Stretton Submission

Neighbourhood Development Plan

Basic Conditions Statement

August 2014

Kirkwells

The Planning People

Stretton 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 Stretton 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 the Plan being made up 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 Stretton 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 Stretton 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 Stretton Neighbourhood Plan has been drafted with regard to the planning policies of East Staffordshire District 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 Stretton Neighbourhood Plan does not undermine the strategic policies of East Staffordshire Borough Council, which promote and identify strategic housing sites in other localities; the Plan aims to support these policies and site allocations by protecting areas of open countryside around Stretton from additional major development which could undermine the proposed site allocations. The Policies in the neighbourhood plan help to support the concept of "strategic green gaps" to prevent neighbouring settlements merging and to facilitate sustainable patterns development on the edges of built up areas such as Burton-upon-Trent.

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 Stretton Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Stretton Neighbourhood Plan has to guidance
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	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 involvement of the local community in shaping its policies and proposals through consultation, the Plan will empower local people to shape their surroundings. The emerging vision, proposals and policies in the Plan have been developed with a thorough approach to 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 (12 in total) to guide development control decisions.
Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance an improve the places in which people live their lives	The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Stretton in a creative way, ensuring that the quality of place is enhanced by protecting surrounding areas of countryside and open space.
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 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.	This Submission Neighbourhood Plan refines and amplifies District-wide policies and proposals set out in East Staffordshire's local planning policies. The Submission Neighbourhood Plan supports appropriate business and economic growth in the Parish. Policies protect local retail facilities, support economic development on brownfield land and promote the provision of new communication technologies. The Plan does not allocate additional development sites for new housing as the Borough Council advised at Draft Plan stage that this could compromise the development strategy in the emerging Local Plan and a strategic housing site is already identified within the Parish which should meet local housing needs over the plan period. Proposals also promote improvements

	in accessibility and transport provision such as bus services and walking routes.
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.	The Submission Neighbourhood Plan sets out a comprehensive policy suite to protect and enhance local character and ensure that amenity is protected.

Policies S1, S2 and S3 protect open space and wildlife and biodiversity, all of which are highly valued features of life in Stretton and support informal recreation opportunities.

Policy S6 identifies a number of potential buildings and features for possible inclusion in a local heritage list, which are a valued part of Stretton's local character and contribute to the area's distinctiveness.

Policy S7 identifies and promotes a series of Parish Walks which have been prepared by the Parish Council to improve local health and provide opportunities for social interaction in the public realm. |
| 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 | The Submission Neighbourhood Plan takes regard of this guidance fully of fully in plan- making and decision- taking.

The Stretton Neighbourhood Plan area is sub-urban in character, and local residents place a high value on good access to nearby countryside which has a rural, open character. The Plan sets a strong policy framework to protect the open areas from further encroachment by the urban area, to protect Stretton's individual identity and to prevent the merging of the settlement with neighbouring villages.

Existing local centres and facilities are protected as outlined above. |
| Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the | The Submission Neighbourhood Plan promotes alternative forms of transport such as walking through its policy on Parish Walks and proposals for the Parish |

reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	Council to improve bus services. The Submission Plan seeks to protect and improve locally important green spaces. The Plan also includes a policy to reduce risk of flooding from new development.
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.	The Submission Neighbourhood Plan is fully consistent with this principle. 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. 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.
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 Stretton Neighbourhood Plan is not at variance with this principle, and seeks to safeguard locally important open spaces from further new housing development. The Plan promotes the development of brownfield sites for economic development.
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 production).	Policies in the Submission Plan seek to ensure a sustainable mix of uses within the local centre to enhance its viability and sustainability.
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	The Submission Neighbourhood Plan is fully in line with this principle. 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 S6 seeks to conserve identified locally important heritage assets in a manner appropriate to their significance.

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	The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking by identifying a series of Parish Walks, and supporting appropriately designed signage. The policy promoting the viability of the local centre will also facilitate more sustainable patterns of transport, by ensuring that services are available at a local level.
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	The 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 that support the local centre will help to support local services for the benefit of residents.

