

East Staffordshire Local Plan

Planning for Change



Foreword

The Local Plan is the blueprint for how East Staffordshire will develop over the next twenty years or so to deliver sustainable communities, economic prosperity and a place where people want to be.

Change and development can be a two edged sword which moves us from the present into the future, and I recognise that it is something which many of us don't always feel comfortable with. However, change and development is necessary if we are to meet our future needs, and can be a positive force for good.

East Staffordshire is an attractive place to live, work and invest. It is important we capitalise on our strengths, including our good transport links, attractive towns, diverse economy, strong sense of heritage, varied landscapes, and a strong rural economy.

The new Local Plan is about setting and delivering a vision for how we want the Borough to develop and change, but also about how we preserve and enhance what is already special about it. The Local Plan is our prospectus to encourage inward investment for the benefits of all our communities. It is right that we cherish our heritage but we also have to look forward to ensure prosperity for future generations and improving the quality of life to meet their aspirations.

Much has changed since we first embarked on the journey to create a new planning framework for East Staffordshire, including the national planning system which is undergoing further reform. In the Autumn of 2011 we consulted on three Strategic Options, and from that consultation and those that went before, we have developed our Preferred Option.

This Preferred Option has been directly informed by the comments we received from a wide range of respondents, including the people and communities of East Staffordshire, as well as by an updated evidence base and a Sustainability Appraisal. We will continue to listen to the communities and partners within the Borough as we develop a Plan fit to take the Borough forward to 2031.



A handwritten signature in black ink, appearing to read 'Robert Hardwick', written in a cursive style.

Councillor Robert Hardwick

Deputy Leader (Regulatory
Services)

Responding to this consultation:

We would like you to help us by telling us what you think of the Preferred Option set out in this document. You can do this by using our online consultations database: <http://eaststaffsbc-consult.limehouse.co.uk/portal>

On the web:

An electronic version of this document is available on the Borough Council's website at: <http://www.eaststaffsbc.gov.uk>

By post:

Planning Policy Team, The Maltsters, Wetmore Road, Burton upon Trent, Staffordshire DE14 1LS. Fax 01283 508388.

By email:

planningpolicy@eaststaffsbc.gov.uk

By telephone:

To discuss any aspects of this document, please contact us on: 01283 508645, 01283 508618 or 01283 508630.

Copies of the document are available for inspection at the following locations during normal office hours:

Burton upon Trent Library: Riverside, Burton upon Trent, Staffordshire, DE14 1AH

Monday:	8.30am-6.00pm
Tuesday:	10.00am-6.00pm
Wednesday:	8.30am-6.00pm
Thursday:	8.30am-8.00pm
Friday:	8.30am-6.00pm
Saturday:	8.30am-4.30pm
Sunday:	CLOSED

Burton upon Trent Customer Service Centre: Market Place, Burton upon Trent, Staffordshire, DE14 1HA

Monday to Saturday:	9am - 5pm (Wednesday 9:45am - 5pm)
Thursday:	9am - 6pm

Uttoxeter Customer Service Centre: High Street, Uttoxeter , ST14 7JQ

Monday to Friday: 9am - 5pm (Wednesday 10.30am – 5pm)

Saturday: 9am - 4pm

Barton under Needwood Library: Dunstall Road, Barton-under-Needwood, Staffordshire, DE13 8AX

Monday: 10.00pm - 5.00pm

Tuesday: Closed

Wednesday: 10:00am - 5.00pm

Thursday: 10.00am - 7.00pm

Friday: 10:00am - 2.00pm

Saturday: 10.00am - 1.00pm

Sunday: CLOSED

Mobile library: For library routes and timetables, please visit <http://www.staffordshire.gov.uk/leisure/librariesnew/branchlibraries/mobilelibraries/home.aspx>

Please send your comments to us by 5pm Friday 21 September 2012.

The policies and proposals of the Local Plan will affect everyone that lives, works or visits East Staffordshire – so please get involved and have your say.

The following policy framework does not represent the final version of the Local Plan. There will be a further opportunity to comment at the Submission stage anticipated in 2013.

Please refer to the Key Diagram in Chapter 5 which summarises and illustrates East Staffordshire's proposals to 2031.

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CHAPTER

1

Introduction and Overview



Purpose of the Document

1.1 The East Staffordshire Local Plan is the planning policy framework for delivering development and managing change within the Borough. It will contain a set of overarching strategic policies that set out broad principles for guiding development supplemented and supported by detailed policies which will address specific development issues. In order to deliver the Plan strategic development site allocations are made in this Local Plan.

How We Reached this Stage

1.2 This document follows the earlier Issues and Options consultation undertaken in 2007 by the Council on the main planning issues facing East Staffordshire and a Strategic Options Consultation document (August 2011) which considered a number of spatial options for the Borough's future development. This consultation asks for opinions on the Council's Preferred Option for the Borough of East Staffordshire.

What's New?

1.3 This consultation document, in addition to setting out a Preferred Option, also seeks to:

- set out clearly the issues and spatial portrait of the Borough and the key planning challenges which it faces;
- define clearly the Strategic Objectives of the Local Plan and how these express the vision and relate to draft policies;
- clarify how options have been generated and assessed taking into account the evidence base, previous consultation responses and the sustainability appraisal; and
- set out a suite of draft policies that support the development of the preferred spatial strategy.

1.4 A spatial strategy topic paper has been produced alongside this consultation document by the Borough Council to document the evolution of the emerging spatial strategy and also to address a number of procedural issues from previous consultation stages and the work that has been undertaken to resolve these.

What Next?

1.5 Following consideration of all the comments received on this Preferred Option document the Council will publish a draft Local Plan for consultation in 2013 and following that submit the Plan to the Secretary of State for examination.

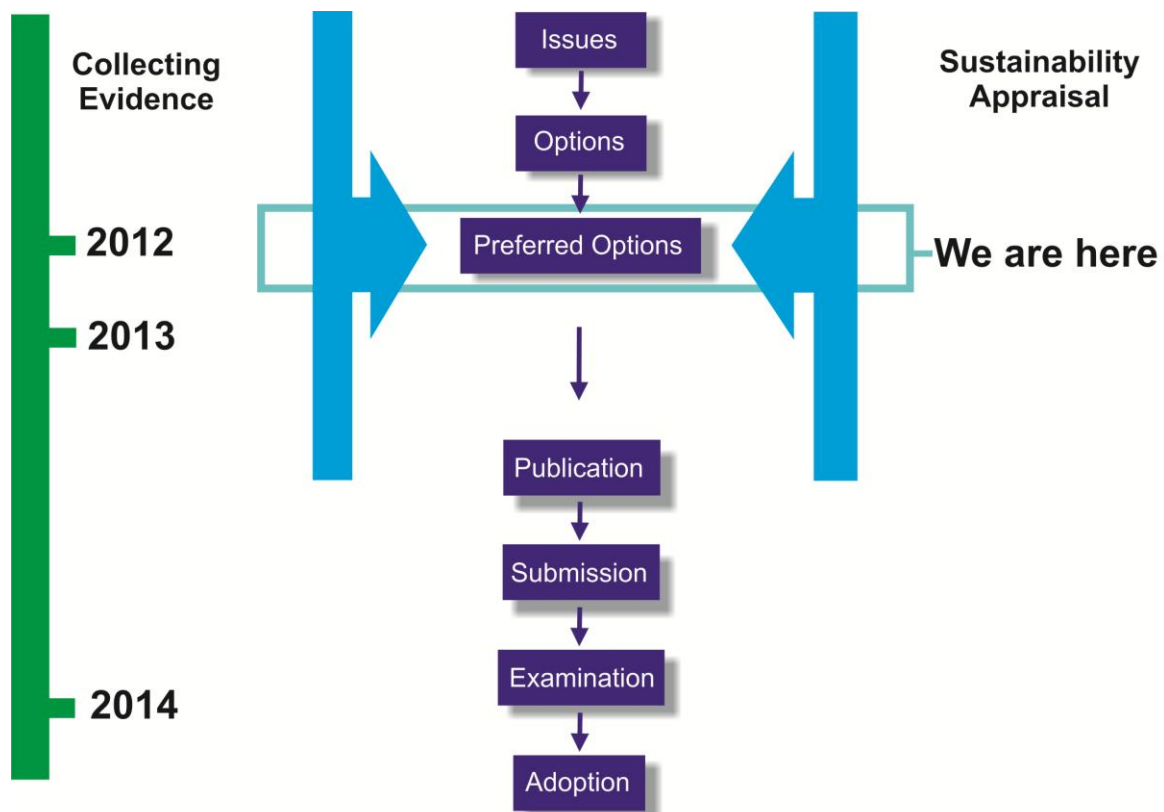


Figure 1.1: Stages in the preparation of the Local Plan

Sustainability Appraisal

1.6 A Sustainability Appraisal is published alongside the East Staffordshire Local Plan Preferred Option document. Planning legislation requires that a Sustainability Appraisal (SA)¹ is undertaken to consider the likely social, economic and environmental effects of the evolving Local Plan. The appraisal has helped inform the choice of the Preferred Option and the full interim assessment is available to view on the Council's website.

