p>	N/A

		<p>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:</p> <p>(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.</p> <p>(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 landscapes character and appearance.</p> <p>(c) The density and mix of the development in relation to its context and the uses to which the development will be put.</p> <p>(d) The massing of the development in terms of the shape, volume and arrangement of the building or buildings in</p>	<ul style="list-style-type: none"> <li>- Reinforce character and identity, through local distinctiveness.</li> <li>- Enhance the landscape and protect and enhance biodiversity;</li> <li>- Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists</li> <li>- Demonstrate consideration of opportunities for the use of Green Infrastructure ☒ Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;</li> <li>- Be adaptable in order to enable a change of uses where this is possible;</li> <li>- Provide innovative and contemporary architecture where this is appropriate;</li> <li>- Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public</li> </ul>	
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		<p>relation to the context of the development.</p> <p>(e) How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(i) The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to</p>	<p>space within the site.</p> <p>- Minimise the production of carbon through sustainable construction and reuse of materials where possible and Promote the use of renewable energy source technology solutions where possible;</p> <p>Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an existing built area will only be allowed where the development would represent a benefit and would not be harmful to the character and amenity of an area.</p> <p><b>POLICY 25 Historic Environment</b> Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks</p>	
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		<p>occur in accord with s. 17 of the Crime and Disorder Act 1998.</p>	<p>and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness. This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated. Development proposals should be informed by the various information sources and evidence base that are available (as listed). The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration which may involve the repair of key heritage assets will be supported. This will be delivered through various initiatives such as through new development proposals or regeneration schemes with key partners such as English Heritage and the Heritage Lottery Fund. Inner Burton is a focus for regeneration in order to improve poor quality building stock which consists of</p>	
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			<p>Victorian terraced housing. Initiatives should therefore consist of effective repair and refurbishment of Victorian housing stock as part of sustainable development with opportunities to introduce innovative energy efficiency technology, which reflects the local historic character.</p> <p><b>DETAILED POLICY 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas</b> The significance of the Borough’s historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.</p> <p><b>DETAILED POLICY 6 Protecting the Historic Environment: Other Heritage Assets</b></p>	
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			<p><b>Undesignated heritage assets</b> Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.</p>	
<p><b>Policy B4 Character Areas</b></p>	<p><b>7. Requiring good design</b></p> <p><b>Para 56.</b> The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p><b>Para 58.</b> Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.</p>	<p><b>POLICY BE1 : Design</b></p> <p>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</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 24 High Quality Design</b> Development proposals must contribute to the area in which they are proposed and: - Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage, - Provide safe communities, through appropriate use of clearly defined public and private spaces, passive</p>	

		<p>development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area.</p> <p>(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 landscapes character and appearance.</p> <p>(c) The density and mix of the development in relation to its context and the uses to which the development will be put.</p> <p>(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.</p> <p>(e) How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.</p> <p>(f) What materials will be used within the development and how</p>	<p>surveillance and active frontages</p> <ul style="list-style-type: none"> <li>- Reinforce character and identity, through local distinctiveness.</li> <li>- Enhance the landscape and protect and enhance biodiversity;</li> <li>- Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists</li> <li>- Demonstrate consideration of opportunities for the use of Green Infrastructure ☒ Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;</li> <li>- Be adaptable in order to enable a change of uses where this is possible;</li> <li>- Provide innovative and contemporary architecture where this is appropriate;</li> <li>- Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the</li> </ul>	