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 setting out the 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. The Plan also includes a policy to protect Archaeology in Stretton.

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. This is shown on Map 2, the Inset for the Pre-Submission Local Plan and 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	The Submission Neighbourhood Plan seeks to support the Local Centre through the protection of important local retail and leisure facilities, encouragement for the re-use of land and buildings for employment uses and support for new communications technologies. If implemented these policies will have a positive impact on the local economy, safeguarding jobs and local services.
Social	The Neighbourhood Plan sets a strong framework that will help to support the achievement of sustainable social development.

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 Parish Walks, and these, together with the recognition of the importance of green spaces will support local health objectives. |
| Environmental | The Submission Neighbourhood Plan sets out policies that support local wildlife and biodiversity and protects open space around the built up area as a valued local asset.

The Plan seeks to promote more sustainable transport patterns through the creation of walking routes which will encourage more pedestrian journeys.

Policies seek to promote the local distinctiveness of the area, and recognise locally important natural and built heritage assets. |

Be in General Conformity with Strategic Local Policy

The Submission Neighbourhood Plan is in general conformity with Strategic Local Policies. 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

Strategic Local Policy East Staffordshire Local Plan July 2006 Saved Policies (Note only Strategic Policies relevant to the Stretton Neighbourhood Development Plan have been included)	Neighbourhood Plan Response
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 S10 and S13 protect and enhance local facilities and shops and this will benefit local communities by supporting accessible local facilities and support the local economy.
Policy NE1 Development Outside Development Boundaries	Policy S1 protects areas of open space and countryside from additional development beyond the existing built up area.
Policy E1 Employment Land Supply	Policy S14 promotes brownfield development and re-use of existing buildings to support economic development in the Parish.
Policy R1 Retail Areas and Town Centres	Policies S10 and S13 protect the local centre and support additional retail and community facilities.
Policy R14 Local Convenience Shopping	Policies S10 and S13 protect the local centre and support additional retail and community facilities.
Policy T1 Transport: General Principles for New Development	Policies S5 and S9 promote walking through improvements to signage and identification of parish walks which will contribute towards a lower carbon economy and healthy lifestyles.
Policy L1 Loss of Sports Pitches and Ancillary Facilities	Policy S11 protects identified community facilities and local sports provision.

Strategic Local Policy:	Neighbourhood Plan Response
East Staffordshire Pre-Submission Local Plan Strategic Policies (Note only Strategic Policies relevant to the Stretton Neighbourhood Development Plan have been included)	
STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development	All Neighbourhood Plan Policies support the objectives of sustainable development. Policies S10 and S13 protect and enhance local facilities and shops and this will support transport objectives to reduce longer trips by the private car to access services, and will support the local economy. Policy S1 Open Space, Policy S3 Protection of Local Wildlife, and Policy S4 Wildlife Corridors and Stepping Stones contribute towards environmental and biodiversity objectives. Policy S5 Signage and Street Furniture and Policy S9 Parish Walks promote walking as an alternative to the private car, supporting healthy lifestyles and low carbon objectives. Policy S6 Flooding promotes development which reduces flood risk. Policy S8 Local Heritage List supports the protection of local heritage assets and by doing so will contribute towards local character and distinctiveness. Policy S10 Protection of Local Facilities, Policy S11 Outdoor Sports and Recreation Facilities and Policy S13 Local Facilities support the retention of important local facilities ranging from retailing and community facilities to local sports and open space provision, thus supporting social objectives. Policy S12 Site Allocations – Burial Ground aims to help address a locally identified need for additional burial ground space.