1.7 The published version of the Local Plan Preferred Option has incorporated a number of amendments to reflect the findings and specific recommendations of the Sustainability Appraisal.

Habitats Regulations Assessment

1.8 A Habitats Regulations Assessment screening exercise has been undertaken by the Borough Council and is available on the Council's website.

¹ S19(5) of the Compulsory Purchase Act 2004

1.9 A Habitats Regulations Assessment (HRA) Screening process identifies likely significant impacts of the possible effects of the Local Plans policies on the integrity of the Natura 2000 network of sites which includes Special Areas of Conservation (important habitats), Special Protection Areas (bird populations) and Offshore Marine Sites. The screening report also identifies likely significant impacts on potential Special Protection Areas, possible Special Areas of Conservation and listed or proposed Ramsar sites.

1.10 There are no Natura 2000 sites within East Staffordshire Borough and by applying the precautionary principle the screening process also considered sites within 15km of the Borough boundary.

1.11 The overall conclusion of the screening process is that the Preferred Option Local Plan will not have any likely significant effects upon the integrity of the Natura 2000 sites.

Relationship to Other Strategies

1.12 The East Staffordshire Local Plan is influenced by other strategies and plans that also seek to deliver change and co-ordinate investment within the Borough, and as such have implications for the future use of land. The Local Plan has a role to play to ensure that spatial elements of other strategies and plans are reflected in the document.

1.13 The National Planning Policy Framework (March 2012) (NPPF) sets out the Government's requirements for the planning system and provides a framework within which distinctive local and neighbourhood plans can be prepared which reflect the needs and priorities of East Staffordshire's communities. The NPPF defines sustainable development and sets out national development principles. It requires the Local Plan to identify and meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth.

1.14 East Staffordshire is a member of the Greater Birmingham and Solihull Local Economic Partnership (GBSLEP). The LEP was established to help strengthen the local economy, encourage economic development and enterprise and improve skills across the region. As part of its 'Place' agenda the LEP plans to create an ambitious spatial framework and help improve connectivity for the LEP area, which for East Staffordshire includes the opportunities along the A38 corridor. These plans have the potential to influence the planning strategy for the Borough.

1.15 At the Local Level, the Local Strategic Partnership for Staffordshire and East Staffordshire have created a long-term vision for the area to tackle local needs. The Local Plan will implement those aspects of the Sustainable Community Strategy that can be influenced through the planning system. The Local Plan and Sustainable Community Strategy are closely aligned to facilitate this.

Links with Neighbouring Areas

1.16 The Borough does not function or change in isolation. What happens within the Borough will have implications for neighbouring areas and our neighbours will plan for development which will impact upon East Staffordshire. In addition to the functional links with the LEP and the historic links with other Staffordshire local authorities, the location of Burton upon Trent, in particular, on the edge of the West/East Midlands regional boundary means there is a need to recognise that there are issues that are shared, cross-boundary, in particular between East Staffordshire and South Derbyshire, and also with other neighbouring authorities.

1.17 A key piece of the evidence base commissioned to support this Preferred Option consultation relates to housing provision and the identification of a housing market area for Burton upon Trent which extends into South Derbyshire District. Other evidence base studies have been prepared in co-operation with neighbouring authorities or have taken into account neighbouring authorities' needs and issues.

1.18 An outline of a Duty to Cooperate Statement has been published alongside this Preferred Option to set out the links that have been made with neighbouring areas and also statutory stakeholders, and will be further developed as the plan preparation process moves forward.

Neighbourhood Planning

1.19 The Localism Act 2011 introduced optional community-led Neighbourhood Planning with the aim of enabling greater local engagement with the planning system. Any Neighbourhood Plans prepared in East Staffordshire will be part of positive planning for local development, and will provide an additional basis for local decision making, based on the strategic policies set out in the Local Plan, whilst also conforming with legal requirements and national policy. Neighbourhood Plans can plan for more, but not less development than that required by the Borough-wide Local Plan.

Q1 Is the process of Local Plan preparation for East Staffordshire clear?

Structure of the Document

1.20 The remainder of this document is set out as follows:

Chapter 2: Context – a spatial portrait of the Borough to set the context for the Local Plan.

Chapter 3: Priorities and Issues – defining the priorities and issues and that the Local Plan will seek to address

Chapter 4: Addressing the Challenges – how we envisage East Staffordshire evolving over the next 20 years.

Chapter 5: The Spatial Strategy – options for delivering the aspirations of the Local Plan and a recommended way forward for delivering growth in the Borough, including strategic allocation of land identified on a key diagram.

Chapter 6: Strategic Policies – setting out how growth will be guided across East Staffordshire and how economic, social and environmental considerations will be balanced.

Chapter 7: Detailed Policies – setting out how decisions relating to specific development proposals will be made.

Chapter 8: Delivery and Monitoring – detailing arrangements for managing the implementation of the Local Plan

CHAPTER
Context

2

PROFILE

Setting

Influences

Character

Awareness

Locally Distinctive

Portrait



A Spatial Portrait of East Staffordshire

2.1 Chapter 2 sets out a portrait of East Staffordshire, highlighting its principal characteristics as a place to live, work and visit. This is the foundation for understanding how the rural and urban areas function, the interaction of built and natural environments and the way in which our surroundings present opportunities and influence life in the Borough.

A Distinctive and Well-Located Borough

2.2 East Staffordshire Borough Council is located in the heart of England. The Borough occupies a strategic position on the edge of the West Midlands creating significant social and economic links with the East Midlands. Its growth and character has been influenced by its rural location, the accessibility of the region and the existence of raw materials which have provided the basis for employment-led growth. The Borough is characterised by a mix of urban and rural areas and the principal sub regional town of Burton upon Trent dominates the housing and employment provision, supported by the smaller market town of Uttoxeter.

2.3 The character of East Staffordshire is based as much on its villages and its larger towns as on its landscape qualities. Villages and hamlets scattered across the landscape have evolved in response to the landscape and terrain. The geology has also influenced the character of settlements, with locally available building materials worked by local crafts people, creating a consistent and harmonious language of traditional buildings.