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		<p>they interrelate with each other, their immediate context and any traditional materials used in the area.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>site or where there is suitable public space within the site.</p> <p>- Minimise the production of carbon through sustainable construction and reuse of materials where possible and Promote the use of renewable energy source technology solutions where possible; Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an existing built area will only be allowed where the development would represent a benefit and would not be harmful to the character and amenity of an area.</p>	
<p><b>Policy B5 Protection of Local Heritage Assets</b></p>	<p><b>Core Planning Principles</b></p> <p><b>Para 17</b> planning should:</p> <ul style="list-style-type: none"> <li>- conserve heritage</li> </ul>	<p><b>POLICY CSP4 :</b></p> <p><b>Urban and Rural Regeneration</b></p> <p>Both Burton upon Trent and Uttoxeter are towns with scope</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b></p> <p>In line with Principle 1, development</p>	<p><b>N/A</b></p>

	<p>assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations</p> <p><b>12. Conserving and enhancing the historic environment</b></p> <p><b>Para 135</b> – the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p><b>Para 137</b> – LPAs should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of</p>	<p>for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY BE1 : Design</b></p> <p>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:</p> <p>(a) The layout of the development in terms of its circulation routes and</p>	<p>proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 24 High Quality Design</b> Development proposals must contribute to the area in which they are proposed and:</p> <ul style="list-style-type: none"> <li>- Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage,</li> <li>- Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages</li> <li>- Reinforce character and identity, through local distinctiveness.</li> <li>- Enhance the landscape and protect and enhance biodiversity;</li> <li>- Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists</li> <li>- Demonstrate consideration of opportunities for the use of Green</li> </ul>	
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	<p>heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p> <p><b>Para 139</b> – Non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>	<p>arrangement of buildings and how they relate to such factors in the surrounding area.</p> <p>(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 landscapes character and appearance.</p> <p>(c) The density and mix of the development in relation to its context and the uses to which the development will be put.</p> <p>(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.</p> <p>(e) How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.</p> <p>(f) What materials will be used within the development and how they interrelate with each other, their immediate context and any</p>	<p>Infrastructure ☒ Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;</p> <ul style="list-style-type: none"> <li>- Be adaptable in order to enable a change of uses where this is possible;</li> <li>- Provide innovative and contemporary architecture where this is appropriate;</li> <li>- Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public space within the site.</li> <li>- Minimise the production of carbon through sustainable construction and reuse of materials where possible and Promote the use of renewable energy source technology solutions where possible;</li> </ul> <p>Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an</p>	
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		<p>traditional materials used in the area.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>existing built area will only be allowed where the development would represent a benefit and would not be harmful to the character and amenity of an area.</p> <p><b>POLICY 25 Historic Environment</b>  Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness. This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be</p>	
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			<p>effectively and justifiably mitigated. Development proposals should be informed by the various information sources and evidence base that are available (as listed). The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration which may involve the repair of key heritage assets will be supported. This will be delivered through various initiatives such as through new development proposals or regeneration schemes with key partners such as English Heritage and the Heritage Lottery Fund. Inner Burton is a focus for regeneration in order to improve poor quality building stock which consists of Victorian terraced housing. Initiatives should therefore consist of effective repair and refurbishment of Victorian housing stock as part of sustainable development with opportunities to introduce innovative energy efficiency technology, which reflects the local historic character.</p> <p><b>DETAILED POLICY 5 Protecting the</b></p>	