	Policy S14 Re-use of existing Land and Premises and Policy S15 New Communications Technology promote economic development and local businesses in Stretton.
STRATEGIC POLICY 2 A Strong Network of Settlements	Stretton Parish lies on the edge of the main town of Burton-upon-Trent and the Neighbourhood Plan includes Policies such as S1 which protects the open countryside around the village from further encroachment by development. This supports the central strategic housing strategy of promoting the identified new housing sites within and adjoining main towns including Burton upon Trent.
STRATEGIC POLICY 3 Provision of Homes and Jobs 2012 – 2031	The Neighbourhood Plan includes Policy S14 which supports the re-use of empty properties and brownfield sites for economic development.
STRATEGIC POLICY 8 Development outside Settlement Boundaries	Policy S1 aims to protect areas of open countryside beyond the existing urban area of Stretton from encroaching urbanisation to ensure that Stretton remains distinct and does not merge with neighbouring villages and settlements. S2 Protects local landscape character.
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 20 Town and Local Centres Hierarchy	Policies S10 and S13 protect and enhance local community facilities and shops in and around the local centre.
STRATEGIC POLICY 21 Managing Town and Local Centres	Policies S10 and S13 protect and enhance local community facilities and shops in the local centre.
STRATEGIC POLICY 22 Supporting Local Communities	Policies S10 and S13 protect and enhance local community facilities and shops in the local centre. Policies S1 and S11 protect and enhance local green space and sports and recreation provision.
STRATEGIC POLICY 23 Green Infrastructure	Policy S1 protects green space and open countryside and Policy S2 protects local landscape character. Policies S3 and S4 protect local wildlife and biodiversity.
STRATEGIC POLCIY 25 Historic Environment	Policy S8 identifies a local list of heritage assets for protection.
STRATEGIC POLICY 27 Climate Change, Water Body Management and Flooding	Policy S6 promotes development which reduces flood risk.
STRATEGIC POLICY 28 Renewable and Low Carbon	Policies S5 and S9 promote walking as a low carbon and healthy alternative to using the

Energy Generation	private car and Policy S15 promotes new communications technologies which can assist with reducing the need for travel.
STRATEGIC POLICY 29 Biodiversity and Geodiversity	Policies S1, S2 S3 and S4 protect and enhance local green space and support the National Forest objectives and local wildlife.
STRATEGIC POLICY 30 Locally Significant Landscapes	Policy S2 protects local landscape character.
STRATEGIC POLICY 31 Green Belt and Strategic Green Gaps	Policy S1 includes areas identified as Strategic Green Gaps on the Proposals Map in addition to additional areas of open countryside which are highly valued by local residents in Stretton.
STRATEGIC POLICY 32 Outdoor Sports and Open Space Policy	Policy S11 identifies areas of open space and sports facilities for protection.
STRATEGIC POLICY 34 Health and Wellbeing	Policies such as S1, S2, S3 and S4 protect areas of open countryside, local landscape character and wildlife which have important benefits for the health and wellbeing of local residents. S10 and S13 protect and enhance local facilities and shops and this will support transport objectives to reduce longer trips by the private car to access services, and will support the local economy. Policies S5 and S9 encourage walking which will contribute towards a lower carbon economy and healthy lifestyles. Policy S12 supports the provision of a local burial ground in Stretton to meet the needs of an aging population.
STRATEGIC POLICY 35 Accessibility and Sustainable Transport	Policies S5 and S9 encourage walking which will contribute towards a lower carbon economy and healthy lifestyles. The Parish Council also has an action committing it to working to improve local bus services.

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 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 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: Stretton Submission Neighbourhood Plan
General Conformity with National and Local Planning Policies

Stretton Neighbourhood Plan	National Planning Policy Framework	East Staffordshire Local Plan 2006 Saved Policies	East Staffordshire Submission Local Plan 2012-2031
Policy 1 S1 Open Space and Open Countryside	**Core planning principles** **Para 17 – planning should** - contribute to conserving and enhancing the natural environment and reducing pollution - 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) - 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	**POLICY CSP5 :** **Infrastructure and Community Provision** Structure Plan Policy D8 requires local authorities to include in their local plan, policies ensuring that where developments impose a burden on the community in terms of the matters referred to; developers will be expected to make provision for that burden to be met. **POLICY NE1 :** **Development outside Development Boundaries** Outside the development boundaries shown on the Inset Plans planning permission will not be granted for development unless it cannot reasonably be located within them and is either: (a) essential to the efficient	**STRATEGIC POLICY 2** **A Strong Network of Settlements** Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: **Main Towns** Burton upon Trent and Uttoxeter **STRATEGIC POLICY 8 Development Outside Settlement Boundaries** Development outside settlement boundaries will not be permitted unless it is: - essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or - providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on