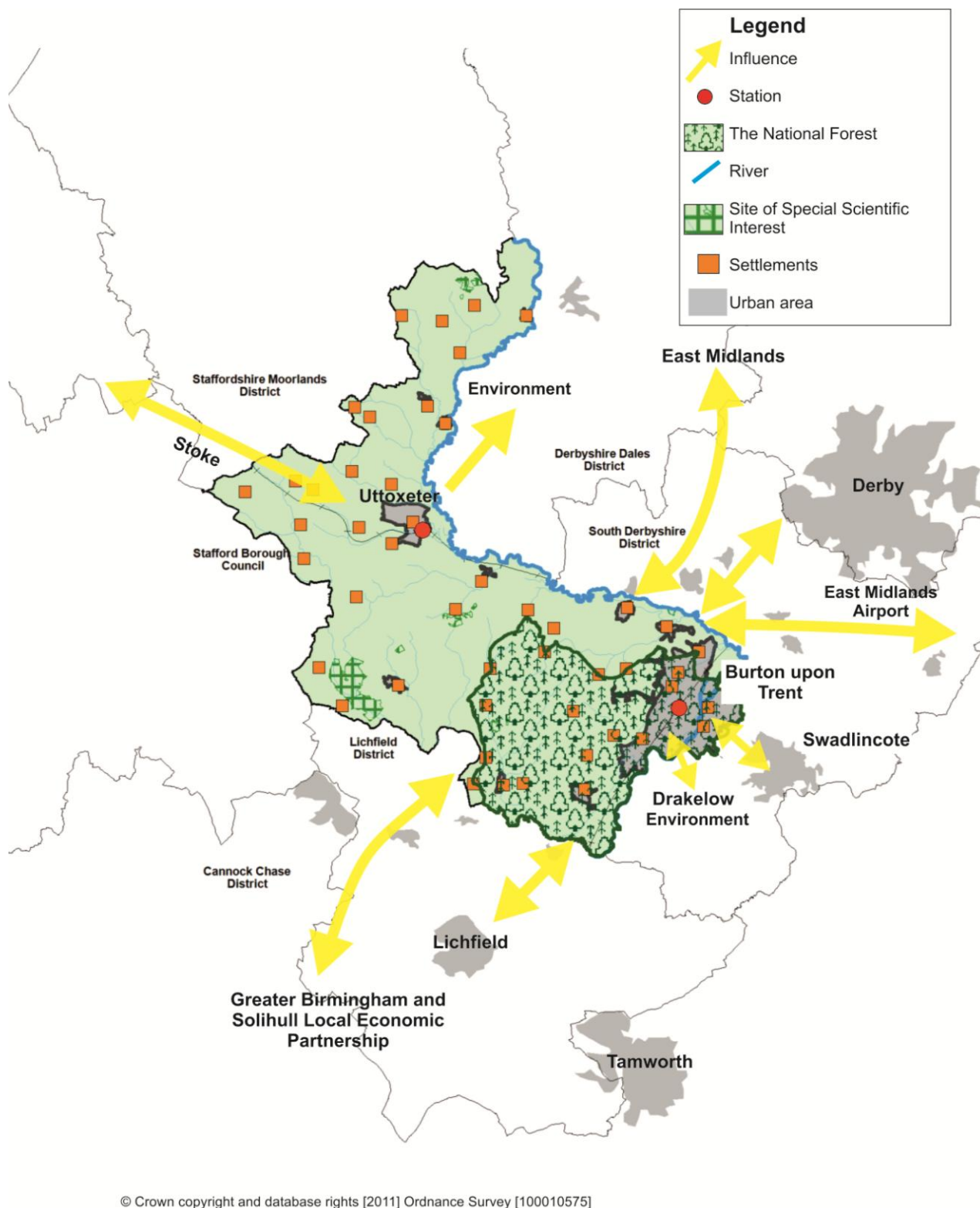


Figure 2.1: A distinctive and well located Borough

2.4 The Borough is an important crossroads for a number of strategic transport routes; Burton upon Trent is situated on the intersection of two major strategic roads, the A38 which links the town to Birmingham and Derby and the A50 which is an important west-east route linking the M6 and M1. Uttoxeter is also located on the A50 which provides the town with links to Stoke on Trent and Burton upon Trent. Cross Country trains connect Burton upon Trent to major East and West Midlands conurbations and cities across the UK. The Trent and Mersey Canal is an important leisure route through the Borough.

2.5 The following figure highlights the patterns of movement across the Borough. Transport routes and corridors continue to evolve. Of direct relevance to the Greater Birmingham and Solihull LEP, are the A38 corridor and the planned delivery of High Speed Rail, some of the benefits of which are likely to be captured in East Staffordshire.

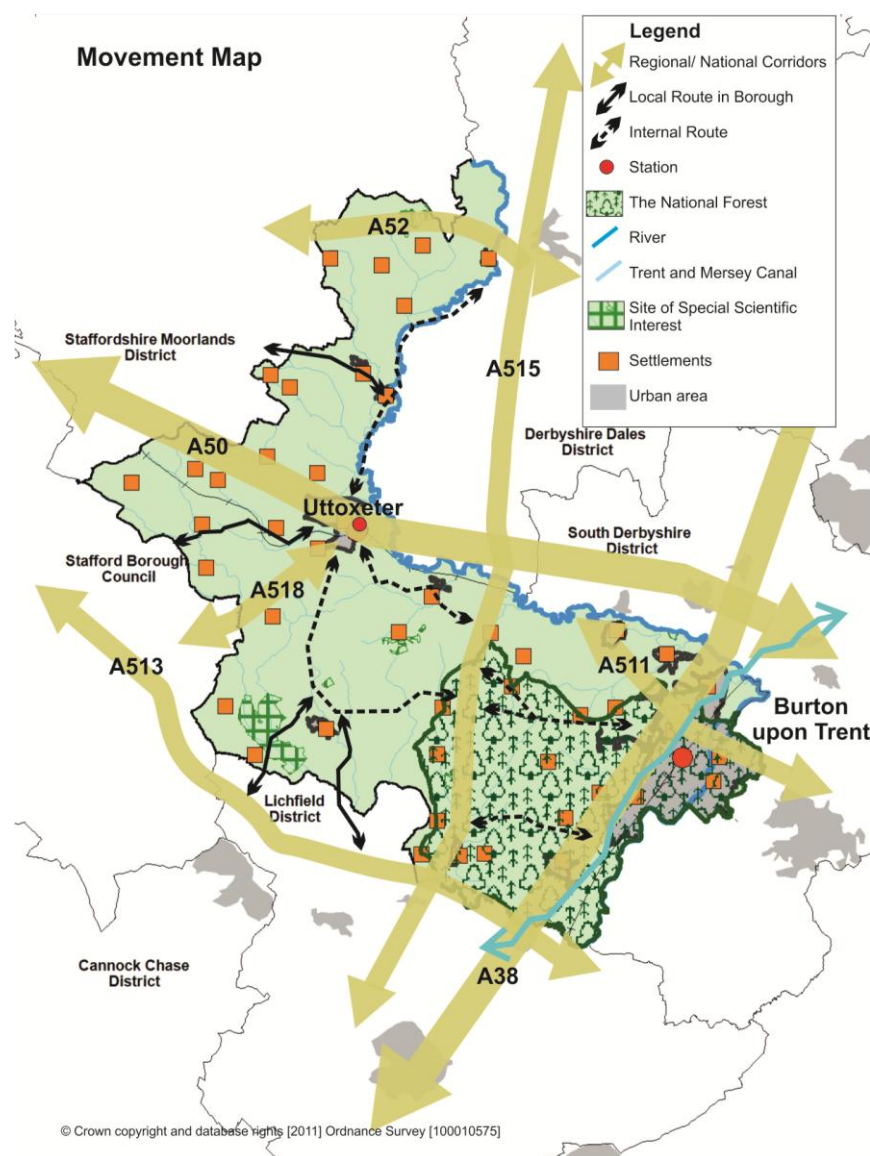


Figure 2.2: Movement Map

An Economically Successful Borough

2.6 Burton upon Trent is firmly identified as a brewing town and the location of Molson Coors Brewing Company, Marstons and a growing number of small and independent micro breweries. The architecture and character of the town and its development in particular from the 19th century onwards have been heavily influenced by the brewing industry which sets Burton upon Trent apart from other towns, particularly within Staffordshire. In contrast Uttoxeter is a relatively small market town associated with the Uttoxeter racecourse. It serves the rural population which extends into neighbouring authorities of Stafford, Staffordshire Moorlands and Derbyshire Dales.

2.7 The Borough has a proud heritage and has thrived historically due to the brewing industry, which encouraged the development of a strong engineering sector. However over the last decade the Borough's traditional industries have been subject to re-structuring resulting in the loss of manufacturing, the legacy of which remains today. Burton upon Trent in particular has some contamination issues and brownfield sites interspersed within built up areas which has contributed to a lowering of environmental quality generally in some neighbourhoods.

2.8 The inner Burton upon Trent urban area is characterised by some of its pre-war housing stock in poor condition associated with pockets of deprivation, economic inactivity, socio-economic problems such as low education attainment, an over reliance on low value and low skilled jobs, crime and anti social behaviour. The Inner Burton Housing Initiative, a delivery vehicle for regeneration is focussed on the regeneration of the inner wards of the town, including Eton, Anglesey, Horninglow, South-West Stretton and Burton, in order to improve quality of life for the current residents and commercial ventures and to encourage housing renewal, inward investment and migration to these areas.



Inner Burton area



Demolition of the Bargates Site

2.9 Burton upon Trent is thought of as a working town with a good employment offer. Major employers located within the Borough include JCB, Argos, Pirelli, Molson Coors, Fox's Biscuits, Punch Taverns, Queens Hospital and in the near future the National Football Centre, St Georges Park. Manufacturing and agriculture are still important employers but economic restructuring in recent years the Borough has seen a rapid growth of service sector industries. In particular there has been significant growth in the distribution, warehousing, hotels and restaurants sector in Burton due mainly to the town's excellent location and the availability of land.

An Attractive Borough

2.10 The Borough is attractive to high income residents due to its transport links and high quality environment, with regeneration initiatives helping to attract and retain higher paid professionals. Nevertheless, the housing mix in Burton currently provides limited choice to meet the aspirations of managers, senior officials and professionals. The Council wants to attract employees to live in Burton upon Trent to avoid unsustainable commuting and to contribute to the town's economic prosperity. The ambition is therefore to have high-value-added employment and housing choice to meet the needs of this specific group.

2.11 Various regeneration projects are underway in Burton upon Trent to improve its image including gateway improvements to Derby Road and the regeneration of the Bargates site, a key gateway to the town centre. The Council is also coordinating development within Burton town centre including public realm improvements, access to the Washlands, promoting important development opportunities and approving applications for significant retail development. Burton upon Trent often loses out to higher order centres such as Derby, which has a better retail offer and evening culture. The redevelopment of the former Cattlemarket site in Uttoxeter for housing and retail will regenerate central areas to improve the town centre offer.