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			<p><b>Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas</b> The significance of the Borough’s historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.</p> <p><b>DETAILED POLICY 6 Protecting the Historic Environment: Other Heritage Assets</b></p> <p><b>Undesignated heritage assets</b> Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.</p>	
<p><b>Policy B6 Local Landscape Character</b></p>	<p><b>Core planning principles</b> <b>Para 17 – planning should</b></p>	<p><b>POLICY CSP5 : Infrastructure and Community Provision</b></p>	<p><b>STRATEGIC POLICY 2 A Strong Network of Settlements</b> Development will be directed</p>	<p>N/A</p>

	<ul style="list-style-type: none"> <li>- contribute to conserving and enhancing the natural environment and reducing pollution</li> <li>- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)</li> <li>- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul> <p><b>7 Requiring Good Design</b></p> <p><b>Para 58.</b> Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be</p>	<p>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.</p> <p><b>POLICY NE1 :</b>  <b>Development outside Development Boundaries</b>  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</p>	<p>towards the most sustainable locations in accordance with the following settlement hierarchy:  <b>Main Towns</b>  Burton upon Trent and Uttoxeter</p> <p><b>STRATEGIC POLICY 8 Development Outside Settlement Boundaries</b>  Development outside settlement boundaries will not be permitted unless it is:  - essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or  - providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or  - in accordance with a ‘made’ (i.e. legally in force) Neighbourhood Plan; or  - development under the Rural Exception Sites policy (see Policy 18</p>	
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	<p>expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments: .....</p> <ul style="list-style-type: none"> <li>● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; .....</li> <li>● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> </ul> <p><b>8. Promoting healthy communities</b></p> <p><b>Para 69</b> – planning policies should aim to achieve places which promote</p> <ul style="list-style-type: none"> <li>- safe and accessible developments, containing clear</li> </ul>	<p>community which are reasonably accessible on foot, by bicycle or by public transport.</p>	<p>on Exception Sites); or - otherwise appropriate in the countryside.</p> <p><b>STRATEGIC POLICY 30</b> <b>Locally Significant Landscape</b> Within the locally significant landscape areas development will not be allowed which would adversely affect the quality, character, appearance or the setting of those areas. Within the Landscape Character Areas the Council will permit development that accords with the policies in this Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.</p>	
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	<p>and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</p> <p><b>Para 73</b> – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities.</p> <p><b>11. Conserving and enhancing the natural environment</b></p> <p><b>Para 117</b> – To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets.</li> </ul>			
<p><b>Policy B7 Health and Wellbeing</b></p>	<p><b>8. Promoting healthy communities</b>  <b>Para 69.</b> The planning system</p>	<p><b>POLICY CSP5 : Infrastructure and Community Provision</b></p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b></p>	<p><b>Transport Strategy</b>   <b>ECONOMIC PROSPERITY</b></p>

	<p>can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.</p>	<p>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.</p> <p><b>POLICY T1 :</b>  <b>Transport : General Principles for New Development</b>  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</p>	<p>In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 9</b> Infrastructure Delivery and Implementation  Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p> <p><b>STRATEGIC POLICY 34 Health and Wellbeing</b> Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough’s communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:  - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as</p>	<ul style="list-style-type: none"> <li>● Accommodate strategic greenfield housing and employment sites on the A38(T) and Burton upon Trent’s local road network</li> <li>● Manage peak hour traffic levels in Burton upon Trent and carbon emissions</li> <li>● Enhance public transport interchanges and connectivity to strategic services and facilities in Burton upon Trent</li> <li>● Accommodate sustainable development on local roads in Uttoxeter and at junctions with the A50(T)</li> </ul> <p><b>COMMUNITIES</b></p> <ul style="list-style-type: none"> <li>● Maintain the condition and safety</li> </ul>