	8. Promoting healthy communities Para 69 – planning policies should aim to achieve places which promote - 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 Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities. 11. Conserving and enhancing the natural environment Para 117 – To minimise impacts on biodiversity and geodiversity, planning policies should: - 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.	working of the rural economy; or (b) development otherwise appropriate in the countryside; or (c) development close to an existing settlement and providing facilities for the general public or local community which are reasonably accessible on foot, by bicycle or by public transport.	foot, by bicycle or by public transport; or - in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or - development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or - otherwise appropriate in the countryside.

Policy S2 Protecting Landscape Character	Core planning principles	POLICY CSP5 : Infrastructure and Community Provision	STRATEGIC POLICY 2 A Strong Network of Settlements
	Para 17 – planning should - contribute to conserving and enhancing the natural environment and reducing pollution - 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) - 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 **7 Requiring Good Design** 58. 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	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. **POLICY NE1 : Development outside Development Boundaries** Outside the development boundaries shown on the Inset Plans planning permission will not be granted for development unless it cannot reasonably be located within them and is either: (a) essential to the efficient working of the rural economy; or (b) development otherwise appropriate in the countryside; or (c) development close to an existing settlement and providing facilities for the general public or local community which are reasonably accessible on foot, by	Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy: **Main Towns** Burton upon Trent and Uttoxeter **STRATEGIC POLICY 8 Development Outside Settlement Boundaries** Development outside settlement boundaries will not be permitted unless it is: - essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or - providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or - in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or - development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or - otherwise appropriate in the countryside.

	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: …… ● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; ….. ● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; **8. Promoting healthy communities** Para 69 – planning policies should aim to achieve places which promote - 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 Para 73 – Access to high quality open spaces and opportunities for sport	bicycle or by public transport.	**STRATEGIC POLICY 30** **Locally Significant Landscape** Within the locally significant landscape areas development will not be allowed which would adversely affect the quality, character, appearance or the setting of those areas. Within the Landscape Character Areas the Council will permit development that accords with the policies in this Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.

	and recreation can make an important contribution to health and wellbeing of communities. **11. Conserving and enhancing the natural environment** Para 117 – To minimise impacts on biodiversity and geodiversity, planning policies should: - 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.		
Policy S3 Protection of Local Wildlife	**Core planning principles** Para 17 – planning should - contribute to conserving and enhancing the natural environment and reducing pollution - 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	**N/A – Relevant policies deleted.**	**STRATEGIC POLICY 23 Green Infrastructure** Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study18, connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be safeguarded through: a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework; b) Using developer contributions to facilitate improvements to their quality and

	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 11. Conserving and enhancing the natural environment 109. The planning system should contribute to and enhance the natural and local environment by: ●protecting and enhancing valued landscapes, geological conservation interests and soils. 111. 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 environmental value. Para 117 – To minimise impacts on		robustness; and c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary. Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces. Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that: i. improve walking and cycling access to and from the urban core; or ii. result in the creation, protection and enhancement of biodiversity habitats, or iii. Improve walking and cycling access to rural service centres; and iv. help to remedy local deficiencies in open space provision and quality; or v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or

	biodiversity and geodiversity, planning policies should: - 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		vi. safeguard and enhance heritage assets
Policy S4 Wildlife Corridors and Stepping Stones	**Core planning principles** Para 17 – planning should - contribute to conserving and enhancing the natural environment and reducing pollution - 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	**N/A – Relevant policies deleted.**	**STRATEGIC POLICY 23 Green Infrastructure** Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study18, connect locations of natural heritage, green space, biodiversity or other environmental interest. They will be safeguarded through: a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework; b) Using developer contributions to facilitate