2.12 Housing in East Staffordshire is relatively affordable compared to regional and national average prices, however many local households are still unable to afford even the cheapest suitable housing. Burton has a high proportion of terraced properties and a relatively low proportion of semi-detached and detached homes. By comparison the rural villages have a high proportion of detached properties, and overall East Staffordshire has a higher proportion of detached properties than England or the West Midlands. Over the last few years there has been an increase in the number of apartments being built, especially in Burton upon Trent. Terraced and flatted development does not satisfy the demand for larger properties either from those with large or extended families, or from employers looking to attract senior staff to the area. However, the terraces of inner Burton upon Trent and the older cottages of the surrounding villages contribute significantly to the character of the Borough.

An Environmentally and Historically Rich Borough

2.13 East Staffordshire occupies a transition point between the lowlands and uplands of England and this has led to it displaying a heavily varied environmental character.

2.14 The Borough is bounded to the north, west, south and east by the Rivers Blithe, Trent and Dove respectively. The character of the Borough in these locations is one of wide, flat river corridors that are rich in biodiversity. During the last two centuries the River Trent has been changed by gravel extraction and this has resulted in the creation of several large water bodies which are now delivering benefits in terms of biodiversity and recreation following quarrying activities.

2.15 Burton upon Trent is situated within the River Trent corridor and this has shaped its settlement pattern through its floodplain. Also known as the 'Washlands' the floodplain dominates the centre of the town and provides a unique feature and valued recreation resource for residents.

2.16 Burton upon Trent is the capital of the National Forest. This has had, and will continue to have, a profound effect on the town, facilitating the creation of large areas of new woodland which provide multiple benefits from greening of the urban environment to wildlife habitat and a recreation resource. The National Forest will deliver a more robust landscape better able to meet the challenge of climate change.

2.17 The National Forest links the historic remnants of Needwood Forest, located on the Needwood plateau which rises sharply to the west of Burton, to Charnwood Forest located east of Burton in Leicestershire. The Needwood plateau, which occupies the central part of the Borough, is the location of several historic parks, including Sinai Park which overlooks the town. The woods on the scarp of this plateau still hold considerable conservation interest. Settlements in the Plateau landscape type have a strong association with topography often with long sinuous streets following the contours of the landscape and reflecting the organic development of the area.

2.18 Uttoxeter sits within a landscape of mixed farming, with pasture as the dominant land use. There is relatively little woodland within this landscape, although hedge trees are abundant giving a well-treed appearance. Uttoxeter is a compact town centred on its market place and High Street. The heart of the town is relatively intact and there are some fine traditional buildings, a varied architectural language and varied and coherent streetscapes.

2.19 To the north of the Borough the landscape begins to resemble that of the English uplands, with small pasture fields increasingly bounded by stone walls. At the very northern end of the Borough the land rises to the Weaver Hills, which are the foothills of the Pennine range. This area holds considerable biodiversity interest in the form of calcareous grassland, associated with the underlying White

2.20 Peak limestone which extends into the Borough. Settlements in this landscape type typically resemble those in the Peak District further north. The villages follow the lines of hillsides or cluster close to crossing points on the River Dove, with villages such as Mayfield having a distinct character owing to their industrial past.

2.21 The Borough has a large number of rich and varied nature conservation sites including 6 nationally designated Sites of Special Scientific Interest, 1 Local Nature Reserve and 3 Sites of Geological Interest. There are approximately 800 locally designated Sites of Biological Importance, 155 sites of Biological Interest and 77 Biodiversity Alert sites.

2.22 The historic environment of the Borough is also significant with 25 Conservation Areas, 59 Scheduled Monuments and nearly 900 Listed buildings.



Uplands: Near Ellastone



Plateau: Abbots Bromley



River Valley: Rolleston-on-Dove

Q2: Is the Spatial Portrait of the Borough accurate and recognisable?

CHAPTER

Priorities and Issues

3

Priorities

Activity

Ambition

Voice

Issues

CONSULTATION

Challenges



Priorities and Issues

3.1 Issues to be addressed in this Plan have been identified by residents, employers and businesses, local Councillors and by strategic partnerships working within Staffordshire. Many of the initiatives and priorities of the Council and its community partners have a spatial (land use) component and can be delivered or supported through planning policy to varying degrees.

Partnership Priorities and Issues

3.2 The Staffordshire Strategic Partnership is the county-wide partnership which provides a framework for identifying and delivering those higher level outcomes and priorities for Staffordshire which are better delivered in partnership than by individual organisations. The Partnership has identified two priorities which the Local Plan will need to respond to. These are:

Issue	Local Plan Response
Staffordshire will have a thriving economy	<ul style="list-style-type: none">• Ensure employment and education opportunities are available to train, retain and develop employment opportunities within the Borough• Enhance and retain the built/historic and rural character of the Borough• Be proactive to improve those parts of the Borough that suffer from poor image, facilities and services.
Staffordshire will be a safe, healthy and aspirational place to live	<ul style="list-style-type: none">• Create thriving communities• Deliver services and facilities such as housing that meet the needs of an ageing population• Improve and deliver communities that are well designed

Table 3.1: Partnership Priorities and Issues

Priorities and Issues in the Sustainable Community Strategy

3.3 The East Staffordshire Local Strategic Partnership (LSP) brings together organisations from the public, private, and voluntary sectors within East Staffordshire, with the objective of improving local people's quality of life. The vision which the LSP has agreed for East Staffordshire is *'to be a Borough where people matter and where people want to live, work and spend leisure time'*. This vision provides the framework to deliver the Borough's Sustainable Community Strategy (SCS), a plan which is based on evidence and local consultation and sets out the key tasks that the partners in the area need to achieve to improve its well being. Over a thousand people, including residents and partner agencies have been

consulted to support the preparation of the SCS, using a variety of approaches including group sessions, workshops and focus groups.

3.4 The Borough's Sustainable Community Strategy has an important role in developing the future planning framework for the Borough. The following issues were common throughout the consultation:

SCS consultation issues	Local Plan response
Focus on matters at a neighbourhood level	Increase neighbourhood input to policies and proposals in the Local Plan
Individuals want to get involved in helping to shape their future	
Regain a lost sense of community	Ensure that new and existing communities have character and the services and facilities to support them
Keep individuals safe from crime and accidents	Deliver development that takes into account safety and amenity
Importance of health and leisure for a well-balanced life	Provide good quality facilities including access to green infrastructure and open space
Protection of traditional industries and make the most of new opportunities such as research industries or tourism	Provide a range of employment opportunities for new and existing businesses and housing opportunities for employees and employers. Promote the potential of the National Forest as a tourism opportunity
Importance of education and life-long learning	Create opportunities for education provision and improvement
Improve skills to attract new types of businesses to the area	
Improve transport	Deliver new and mitigate the impacts of transport as a result of new development
Help for the ageing population	Ensure that housing meets the needs of the elderly population
Protect and preserve the natural and historic environment	Ensure development does not compromise natural and historic assets

Table 3.2: Priorities and Issues in the Sustainable Community Strategy

3.5 The Local Plan will need to spatially address these issues by providing opportunities for education, training, employment and access to leisure and health facilities. Infrastructure will need to be developed to support well designed and sustainable communities.

Priorities and Issues Identified by Residents

3.6 The Core Strategy Issues and Options Consultation period took place in July 2007 and Strategic Options were consulted upon between August and September 2011. On both occasions an extensive public consultation programme was undertaken which used various methods to engage the public including:

- visioning events
- workshops
- meetings with stakeholders
- a Citizens Panel mailout
- notices in libraries, doctors' and dentists' surgeries
- notification of all parish councils
- front page article in ES News
- articles in the local press
- a website page
- a 'roving exhibition' in local venues
- mail shots to local residents and organisations on the planning policy consultation list
- officer-attended exhibitions and other unattended displays

3.7 The following summary identifies the key planning issues which should be addressed by the Local Plan. Further information is provided in a consultation statement which supports this Preferred Option consultation document. The statement is available on the Council's website.