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		<p>Borough Council will also seek to secure agreement with the applicants to provide undertakings to:</p> <p>(a) make an appropriate contribution towards the cost of any necessary highway improvements;</p> <p>(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;</p> <p>(c) prepare and implement a „Green Transport Plan“ encouraging alternative forms of transport from the private car.</p>	<p>well as land contamination;</p> <p>- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;</p> <p>- Development proposals that take account of the need to create socially vibrant and connected communities For major applications, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.</p> <p><b>STRATEGIC POLICY 35 Accessibility and Sustainable Transport</b> The</p>	<p>of the highway network</p> <ul style="list-style-type: none"> <li>● Improve public transport connectivity and quality of life for local communities</li> <li>● Manage traffic levels within Air Quality Management Areas in Burton upon Trent</li> <li>● Raise awareness of environmental issues and encourage people to lead more sustainable lifestyles, helping to reduce carbon emissions</li> <li>● Local Highway Improvements</li> </ul>
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			<p>Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps:</p> <p>Uttoxeter Train Station</p> <ul style="list-style-type: none"> <li>- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;</li> <li>- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;</li> <li>- Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;</li> <li>- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or</li> </ul>	
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			<p>cumulatively);</p> <ul style="list-style-type: none"> <li>- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities;</li> <li>- Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.</li> </ul>	
<p><b>Policy B8 Landscaping and Protecting Biodiversity</b></p>	<p><b>Core planning principles</b></p> <p><b>Para 17</b> – planning should</p> <ul style="list-style-type: none"> <li>- contribute to conserving and enhancing the natural environment and reducing pollution</li> <li>- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food</li> </ul>	<p><b>N/A – Relevant policies (eg Policy NE13 Landscaping Schemes) deleted.</b></p>	<p><b>STRATEGIC POLICY 23 Green Infrastructure</b></p> <p>Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study<sup>18</sup>, connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be safeguarded through:</p> <ul style="list-style-type: none"> <li>a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;</li> <li>b) Using developer contributions</li> </ul>	<p>N/A</p>

	<p>production)  - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</p> <p><b>11. Conserving and enhancing the natural environment</b></p> <p><b>Para 109.</b> The planning system should contribute to and enhance the natural and local environment by:  ●protecting and enhancing valued landscapes, geological conservation interests and soils.</p> <p><b>Para 111.</b> Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high</p>		<p>to facilitate improvements to their quality and robustness; and  c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary.</p> <p>Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces. Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that:</p> <ol style="list-style-type: none"> <li>i. improve walking and cycling access to and from the urban core; or</li> <li>ii. result in the creation, protection and enhancement of biodiversity habitats, or</li> <li>iii. Improve walking and cycling</li> </ol>	
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	<p>environmental value.</p> <p><b>Para 117</b> – To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets</li> </ul>		<p>access to rural service centres; and</p> <ul style="list-style-type: none"> <li>iv. help to remedy local deficiencies in open space provision and quality; or</li> <li>v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or</li> <li>vi. safeguard and enhance heritage assets</li> </ul>	
<p><b>Policy B9 Open Space in New Developments</b></p>	<p><b>Core planning principles</b></p> <p>Para 17 – planning should</p> <ul style="list-style-type: none"> <li>- contribute to conserving and enhancing the natural environment and reducing pollution</li> <li>- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open</li> </ul>	<p><b>POLICY CSP5 : Infrastructure and Community Provision</b></p> <p>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.</p>	<p><b>STRATEGIC POLICY 2 A Strong Network of Settlements</b></p> <p>Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:</p> <p><b>Main Towns</b></p> <p>Burton upon Trent and Uttoxeter</p> <p>STRATEGIC POLICY 23 Green Infrastructure Major and Minor Green Infrastructure (GI) corridors</p>	

	<p>land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)</p> <ul style="list-style-type: none"> <li>- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul> <p><b>8. Promoting healthy communities</b></p> <p><b>Para 69</b> – planning policies should aim to achieve places which promote</p> <ul style="list-style-type: none"> <li>- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> </ul> <p><b>Para 73</b> – Access to high quality open spaces and opportunities for sport and recreation can</p>		<p>throughout the Borough, identified in the East Staffordshire Green Infrastructure Study<sup>18</sup>, connect locations of natural heritage, green space, biodiversity or other environmental interest.</p> <p>....</p> <p>Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces. Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that:</p> <ol style="list-style-type: none"> <li>improve walking and cycling access to and from the urban core; or</li> <li>result in the creation, protection and enhancement of biodiversity habitats, or</li> <li>Improve walking and cycling access to rural service centres; and</li> <li>help to remedy local deficiencies</li> </ol>	