	wildlife, recreation, flood risk mitigation, carbon storage, or food 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 11. Conserving and enhancing the natural environment 109. The planning system should contribute to and enhance the natural and local environment by: ●protecting and enhancing valued landscapes, geological conservation interests and soils; ●recognising the wider benefits of ecosystem services; ● minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent		improvements to their quality and robustness; and c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary. Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces. Priorities for the creation or enhancement of green infrastructure are those areas where net gains in the range of functions can be improved, particularly those that: i. improve walking and cycling access to and from the urban core; or ii. result in the creation, protection and enhancement of biodiversity habitats, or iii. Improve walking and cycling access to rural service centres; and iv. help to remedy local deficiencies in open space provision and quality; or v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or

	ecological networks that are more resilient to current and future pressures; ● preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and ● remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Para 117 – To minimise impacts on biodiversity and geodiversity, planning policies should: - 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		vi. safeguard and enhance heritage assets
Policy S5 Signage and Street Furniture	**Core Planning Principles** Para 17 – planning should:	**POLICY CSP5 :** **Infrastructure and Community Provision** Structure Plan Policy D8 requires	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles

	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 Para 29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.	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. **POLICY T1 :** **Transport : General Principles for New Development** The Borough Council will not permit development where it would unacceptably harm the safety and efficient use of the highways network, or compromise the implementation of the Local Transport Plan Area Strategies. Prior to new developments being permitted where development proposals would have a significant impact on the highway network but are otherwise acceptable, a condition will be made that no development shall be occupied or brought into use until highway works have been carried out. The Borough Council will also seek to secure agreement with the applicants to provide undertakings to:	of sustainable development **STRATEGIC POLICY 9** Infrastructure Delivery and Implementation Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan. **STRATEGIC POLICY 34 Health and Wellbeing** Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through: - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination; - Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;

| | | (a) make an appropriate contribution towards the cost of any necessary highway improvements;

(b) provide a contribution towards the provision of public transport services and facilities, walking and cycling facilities arising as a result of the development, with the extent of what is required related in scale and kind to the development concerned;

(c) prepare and implement a „Green Transport Plan" encouraging alternative forms of transport from the private car. | - 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.

STRATEGIC POLICY 35 Accessibility and Sustainable Transport The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps: Uttoxeter Train Station
- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;
- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;
- Promoting electronic communications allowing businesses to operate throughout the |

			borough reducing the need to travel; - Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively); - Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities; - Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.
Policy S6 Flooding	**Para 100.** Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.	**N/A – Policy deleted.**	**STRATEGIC POLICY 27 Climate Change, Water Body Management and Flooding** Proposals in flood risk areas, or proposals which would affect such areas, will only be permitted where they would not cause unacceptable harm to the following interests: (i) The protection and storage capacity of the flood plain, washlands and other areas at risk from flooding; (ii) Access to watercourses for maintenance; (iii) The characteristics of surface water run-off; (iv) The integrity of fluvial defences; (v) The drainage function of the natural watercourse system; or (vi) The necessity for additional public finances for flood defence works.

Policy S7 Protecting Archaeology in Stretton	Core Planning Principles	N/A – Policy deleted.	STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development
	Para 17 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 **12. Conserving and enhancing the historic environment** Para 135 – 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. Para 137 – LPAs should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or		In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development **POLICY 25 Historic Environment Development** proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness. This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated. Development proposals should be informed by the various information sources and evidence base that are available (as listed). The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a

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.

Para 139 – 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.

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.

DETAILED POLICY 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas The significance of the Borough's historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.