The Growth Agenda	<ul style="list-style-type: none"> • Ensure development is in the right location • Deliver development to meet needs • Ensure growth is the creation of mixed, sustainable communities • Link growth with the renewal of existing urban areas • Maximise the potential of green infrastructure in line with growth • Create a low-carbon economy able to adapt to climate change • Ensure adequate provision of infrastructure and services • Integrate new development within existing communities • Achieve high standards of design • Develop brownfield land
	<ul style="list-style-type: none"> • There is significant residual risk of flood defence failure, either from overtopping or defence breach in Burton upon Trent. • Provision of sufficient flood risk mitigation with new development
	<ul style="list-style-type: none"> • Accommodate a significant increase in the quantum of housing • Achieve a higher end housing mix. • Provide affordable housing to meet the needs of local people. • Address the changing housing needs of young and elderly residents in the community.
	<ul style="list-style-type: none"> • Ensure a diverse, dynamic and high value economy • Carefully balance land use requirements and economic value of logistics against the need to maintain a diversified economy featuring other types of employment such as technology-based industries. • Improve the skills base and retain high-value added jobs and people with high level skills. • Encourage advanced manufacturing operations • Ensure that employment development incorporates enhanced environmental and sustainable standards.
	<ul style="list-style-type: none"> • Provide walking, cycling and public transport links to employment areas • Ensure all new development, housing and employment, offers better connections to existing transport networks. • Capacity of existing trunk roads and impact of traffic on adjoining rural areas • Improve bus and train services. • Lack of bus station in Burton and poor links between the train station and the rest of the town.

Renaissance of town centres	<ul style="list-style-type: none"> • Create sustainable town centres by maintaining their physical condition, vitality and viability. • Ensure a high quality mix of retail in the town centres. • Promote an attractive daytime and evening economy by providing a mix of facilities and services • Improve the quality of the public realm. • Tackle congestion and increasing traffic levels in the town centre • Provide improved access to the Washlands and riverside in Burton upon Trent
Tourism	<ul style="list-style-type: none"> • Maximise the potential of tourism across the Borough • Capitalise on National Forest opportunities particularly in Burton upon Trent (Capital of the National Forest). • Promote the potential of the after use of the extensive gravel extraction along the Trent Valley and to a lesser extent in the Dove Valley to the north of Uttoxeter
Leisure	<ul style="list-style-type: none"> • Ensure adequate leisure provision in the Borough
Utilities	<ul style="list-style-type: none"> • Additional sewage treatment works may be required to ensure population growth is accommodated.
Villages and Rural Areas	<ul style="list-style-type: none"> • Relationship between the Borough's two towns and its larger villages • Improvement of rural housing choice; transport and services/facilities. • Retain character and distinctiveness • Provide opportunities for rural employment and enterprise. • Diversification of farms
Natural & Built Environment	<ul style="list-style-type: none"> • Promote Burton as an example of urban forestry and promote the delivery of the National Forest Strategy • Protect landscape and high value environmental assets • Protect and conserve the industrial heritage of the Borough

Table 3.3: Priorities and Issues Identified by Residents

Key Spatial Planning Challenges Facing the Borough

3.8 Based upon the issues identified, the following key planning challenges have been identified and will drive the Local Plan Strategy.

- Delivering homes, jobs and services.
- Re-using previously developed (brownfield) sites to ensure the efficient use of land and lift environmental quality.
- Delivering greenfield sites to meet overall development needs without compromising regeneration initiatives in Inner Burton or other urban areas.
- Meeting the housing needs of the growing number of households with homes that meet their specific requirements.
- Addressing the restructuring of employment patterns, both in terms of delivering new types of employment opportunity for the Borough's residents, and in seeking productive and sustainable uses for land that has been vacated by manufacturing industries.
- Raising aspirations and diversifying the skills of the workforce in order to continue to strengthen the economy and ensure local people can make the most of new job opportunities attracted to the Borough.
- Strengthening and revitalising town centres and modernising shopping facilities, so that East Staffordshire town centres can compete with centres outside the Borough.
- Improving the public transport infrastructure to encourage more sustainable forms of travel, and reduce congestion.
- Improving equality of access to services and opportunities in all parts of the Borough, helping to eliminate the relative disadvantage that some parts of East Staffordshire currently experience, including access to housing opportunities, education and training, jobs, health, shopping, open space, leisure and recreational facilities and other community services.
- Ensuring that new development does not have a detrimental impact on people's quality of life or the quality of the Borough's built and natural environment.
- Raising the standard of design across the Borough to encourage investment and create a high quality urban environment.

- Protecting the Boroughs open spaces and natural environment both for recreational use and to safeguard important habitats.
- Promoting environmentally sustainable development and travel.
- Achieving healthier lifestyles through improving access to green infrastructure, for example.

Q3: Are the planning issues and challenges identified the right ones to be addressed in the Local Plan?



CHAPTER

4

Addressing the challenges

‘East Staffordshire is a place where people can achieve their aspirations and enjoy living in an attractive environment’.

Perception

Creative

Ambition

Insight

INSPIRATION

Future

PLANS



BLUE WATER

WATERHAY

3071

2007

At the
"Welcome to The Apple Tree"
Fine Foods, Delicacies
&
Coffin Shop
Home Cakes & Specialty Treats
Fresh Food & Home Baked Cakes
Award Winning Fine Foods
Cheese & Charcuterie
Take Away Available
Lunch Menu Served 12 - 3pm
Open Mon-Sat 10-5pm, Sun 11-5pm

The Vision

4.1 The Council has produced a vision for the Borough which provides the overarching context for the Local Plan. The vision is as follows:

A Progressive East Staffordshire

4.2 East Staffordshire is a place where people can achieve their aspirations and enjoy living in an attractive environment. The Council want to:

- Provide housing and economic choice and opportunity for all members of the community and celebrate the diversity the Borough has to offer.
- Protect the Borough's heritage both in the built and natural environment and safeguard assets for future generations.
- Incorporate significant green space into new developments to provide enhanced amenities, and health related benefits.
- Develop a network of Green Corridors linking Burton and Uttoxeter town centres to the outlying countryside, villages and National Forest providing opportunities for a range of activities and uses, including walking and cycling.
- Identify new Parkland areas to the west of Burton to provide public amenity parkland for the benefit of future generations.
- Recognise Burton upon Trent as the "capital" of the National Forest, with a high quality, diverse green infrastructure incorporating key assets such as the canal network, other watercourses and parks which help link the urban area with the wider landscape.
- Provide a range of economic growth opportunities to meet the needs of the community with the focus on attracting new higher value business into the area and helping new and existing businesses grow and develop.

4.3 We want to have good quality jobs, high quality homes, vibrant town centres and above all a good quality of life for all of our residents. Our ambition is to create a 'step change' in the area's economic performance and be nationally recognised as a champion of regeneration for our urban and rural areas.

4.4 The Council is leading a place-shaping agenda that over the next twenty years will deliver a significant enhancement of the quality and extent of the commercial, business and housing offer that is currently available, focused on Burton upon Trent and its suburbs.

4.5 The intention is to build on the positive attributes of a town that has previously flourished on a thriving brewing heritage, has reinvented itself in recent years as an excellent location for business relocation and new business set up. However, the town needs to look to the future and take advantage of its enviable transportation links and geographical and natural attractions to secure a sustainable future for its current and future residents. The Council considers that sensitive management of housing growth, associated infrastructure and amenity improvements and commercial growth at an incremental rate will secure a transformation that will make the town an even more attractive place to live and to work, while ensuring

development reflects the need to adapt to, and mitigate against, the impacts of climate change.

4.6 The Borough has valued natural assets that distinguish us from other areas and which need to be protected and enhanced but equally provide opportunities through green infrastructure to improve the attractiveness to residents, employees, tourists, visitors, and investors. The promotion of economic, social and mental health and wellbeing can be supported by the use and enjoyment of green infrastructure, using The National Forest, the Trent Valley and Trent and Mersey Canal help achieve this.

4.7 New development and Green Infrastructure must be fully integrated if the Borough is to realise the quality of development it expects in the future, and this integration along with high design standards represent part of the Borough's response to climate change. Our Town Centres too as part of their renaissance will need to embrace this especially where Burton upon Trent is to confirm its status as the Capital of the National Forest and to capitalise on what is a major asset of the town, the Trent Valley.

Location Specific Visions

Burton upon Trent

4.8 Burton upon Trent will be recognised nationally as the “Capital” of the National Forest, with a high quality and diverse green infrastructure network providing environmental, biodiversity, health, and sustainable transport opportunities. Burton upon Trent will be a positive and highly ambitious town, which has developed its sub regional status as an economic, retail, and cultural centre. Anticipated job growth over the next twenty years will have realised the potential to generate prosperity across the community, but economic growth must be accompanied by sufficient housing provision to ensure that development is sustainable, meets the needs of the whole community and reduces overall levels of commuting, especially by car.

4.9 The challenge for the Borough Council and its partners will be delivered by sustainable growth that has met the economic, social, cultural and shopping needs of all. The creation of a sustainable integrated transport network, the delivery of significant infrastructure, and the establishment of further education and training establishments will have delivered sustainable growth. Burton upon Trent's future should be comprised of cohesive communities made up of people who are proud to live, work and stay in the Borough.