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	<p>make an important contribution to health and wellbeing of communities.</p> <p><b>11. Conserving and enhancing the natural environment</b></p> <p><b>Para 117</b> – To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets.</li> </ul>		<p>in open space provision and quality.</p>	
<p><b>Policy B10 Sustainable Homes</b></p>	<p><b>10. Meeting the challenge of climate change, flooding and coastal change</b></p> <p><b>Para 93.</b>Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions,</p>	<p><b>N/A – Policies deleted eg Policies NE24, 25 and 26).</b></p>	<p><b>STRATEGIC POLICY 24 High Quality Design</b></p> <p>Development proposals must contribute to the area in which they are proposed and:</p> <p>... Minimise the production of carbon through sustainable construction and reuse of materials where</p>	<p><b>N/A</b></p>

	<p>minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.</p> <p><b>Para 95.</b> To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> <li>● plan for new development in locations and ways which reduce greenhouse gas emissions;</li> <li>● actively support energy efficiency improvements to existing buildings; and</li> <li>● when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.</li> </ul>		<p>possible and Promote the use of renewable energy source technology solutions where possible;</p>	
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<p><b>Policy B11 Housing Type and Mix</b></p>	<p><b>6. Delivering a wide choice of high quality homes</b></p> <p><b>Para 50.</b> To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> <li>● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</li> <li>● where they have identified that affordable housing is</li> </ul>	<p><b>POLICY H12 : Affordable Housing</b></p> <p>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.</p>	<p><b>STRATEGIC POLICY 16 Meeting Housing Needs</b></p> <p>Residential development in the main towns and Tier 1 settlements shall provide an appropriate mix of market housing based on the mix required in that part of the Borough, including Housing for Older People. Residential development elsewhere shall provide the mix of market housing required to meet local need based firstly on a housing needs survey carried out in accordance with Housing Choice SPD and secondly on the mix required in that part of the Borough.</p> <p><b>STRATEGIC POLICY 17 Affordable Housing</b></p> <p>Market housing led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide an average 25% of the dwellings as affordable housing.</p>	<p><b>N/A</b></p>
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	<p>needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>			
<p><b>Policy B12 Safer Roads and Streets</b></p>	<p><b>Core Planning Principles</b></p> <p><b>Para 17</b> – planning should:</p> <ul style="list-style-type: none"> <li>- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made</li> </ul>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY CSP5 : Infrastructure and Community Provision</b></p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 9 Infrastructure Delivery and Implementation</b> Working with partners, the Borough Council will ensure that sufficient on</p>	<p><b>Divisional Highway Programme</b> The Divisional Highway Programme for East Staffordshire gives County Councillors the opportunity to directly input into delivery programmes. Councillors work closely with Community Highway Managers, Parish Councils, community groups and other stakeholders to</p>

	<p>sustainable</p> <p><b>4. Promoting sustainable transport</b></p> <p><b>Para 29.</b> Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.</p> <p>The Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.</p> <p><b>Para 30</b> – Encouragement should be given to solutions which support reductions in greenhouse gas emission and reduce congestion.</p> <p><b>7. Requiring good design</b></p>	<p>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.</p> <p><b>POLICY BE1 Design:</b> 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.</p> <p><b>POLICY T1 : Transport : General Principles for New Development</b> The Borough Council will not permit development where it would unacceptably harm the safety and efficient use of the highways network, or</p>	<p>and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p> <p><b>STRATEGIC POLICY 34 Health and Wellbeing</b> Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough’s communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through: - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination; - Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces</p>	<p>ensure local concerns and challenges are identified and priorities are established, taking into account financial constraints. The Divisional Highway Programme is reviewed twice a year and gives an overview of highway and transport concerns within the local area, such as pedestrian safety, safety and congestion issues at local junctions, school traffic, HGV routing, speeding through villages, parking issues and rat-running on inappropriate roads.</p> <p>Transport Strategy</p> <p>ECONOMIC PROSPERITY</p> <ul style="list-style-type: none"> <li>• Accommodate strategic greenfield housing and employment sites on the A38(T) and Burton upon Trent’s local road network</li> <li>• Manage peak hour traffic levels in Burton upon Trent and carbon emissions</li> <li>• Enhance public</li> </ul>