			DETAILED POLICY 6 Protecting the Historic Environment: Other Heritage Assets
			Undesignated heritage assets
			Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.
Policy S8 Local Heritage List	**Core Planning Principles** Para 17 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 12. Conserving and enhancing the historic environment Para 135 – 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	**POLICY CSP4 :** **Urban and Rural Regeneration** Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment. **POLICY BE1 :** **Design** The Borough Council will approve applications for development which respond positively to the context of the area surrounding the site of the application and in themselves exhibit a high quality of design which corresponds to or enhances surrounding development. Such considerations will apply equally to	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development **STRATEGIC POLICY 24 High Quality Design** Development proposals must contribute to the area in which they are proposed and: - Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage, - Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages - Reinforce character and identity, through local distinctiveness. - Enhance the landscape and protect and

	required having regard to the scale of any harm or loss and the significance of the heritage asset. Para 137 – LPAs should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of 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. Para 139 – 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.	new development and development which involves the re-use of existing buildings. In considering whether design of development proposals is satisfactory, the Borough Council will have regard to the following factors: (a) The layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area. (b) How elements of any open spaces, both hard and soft, in the proposed development relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscapes character and appearance. (c) The density and mix of the development in relation to its context and the uses to which the development will be put. (d) The massing of the development in terms of the shape, volume and arrangement of the building or buildings in relation to the context of the development. (e) How the height of the proposed development relates to the height of surrounding development and any	enhance biodiversity; - Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists - Demonstrate consideration of opportunities for the use of Green Infrastructure ⬚ Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces; - Be adaptable in order to enable a change of uses where this is possible; - Provide innovative and contemporary architecture where this is appropriate; - Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public space within the site. - Minimise the production of carbon through sustainable construction and reuse of materials where possible and Promote the use of renewable energy source technology solutions where possible; Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an existing built area will only be allowed where the development would represent a benefit and would not be harmful to the

vistas, views or skylines.
(f) What materials will be used within the development and how they interrelate with each other, their immediate context and any traditional materials used in the area.
(g) The detailing and construction techniques to be used in the development and how they interrelate with each other, and relate to the immediate and overall context.
(h) Adverse impacts on the immediate and general environment in terms of emissions and other impacts and any use of techniques or mechanisms to reduce those impacts.
(i) The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to occur in accord with s. 17 of the Crime and Disorder Act 1998.

character and amenity of an area.

POLICY 25 Historic Environment Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness. This should include the use of high quality design as stipulated in the NPPF and the Borough Council's Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated. Development proposals should be informed by the various information sources and evidence base that are available (as listed). The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration which may involve the repair of key heritage assets will be supported. This will be delivered through various initiatives such as through new

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

DETAILED POLICY 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas The significance of the Borough's historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.

DETAILED POLICY 6 Protecting the Historic Environment: Other Heritage Assets

Undesignated heritage assets

			Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.
Policy S9 Parish Walks	**4. Promoting sustainable transport** 29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. 30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. 75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.	**POLICY CSP5 : Infrastructure and Community Provision** Structure Plan Policy D8 requires local authorities to include in their local plan, policies ensuring that where developments impose a burden on the community in terms of the matters referred to; developers will be expected to make provision for that burden to be met. **POLICY T1 : Transport : General Principles for New Development** The Borough Council will not permit development where it would unacceptably harm the safety and efficient use of the highways network, or compromise the implementation of the Local Transport Plan Area Strategies. Prior to new developments being permitted where development proposals would have a significant	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development **STRATEGIC POLICY 9** Infrastructure Delivery and Implementation Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan. **STRATEGIC POLICY 34 Health and Wellbeing** Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through: - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well

		impact on the highway network but are otherwise acceptable, a condition will be made that no development shall be occupied or brought into use until highway works have been carried out. The Borough Council will also seek to secure agreement with the applicants to provide undertakings to: (a) make an appropriate contribution towards the cost of any necessary highway improvements; (b) provide a contribution towards the provision of public transport services and facilities, walking and cycling facilities arising as a result of the development, with the extent of what is required related in scale and kind to the development concerned; (c) prepare and implement a „Green Transport Plan" encouraging alternative forms of transport from the private car.	as land contamination; - Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards; - Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed. **STRATEGIC POLICY 35 Accessibility and Sustainable Transport** The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps: Uttoxeter Train Station

			- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan; - Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive; - Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel; - Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively); - Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities; - Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.
Policy S10 Protection of Local Facilities	**Core planning principles** Para 17 – planning should - take account of and support	**POLICY CSP4 :** **Urban and Rural Regeneration** Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development

	local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs 8. Promoting healthy communities Para 69. 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: ● opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through	recovery and diversification and to improve the physical environment. **POLICY CSP5 :** **Infrastructure and Community Provision** Structure Plan Policy D8 requires local authorities to include in their local plan, policies ensuring that where developments impose a burden on the community in terms of the matters referred to; developers will be expected to make provision for that burden to be met.	**STRATEGIC POLICY 9 Infrastructure Delivery and Implementation** Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan. **STRATEGIC POLICY 22 Supporting Local Communities** To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need. Proposals 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

	mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; ● safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and ● 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. 70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: ● 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	retention of the service or facility. **STRATEGIC POLICY 34 Health and Wellbeing** Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through: - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination; - Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards; - Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly

	enhance the sustainability of communities and residential environments; ● 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; ●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 ● ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.		demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.
Policy S11 Outdoor Sports and Recreation Facilities	**Core planning principles** Para 17 – planning should - contribute to conserving and enhancing the natural environment and reducing pollution - promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can	**POLICY CSP4 :** **Urban and Rural Regeneration** Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment. **POLICY CSP5 :** **Infrastructure and Community Provision**	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development **STRATEGIC POLICY 9 Infrastructure Delivery and Implementation** Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the

perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food 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

8. Promoting healthy communities

Para 69 – planning policies should aim to achieve places which promote
-        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

Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to health and wellbeing of communities.

Para 74. Existing open space, sports

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.

POLICY L1 :
Loss of Sports Pitches and Ancillary Facilities
Applications which propose the loss of existing sports pitches, facilities for sport, ancillary facilities for non-sport/leisure purposes and greenspaces used for informal recreation will be assessed against the Borough Council"s Greenspace Strategy, Playing Pitch Strategy and Indoor Sports Facilities Strategy, and the criteria in the Greenspace Supplementary Planning Guidance.
If an application will result in a reduction in supply of facilities where a current or predicted future demand exists for those

development identified in this Local Plan.

STRATEGIC POLICY 23 Green Infrastructure
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 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,

	and recreational buildings and land, including playing fields, should not be built on unless: ● an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or ● 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.	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.	protection and enhancement of biodiversity habitats, or iii. Improve walking and cycling access to rural service centres; and iv. help to remedy local deficiencies in open space provision and quality; or v. support the safeguarding of ecological networks, including the restoration and creation of new habitats through the opportunities provided within the Central Rivers Initiative, or vi. safeguard and enhance heritage assets As referenced in the East Staffordshire Green Infrastructure Study, the following standards for green infrastructure are to be met: a) Where possible new GI should connect to, and enhance, the existing green infrastructure network of East Staffordshire; 18 Available on the Council's website. 131 b) New green spaces should be designed to serve more than one function to maximise public benefit; c) Developers should agree robust delivery and funding mechanisms with East Staffordshire Borough Council prior to the determination of an application to secure the ongoing management of green infrastructure; d) New green infrastructure should be in keeping with the existing landscape character of development sites, including its habitat type and species selection; e) Where practicable and appropriate in design terms taking into account site context developments should incorporate

			innovative green infrastructure into the design of buildings such as green roofs and green walls; f) All development should enhance biodiversity habitats and environmental assets through positive management, buffering, extension and linkage; g) All development design should include street trees and urban woodland, including National Forest planting where this is applicable; h) All developments should be served by Sustainable Urban Drainage Systems where feasible. The component features of these systems should be designed and managed to deliver additional green infrastructure benefits, such as wildlife habitat improvement and provision, landscape enhancement and informal recreation. i) Green infrastructure within developments should be designed as a connected network with linear features, such as retained hedgerows and footpaths, linking larger features, such as SUDS ponds and woodlands and other green infrastructure features adjacent to the site including existing footpath and cycleway networks. j) For larger developments, new GI should contribute towards the creation of healthy communities through the incorporation of community growing space such as orchards and allotments within the green infrastructure package of a scheme