4.10 The town and the wider area will have become a key strategic area and will influence growth across the Borough. Growth in Burton upon Trent will drive forward the East Staffordshire economy and further strengthen the Borough's links with a growing part of the West Midlands as part of the Local Enterprise Partnership.

4.11 Burton upon Trent Town Centre will be established as a high quality town centre experience with major investment in the public realm, making best use of its riverside setting and industrial heritage in brewing beer and its location at the centre of the National Forest. A series of linked public spaces will have provided vitality, quality and connection with the River Trent and its Washlands. The town centre will be rich in retail and leisure facilities providing activity during the day and at night. It will be a thriving centre for education and employment with an increasing town centre population providing a safe and enjoyable environment that is attractive to all age groups.

Inner Burton

4.12 The Inner Wards of Burton upon Trent will be an attractive and desirable area that builds upon the strengths and the advantages of their location, where people choose to live. The area will have seen direct benefits from the growth and changes elsewhere in the Borough, especially linking the release of greenfield sites with support for regeneration programmes. In particular:

- The housing stock will have been improved through private sector confidence and investment;
- Redevelopment of housing and future development sites in the area will be appropriate;
- Environmental and infrastructure improvements will be delivered by both public and private funds.

Uttoxeter

4.13 Uttoxeter will have maintained its role as significant service centre for its residents and those in outlying rural areas but with a focus on improving its image and prosperity and on reducing levels of out-commuting. Significant growth and change will have taken place within the town centre through implementation of proposals in the Master Plan Vision:

“A multi-functional, attractive Town Centre that incorporates a wide-ranging mix of activities set within a high quality network of pleasant streets and spaces, which create a strong identity and a place where people want to live, work and visit. A Town Centre that builds upon its strategic location, its unique historic environment and its shops and markets, to attract and retain new investment for the benefit of local business and residential communities.”

4.14 Uttoxeter will have benefited from environmental improvements and improved community and health facilities with more sustainable, thriving and balanced local communities with an expanded local economy. Key to promoting the town as a balanced and sustainable community is to readdress the imbalance of recent housing development without expanded local employment opportunities. That will include the economic benefits of tourism and leisure initiatives such as the future of Uttoxeter Racecourse and other leisure facilities which it is envisaged will come

forward during the plan period, including the potential of former gravel workings at Leasowes Farm.

4.15 The town will offer a multi-functional, attractive town centre that incorporates a wide-ranging mix of activities set within a high quality network of pleasant streets and spaces, which create a strong identity and a place where people want to live, work and visit. The town centre will have built upon its strategic location, its unique historic environment and its shops and markets, to attract and retain new investment for the benefit of local business and residential communities.

The Rural Areas

4.16 Rural Areas will have viable, attractive villages and smaller settlements which will continue to foster appropriate, sensitive growth and vitality to support rural living and work. The larger villages will be the rural centres for services, facilities and jobs acting to sustain the rural areas. Smaller village communities will also continue to thrive with a range of appropriate housing opportunities to meet local needs and improved access to community services.

4.17 There will be a more vibrant and diverse rural economy which will provide a range of local job opportunities and support a thriving agricultural sector and the growing need for food production. Well managed, sustainable tourism will be a major driver in regenerating the rural areas and enhancing their character and quality.

4.18 Major redundant sites and any further potential of the former military camps in the countryside will have been brought into new uses, by improving the environment or diversifying the rural economy where appropriate, or restored to open landscaped countryside.

4.19 In the countryside, the richness of the Borough's landscape and its biodiversity will continue to be valued and protected in a way which sensitively accommodates the needs of farmers, rural businesses, visitors and residents. Landscape character and quality will be conserved and enhanced and biodiversity fostered with appropriate new landscaping encouraged. Public access to the countryside will be extended with new walking, cycling and horse riding routes developed.

Strategic Objectives

4.20 To deliver the Vision for the Borough the following Strategic Objectives will be the focus for the Local Plan spatial strategy, strategic allocations and policies.

Place Shaping

OBJECTIVE 1: Cohesive communities

To develop green infrastructure led strategic housing growth leading to the creation of well designed communities that relate to existing urban forms, provide accessible green space, services and facilities and present opportunities to create individuality, community cohesion and well-being, whilst protecting and enhancing sensitive environments.

OBJECTIVE 2: Inner Burton Regeneration

To regenerate Inner Burton upon Trent focused on pockets of physical and social deprivation by improving residential amenity, access to greenspace and quality of the environment.

OBJECTIVE 3: Housing choice

To provide a mix of well designed, sustainable market, specialist and affordable homes that meet the needs of existing and future residents and respond to the ongoing and expected population change in the Borough.

OBJECTIVE 4: Accessibility and transport Infrastructure

To ensure that new development will be supported by high quality transport infrastructure and designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking and cycling.

OBJECTIVE 5: Neighbourhood Planning

To ensure local communities have opportunities to help plan their own neighbourhoods and positively and sustainably shape where development is located.

Economic Prosperity

OBJECTIVE 6: Burton upon Trent Town Centre

To promote opportunities within Burton upon Trent to create a diverse town centre which supports an inclusive evening economy and also responds to the needs of a growing population by enhancing town centre facilities, the retail offer, Green Infrastructure, public realm, and image, while ensuring development is of high quality and sustainable design.

OBJECTIVE 7: Uttoxeter Town Centre

To support the thriving and attractive market town of Uttoxeter through new sustainable development to reinforce its multi-functional role as a key service and employment centre with a range of high quality and designed facilities that will serve and attract residents and businesses, including the provision of Green Infrastructure and public realm works.

OBJECTIVE 8: Economic Diversification

To foster and diversify the employment base of Burton upon Trent to support higher growth and higher quality jobs, and the employment base of Uttoxeter to reduce the reliance on a limited number of employers, by allocating high quality sustainable employment sites and improving the environmental quality and image of these key economic centres by utilising Green Infrastructure.

OBJECTIVE 9: Rural Economy

To sustain and enhance employment opportunities in the rural part of the Borough by promoting local distinctiveness and in particular make the most of employment and business opportunities associated with the National Forest.

Protection and Enhancement of the Environment

OBJECTIVE 10: Heritage

To create high quality places that capitalise on the role heritage has in promoting local distinctiveness, place making and supporting regeneration, in particular through heritage assets of Burton upon Trent and the attractive historic qualities of Uttoxeter and the rural villages.

OBJECTIVE 11: Flood Risk

To plan for and reduce the impacts of climate change including ensuring that new development in settlements along our river corridors in particular are not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere, recognising the benefit of Green Infrastructure.

OBJECTIVE 12: Prudent use of Resources

To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure.

OBJECTIVE 13: Countryside

To protect, conserve and enhance the local countryside, character and quality of the landscape and the diversity of wildlife and habitats.

Q4: Do you agree with the Vision for East Staffordshire and the Strategic Objectives as a means of achieving it?

CHAPTER

Spatial Strategy

5

'A Spatial Strategy will influence the distribution of people and activities in spaces of various scales'



The Spatial Strategy

What is a Spatial Strategy?

5.1 The spatial strategy provides the overarching approach to development and growth across the Borough. It sets out where, in broad terms, new housing and other land uses are to be delivered, taking account of the Borough's constraints and opportunities.

This Local Plan will also provide the mechanisms by which future land uses shall be managed (regulated and controlled), therefore giving confidence to residents, landowners and investors, (see Chapters 6 and 7).

What is Our Starting Point?

5.2 There have been two consultations by the Borough Council in previous years which have begun the process of addressing the way in which growth could be distributed to different settlements around the Borough and what the strategic overarching development principles should be. This raised considerable interest from residents and the development industry with the publication of potential development sites for both housing and employment in the Strategic Options consultation in 2011.

5.3 Statutory procedures require the publication alongside local plan consultations of a Sustainability Appraisal (SA). The appraisal process performs a key role in providing a sound evidence base for the Plan and is integral to the plan preparation process. SA helps to inform the evaluation of alternatives and demonstrates that the Option chosen is the most appropriate given reasonable alternatives².

5.4 An SA to support this process has been undertaken, to accompany our decision making and reference will be made to it throughout. Further information on the process can be found in the Interim SA Report and the Spatial Strategy Topic Paper.