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	<p><b>Para 57</b> – It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p>	<p>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:</p> <p>(a) make an appropriate contribution towards the cost of any necessary highway improvements;</p> <p>(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;</p> <p>(c) prepare and implement a</p>	<p>such as allotments and community orchards;</p> <p>- Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.</p> <p><b>STRATEGIC POLICY 35 Accessibility and Sustainable Transport</b> The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps: Uttoxeter Train Station</p>	<p>transport interchanges and connectivity to strategic services and facilities in Burton upon Trent</p> <ul style="list-style-type: none"> <li>Accommodate sustainable development on local roads in Uttoxeter and at junctions with the A50(T)</li> </ul> <p><b>COMMUNITIES</b></p> <ul style="list-style-type: none"> <li>Maintain the condition and safety of the highway network</li> <li>Improve public transport connectivity and quality of life for local communities</li> <li>Manage traffic levels within Air Quality Management Areas in Burton upon Trent</li> <li>Raise awareness of environmental issues and encourage people to lead more sustainable lifestyles, helping to reduce carbon emissions</li> <li>Local Highway Improvements</li> </ul>
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		<p>„Green Transport Plan“ encouraging alternative forms of transport from the private car.</p> <p><b>POLICY T4 :</b>  <b>Traffic Management : Burton Urban Area Transport Management Study</b>  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.</p>	<ul style="list-style-type: none"> <li>- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;</li> <li>- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;</li> <li>- Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;</li> <li>- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively);</li> <li>- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities;</li> <li>- Requiring developments which are likely to have an impact on the wider highway infrastructure to be</li> </ul>	
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			accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.	
<b>Policy B13 Car Parking Provision</b>	<p><b>4. Promoting Sustainable Transport</b></p> <p><b>Para 39.</b> If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> <li>●the accessibility of the development;</li> <li>● the type, mix and use of development;</li> <li>●the availability of and opportunities for public transport;</li> <li>● local car ownership levels; and</li> <li>●an overall need to reduce the use of high-emission vehicles.</li> </ul>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY T1 : Transport : General Principles for New Development</b> 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</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 35 Accessibility and Sustainable Transport</b> The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps: -Supporting measures which</p>	N/A



		<p>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:</p> <p>(a) make an appropriate contribution towards the cost of any necessary highway improvements;</p> <p>(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;</p> <p><b>POLICY T4 :</b>  <b>Traffic Management : Burton Urban Area Transport Management Study</b>  The Borough Council will have regard to the aims of the Burton Urban Area Transport Management Study when</p>	<p>facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;</p> <ul style="list-style-type: none"> <li>- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;</li> <li>- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities</li> </ul>	
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		<p>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</p> <p><b>POLICY T6 :</b>  <b>Parking Areas : Design</b>  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</li> </ul>		
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		<p>built to serve</p> <p>(i) The location of overnight lorry parks away from residential areas</p> <p>(j) Lighting</p> <p><b>POLICY T7 :</b>  <b>Parking : Standards</b>  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:</p> <p>(a) reducing overall, the demand for travel by private car;</p> <p>(b) encouraging the shared use of parking areas where appropriate;</p> <p>(c) the existing and potential availability and accessibility of means of travel other than the private car;</p> <p>(d) existing traffic conditions in the locality and the implications for road safety and traffic management;</p> <p>(e) the proximity and range of</p>		
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		local services; (f) the provision of convenient cycle parking.		