			STRATEGIC POLICY 32 Outdoor Sports and Open Space Policy Where appropriate, the Borough Council will seek to encourage new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities Open space, outdoor sports facilities and recreation land should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. Where such spaces/facilities are lost any replacement must be made available prior to the loss of the original facility. Where appropriate, contribution towards recreational provision from non residential development, in the form of amenity space, which is designed to complement the nature of the development will be sought. Sites within the National Forest will be expected to contribute towards woodland planting in

			accordance with Strategic Policies 24 and 26 on Green Infrastructure and the National Forest. **STRATEGIC POLICY 34 Health and Wellbeing** Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through: - Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination; - Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards; - Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA

			will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.
Policy S12 Site Allocations – Burial Ground	**Core planning principles** Para 17 – planning should - 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. **8. Promoting healthy communities** 69. The planning system 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	**N/A – No saved policies relevant.**	**STRATEGIC POLICY 22** **Supporting Local Communities** To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need. Proposals for new community facilities should: - be located where they can be accessed on foot, bicycle or public transport, rather than only by car; - where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances; - be located in close proximity to the community that the facility will serve.

	community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning.		
Policy S13 Local Facilities	**Core planning principles** Para 17 – planning should - 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 8. Promoting healthy communities Para 69. 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	**POLICY CSP4 :** **Urban and Rural Regeneration** Both Burton upon Trent and Uttoxeter are towns with scope for regeneration to assist economic recovery and diversification and to improve the physical environment. **POLICY CSP5 :** **Infrastructure and Community Provision** Structure Plan Policy D8 requires local authorities to include in their local plan, policies ensuring that where developments impose a burden on the community in terms of the matters referred to; developers will be expected to make provision for that burden to be met.	**STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development** In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development **STRATEGIC POLICY 9 Infrastructure Delivery and Implementation** Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan. **STRATEGIC POLICY 22 Supporting Local Communities** To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need. Proposals which result in the loss of a community facility will not be permitted unless: (i) adequate alternative provision is available

facilitate
neighbourhood planning. Planning policies and decisions, in turn, should aim
to achieve places which promote:
● 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;
● safe and accessible environments where crime and disorder, and the fear
of crime, do not undermine quality of life or community cohesion; and
● 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.
70. To deliver the social, recreational and cultural facilities and services

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.

STRATEGIC POLICY 34 Health and Wellbeing
Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities. Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:
- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;
- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and

	the
community needs, planning policies and decisions should:
● 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;
● 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;
●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
● ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. | | open spaces, including where possible, community growing spaces such as allotments and community orchards;
- Development proposals that take account of the need to create socially vibrant and connected communities For major applications, and others deemed appropriate, Health Impact Assessments (HIAs) will be required. The HIA will need to demonstrate how the health and well being of the users and residents of the scheme have been considered, particularly demonstrating how healthy lifestyles and social interaction will be achieved once the scheme is completed.

Strategic Policy 20
Town and Local Centres Hierarchy
The Borough's town, local and rural centres will be supported and strengthened to ensure that they continue to be the focus of communities**.** |

| Policy S14 Re-use of existing Land and Premises | 1. Building a strong, competitive economy

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

111. 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 environmental value. | POLICY E1 :
Employment Land Supply : General
The Borough Council will ensure an adequate supply of land for employment development throughout the Plan period to:
(a) meet the land provision requirement of the Structure Plan up to 2011;
(b) meet local, national, and international demands for a range of development sites;
(c) maximise the potential of the A38 and A50 transport corridors in suitable locations, which do not undermine countryside protection policies and are easily accessible to public transport and existing infrastructure and facilities. | STRATEGIC POLICY 13 Burton and Uttoxeter Existing Employment Land Policy To ensure the provision of a mix of employment types on existing sites, the Council will require a mix of B1, B2 and B8 uses to be provided. |
|---|---|---|---|
| Policy S15 New Communications Technology | 5. Supporting high quality communications infrastructure
42. Advanced, high quality communications infrastructure is essential for sustainable economic | N/A – No relevant policies. | STRATEGIC POLICY 35 Accessibility and Sustainable Transport The Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and |

	growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. 43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.		community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps: - Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;

Kirkwells

The Planning People

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