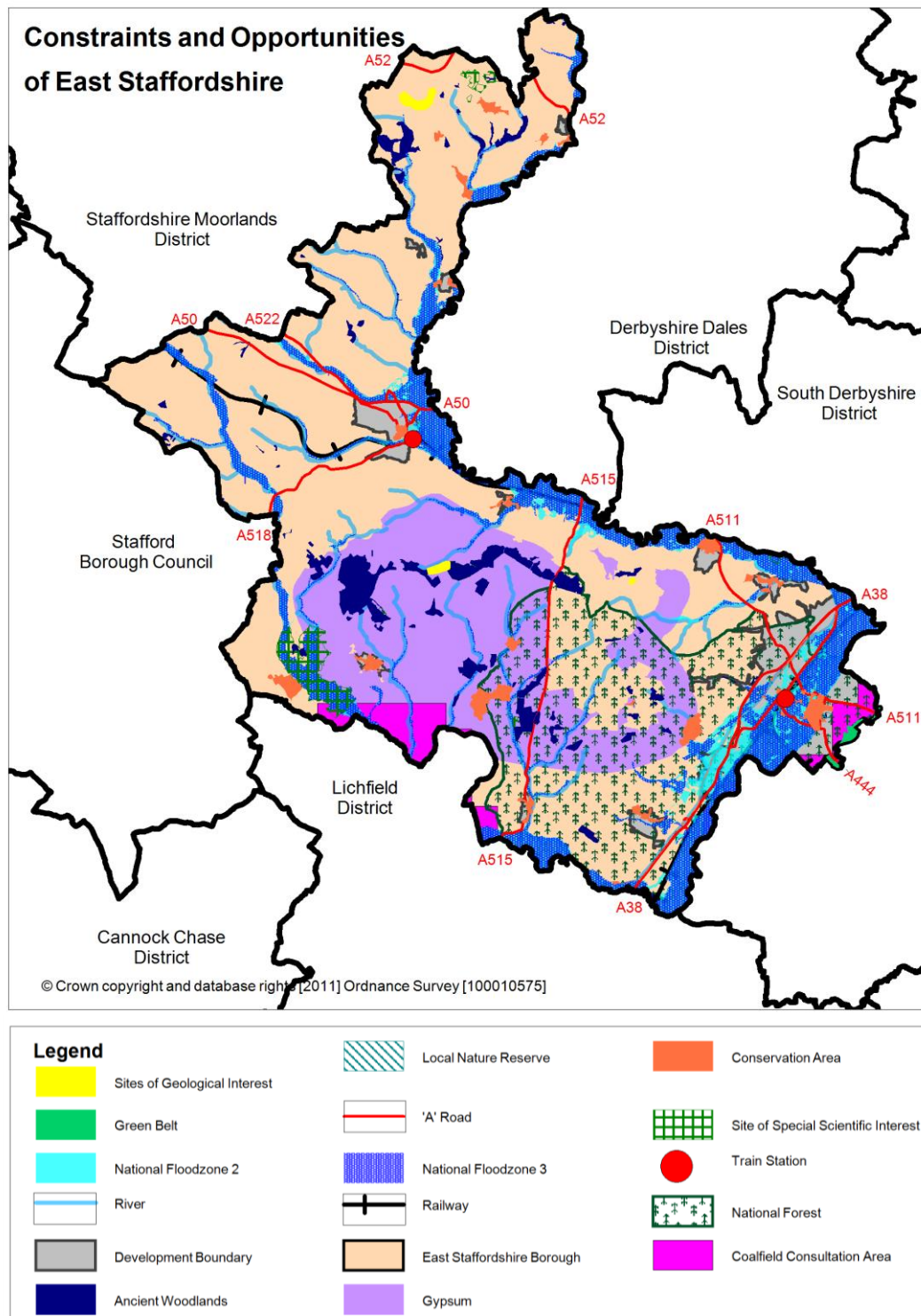
5.5 Our starting point in arriving at a spatial strategy is an examination of the constraints that influence where development could be located around the Borough, including the potential infrastructure requirements to ensure delivery.

² Paragraph 182 National Planning Policy Framework

Where Should Development be Located? A Look at Constraints

5.6 Development is guided by constraints and opportunities relating to natural assets and processes such as flood risk, existing development patterns and infrastructure provision. The principal guiding opportunities and constraints are illustrated below.

Figure 5.1: Constraints and Opportunities of East Staffordshire



5.7 Focussing on the main towns of Burton upon Trent and Uttoxeter where the majority of people live and as a consequence where the majority of development needs are, the following maps indicate significant constraints and opportunities which underpin the Council's approach to the spatial strategy.

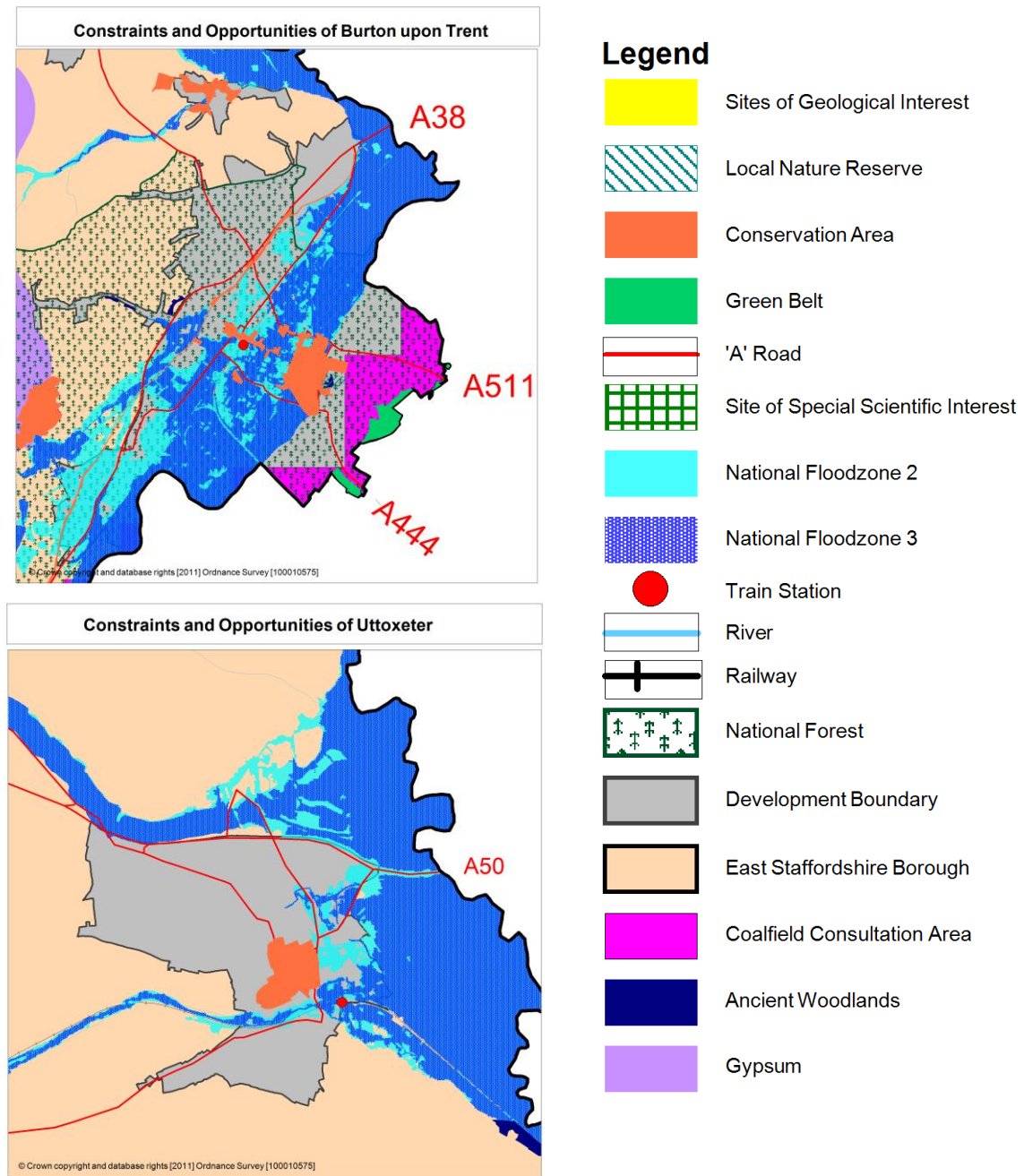


Figure 5.2: A Closer Look at Constraints and Opportunities

Green Belt/Local Authority Administrative Boundary/Coalfield Consultation Areas

5.8 With an area of some 714 hectares the Green Belt between Burton upon Trent and Swadlincote in South Derbyshire is the smallest in the country and was designated to prevent the coalescence of these two urban areas. The Green Belt extends on the eastern side of Burton upon Trent from the Winshill and Stapenhill urban boundary which also almost exactly mirrors the East Staffordshire/South Derbyshire boundary. Only a very small amount of Green Belt is located within East Staffordshire Borough, the majority falling within the South Derbyshire District Council area.