<b>Policy B14 Protection of Local Greenspace</b>	<p><b>Core planning principles</b></p> <p><b>Para 17</b> – planning should</p> <ul style="list-style-type: none"> <li>- contribute to conserving and enhancing the natural environment and reducing pollution</li> <li>- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)</li> <li>- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul> <p><b>8. Promoting healthy</b></p>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY CSP5 : Infrastructure and Community Provision</b> 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.</p> <p><b>POLICY CSP6 : National Forest</b></p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 9 Infrastructure Delivery and Implementation</b> Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p> <p><b>STRATEGIC POLICY 23 Green Infrastructure</b> Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study, connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be</p>	N/A

	<p><b>communities</b></p> <p><b>Para 69</b> – planning policies should aim to achieve places which promote</p> <ul style="list-style-type: none"> <li>- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas</li> </ul> <p><b>Para 73</b> – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities.</p> <p><b>Para 76</b> - Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.</p>	<p>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:</p> <p>Conversion of land to woodland and other Forest related purposes through planning obligations;</p> <p>Enhancement of built development through related landscaping</p> <p><b>POLICY L1 : Loss of Sports Pitches and Ancillary Facilities</b></p>	<p>safeguarded through: a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework; b) Using developer contributions to facilitate improvements to their quality and robustness; and c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary. Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces. Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that: i. improve walking and cycling access to and from the urban core; or ii. result in the creation, protection and enhancement of biodiversity habitats, or iii. Improve walking and</p>	
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	<p>Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</p> <p><b>Para 77.</b> The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> <li>• where the green space is in reasonably close proximity to the community it serves;</li> <li>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty,</li> </ul>	<p>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 Councils Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facilities Strategy, and the criteria in the Greenspace Supplementary Planning Guidance.</p> <p>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.</p>	<p>cycling access to rural service centres; and iv. help to remedy local deficiencies in open space provision and quality; or v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or vi. safeguard and enhance heritage assets As referenced in the East Staffordshire Green Infrastructure Study, the following standards for green infrastructure are to be met:</p> <p>a) Where possible new GI should connect to, and enhance, the existing green infrastructure network of East Staffordshire; 18 Available on the Council’s website.</p> <p>131</p> <p>b) New green spaces should be designed to serve more than one function to maximise public benefit;</p> <p>c) Developers should agree robust delivery and funding mechanisms with East Staffordshire Borough Council prior to the determination of an application to secure the ongoing management of green</p>	
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	<p>historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <ul style="list-style-type: none"> <li>● where the green area concerned is local in character and is not an extensive tract of land.</li> </ul> <p><b>11. Conserving and enhancing the natural environment</b></p> <p><b>Para 117</b> – To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets</li> </ul>		<p>infrastructure; d) New green infrastructure should be in keeping with the existing landscape character of development sites, including its habitat type and species selection; e) Where practicable and appropriate in design terms taking into account site context developments should incorporate innovative green infrastructure into the design of buildings such as green roofs and green walls; f) All development should enhance biodiversity habitats and environmental assets through positive management, buffering, extension and linkage; g) All development design should include street trees and urban woodland, including National Forest planting where this is applicable; h) All developments should be served by Sustainable Urban Drainage Systems where feasible. The component features of these systems should be designed and managed to deliver additional green infrastructure benefits, such as wildlife habitat improvement and provision, landscape enhancement and informal recreation. i) Green</p>	
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			<p>infrastructure within developments should be designed as a connected network with linear features, such as retained hedgerows and footpaths, linking larger features, such as SUDS ponds and woodlands and other green infrastructure features adjacent to the site including existing footpath and cycleway networks. j) For larger developments, new GI should contribute towards the creation of healthy communities through the incorporation of community growing space such as orchards and allotments within the green infrastructure package of a scheme</p> <p><b>STRATEGIC POLICY 29 Biodiversity and Geodiversity</b></p> <p>In considering proposals for development the Council will seek to protect, maintain and enhance the biodiversity and geodiversity of the Borough through the following measures:</p> <ul style="list-style-type: none"> <li>- Ensuring that development retains, protects and enhances features of biological or geological interest, and</li> </ul>	
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			<p>provides for the appropriate management of these features</p> <ul style="list-style-type: none"> <li>- Ensuring that development produces a net gain in biodiversity in line with UK and/or Staffordshire Biodiversity Action Plan species, and biodiversity opportunities -</li> <li>Supporting proposals which improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly land for biodiversity value</li> <li>- Supporting developments with multi-functional benefits, particularly those relating to health, education, social inclusion and environmental protection.</li> </ul> <p><b>STRATEGIC POLICY 32 Outdoor Sports and Open Space Policy</b></p> <p>Where appropriate, the Borough Council will seek to encourage new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities</p> <p>Open space, outdoor sports facilities and recreation land should not be built on unless an assessment has</p>	
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			<p>been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Where such spaces/facilities are lost any replacement must be made available prior to the loss of the original facility.</p> <p>Where appropriate, contribution towards recreational provision from non residential development, in the form of amenity space, which is designed to complement the nature of the development will be sought. Sites within the National Forest will be expected to contribute towards woodland planting in accordance with Strategic Policies 24 and 26 on Green Infrastructure and the National Forest.</p>	
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			<p><b>STRATEGIC POLICY 34 Health and Wellbeing</b> Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:</p> <ul style="list-style-type: none"> <li>- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;</li> <li>- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;</li> <li>- Development proposals that take account of the need to create socially vibrant and connected communities For major applications,</li> </ul>	
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			and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.	
<b>Policy B15 Protection of Local Community Facilities</b>	<p><b>Core planning principles</b></p> <p><b>Para 17</b> – planning should</p> <ul style="list-style-type: none"> <li>- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul> <p><b>8. Promoting healthy communities</b></p> <p><b>Para 69.</b> The planning system</p>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY CSP5 : Infrastructure and Community Provision</b> 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</p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 9 Infrastructure Delivery and Implementation</b> Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p>	

	<p>can play an important role in facilitating social interaction and creating healthy, inclusive communities. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>● opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</li> <li>● safe and accessible</li> </ul>	<p>terms of the matters referred to; developers will be expected to make provision for that burden to be met.</p>	<p><b>STRATEGIC POLICY 22 Supporting Local Communities</b>  To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need.</p> <p>Proposals which result in the loss of a community facility will not be permitted unless: (i) adequate alternative provision is available within or adjacent to the settlement or will be provided as part of the development process; (ii) all reasonable efforts have been made to preserve the facility or service, including sharing of premises, but it has been satisfactorily demonstrated to the Council that the service is no longer viable and has been actively marketed for a period of at least 6 months; and (iii) the service or facility is in an inherently unsustainable location and the reuse of the site would be a more sustainable solution than the retention of the service or facility.</p>	
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	<p>environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</p> <ul style="list-style-type: none"> <li>• safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.</li> </ul> <p><b>Para 70.</b> To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</li> </ul>		<p><b>STRATEGIC POLICY 34 Health and Wellbeing</b> Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough’s communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:</p> <ul style="list-style-type: none"> <li>- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;</li> <li>- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;</li> <li>- Development proposals that take account of the need to create socially vibrant and connected</li> </ul>	
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	<ul style="list-style-type: none"> <li>● guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li> <li>● ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</li> <li>● ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li> </ul>		<p>communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.</p>	
<p><b>B16 - Provision of a New Secondary School</b></p>	<p><b>Core planning principles</b></p> <p><b>Para 17</b> – planning should</p> <ul style="list-style-type: none"> <li>- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ul>	<p><b>POLICY CSP4 : Urban and Rural Regeneration</b> Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment.</p> <p><b>POLICY CSP5 : Infrastructure and Community</b></p>	<p><b>STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development</b> In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development</p> <p><b>STRATEGIC POLICY 9 Infrastructure Delivery and Implementation</b> Working with partners, the Borough</p>	

	<p><b>8. Promoting healthy communities</b></p> <p><b>Para 69.</b> The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:</p> <ul style="list-style-type: none"> <li>● opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres</li> </ul>	<p><b>Provision</b></p> <p>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.</p>	<p>Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.</p> <p><b>STRATEGIC POLICY 22 Supporting Local Communities</b></p> <p>To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need.</p>	
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	<p>and active street frontages which bring together those who work, live and play in the vicinity;</p> <ul style="list-style-type: none"> <li>● safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>● safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.</li> </ul> <p><b>Para 70.</b> To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> <li>● plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural</li> </ul>			
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	<p>buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <ul style="list-style-type: none"><li>● guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</li><li>● ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</li><li>● ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</li></ul>			
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