5.9 There is no appetite, or need identified by either Council, to develop in the Green Belt and reduce the green gap that separates the two urban areas. The small area of Green Belt within the East Staffordshire Council area is located on land that rises east towards Swadlincote, which if developed would have a high impact on the landscape. There is also no aspiration by South Derbyshire to develop greenfield sites on the border with East Staffordshire and both Councils have been cooperating to ensure that the same planning messages are given to prospective developers who might wish to bring forward greenfield sites on the East Staffordshire/South Derbyshire border.

5.10 The coal consultation areas on the Constraints and Opportunities map represent the extent of coalfields within the Borough. Consultation with the Coal Authority will be required to ensure that development coming forward would not prevent future coal extraction. This constraint could be a 'showstopper' and further reinforces the level of constraint on the eastern side of Burton upon Trent. Other coal consultation areas are remote and away from centres of population.

5.11 For the reasons above land to the East and North East of Burton upon Trent is excluded from consideration as a potential direction for growth.

Flood Risk

5.12 The constraints and opportunities maps identify large areas of flood risk resulting in a significant constraint for those towns and villages located along the boundary of the large rivers and their tributaries which flow through the Borough³. Both Uttoxeter and Burton have suffered from flooding events in the past.

5.13 In Burton the River Trent flows through the middle of the town. There are also a number of tributary streams and brooks, draining the surrounding fields and hills discharging into the Trent. The recent construction of flood alleviation measures has reduced the flood risk from the River Trent. However, more recent events have resulted in flooding from more minor watercourses and from surface water run-off.

5.14 The flooding constraint essentially covers the entire urban area of Burton and extends north and south along the river Trent onto greenfield sites. The majority of

³ Further information on the rivers and their catchments can be found in Strategic Flood Risk Assessment and Water Cycle Strategy, available on the Council's website.

this flood risk is categorised as Zone 3, which can be mitigated through development proposals. The Council is therefore satisfied that the level of growth assigned to Burton upon Trent can be accommodated without further increasing flood risk. The investigation of the development potential of sites to the North East and South East on the urban periphery and also to brownfield sites within the Burton upon Trent urban area within Flood Zone 2 is on the basis that information is available to demonstrate that floodrisk can be mitigated.

5.15 Uttoxeter is influenced by a number of watercourses, notably Picknall Brook which flows through the southern part of the town, the River Dove flowing to the east of the main town and the River Tean which forms the northern border of the urban area, joining the Dove to the north east.

5.16 Uttoxeter will proportionately have less growth directed to the settlement and whilst flood risk constraints are an issue on the north east, east and south east side of the town, the level of growth that the market town will need to accommodate can be adequately catered for within the town and on the north, south and western approaches.

Sand and Gravel Extraction

5.17 Also associated with the River Trent is the extraction of sand and gravel deposits which follow the line of the river. Extraction has been undertaken along the length of the river since the early 20th century and continues to provide an important source of sand and gravel today. It is not considered appropriate to direct growth to potential extraction areas. It is important to note however that the revitalisation and restoration of former sand and gravel workings forms part of the Central Rivers Initiative which the Council views as an excellent opportunity to connect residents living within the river corridor to the diverse habitats and wildlife introduced through progressive restoration. Opportunities continually arise such as the potential future conversion of Newbold Quarry into a strategic waterland within the National Forest.

Gypsum

5.18 West of Burton upon Trent is an area of Gypsum which has supported the towns brewing industry due to its mineral properties which are abundant in the spring water used in the brewing process. The Gypsum is also mined at the Fauld Mine near Tutbury which has been operating since the 11th century. Gypsum is used in the building products industry and the Fauld Mine holds the principal source of the UKs indigenous resource and around 80% of the national supply of gypsum and anhydrite which could therefore be considered a strategically significant resource/reserve.

5.19 Gypsum reserves extend beneath land in the vicinity of Newchurch and Hoar Cross and at Fauld Mine, Newchurch, Rangemore and Tatenhill airfield. Current mining activity is permitted until 2027. If development were directed to this area it could prevent future mining operations, so the strategy will be not to direct development to areas affected by gypsum mining.

Soil Classification

5.20 Soil is an important natural resource. Best and Most Versatile (BMV) agricultural land includes areas identified as Grades 1, 2 and 3a of the Government's Agricultural Land Classification (ALC). The planning system should 'contribute to and enhance the natural and local environment by protecting and enhancing...soils'⁴.

5.21 Grade 1 is classified as excellent quality agricultural land with no or very minor limitations to agricultural use. Grade 2 reflects very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. Grade 3 is good to moderate quality agricultural land. Classification 3a is good quality land capable of consistently producing moderate to high yields of a narrow range of crops, whilst 3b is of less agricultural value.

5.22 The Council has access to soil classification maps which indicate the location of Grades 1, 2 and 3.⁵ The majority of land around Burton and Uttoxeter urban areas are classed as Grade 3 with Grade 4 land located along the Trent and Dove river valleys. A small amount of Grade 2 land is located south of Tutbury. On the whole farming in the Borough can be described as pastoral which is farming aimed at producing livestock, with some arable.

Sites of Special Scientific Interest/Ancient Woodlands/Ancient Monuments

5.23 There are various nationally protected natural and built assets across the Borough, some of which are too small to show on the constraints and opportunities map. The Council will ensure that these statutorily protected assets are not affected by strategic development proposals. Many of these assets are located away from the main towns and are more associated with the rural areas.

Utilities Infrastructure

5.24 A high level infrastructure capacity assessment has been undertaken on behalf of the Council. The general message is that any development towards the north-west and west of Burton is likely to be met by existing electricity capacity whereas development towards the south west of Burton is likely to require additional electricity reinforcements to supply growth. If the Drakelow power station is extended / rebuilt by E-On, there may be a substantial amount of reinforcement carried out which may facilitate development to the south of Burton.

⁴ Paragraph 109 National Planning Policy Framework

⁵ Unfortunately we can't differentiate between Grade 3a and 3b at this stage.

5.25 The Borough is generally well served by gas supply; however capacity of the medium and intermediate gas pressure mains may need reinforcement and will require detailed assessment.

5.26 Further investigation is required to ascertain if upgrading works to various Waste Water Treatment Works have been completed.

5.27 There appears to be sufficient capacity in the water supply at a strategic level within Staffordshire Water's supply area. Further investigation will be needed at a local level to evaluate any local level restrictions.

Other Infrastructure

5.28 There is little or no additional transport or education infrastructure capacity in Burton to accommodate additional growth. Whilst not an absolute constraint on additional growth, proposals located within the urban areas are likely to result in difficulties in terms of finding a site capable of accommodating additional educational establishments. Development proposals on greenfield sites will need to address education requirements as part of infrastructure delivery.

Other Constraints

5.29 There are other constraints (which might also be considered opportunities) which would require careful location of development but in themselves would not prevent strategic development. Included within these are:

- Conservation areas
- Local nature reserves
- National Forest

Where Should Development be Located? A look at Opportunities

5.30 The National Planning Policy Framework states that the planning system should play an active role in guiding development to sustainable solutions⁶. Sustainability principles therefore need to be applied to the distribution and subsequent location of development across the Borough.

5.31 The Borough contains a large urban area, a market town and a great variety of villages and rural areas. A clear planning approach towards them is necessary based upon an understanding of their current characteristics and function and any aspirations for the future. A settlement hierarchy has therefore been developed to set out the general role of individual settlements and to provide a basis for the distribution of development across the Borough. The hierarchy is based upon the principles of sustainable development including the ability of the Borough's residents to access a range of services and facilities with the minimum need to travel, and that when travel is necessary there is a choice which includes public transport.

⁶ Paragraph 8.

5.32 The growth requirement for the Borough is **8935** dwellings to be delivered between **2012 - 2031**. To deliver this amount of growth the Council need to develop brownfield and greenfield allocations in both Burton and Uttoxeter.

5.33 The approach to the Borough-wide distribution of growth can be found in the Settlement Hierarchy Topic Paper.

The role of the towns and villages

5.34 Burton upon Trent has in recent years been promoted as a growth point and a sub regional settlement⁷ recognising the opportunities and need to improve the services and facilities available to the town. In particular, the regeneration of the town centre has been a priority to enable higher retention of retail and leisure spend and reduce the number of journeys elsewhere to shop, work and spend leisure time. As a major focus for development and concentration of higher order public services and facilities in the Borough, Burton upon Trent is suitable for the largest scale developments and transport improvements.

5.35 Uttoxeter also plays an important role on the western side of the District, serving a large rural population. The market town has a good provision of services and facilities, job opportunities and housing choice. As such Uttoxeter is capable of accommodating modest growth to support the facilities that it has and to ensure that the town centre remains vibrant.

5.36 A Settlement Hierarchy Topic Paper has assessed the role of each village within the Borough. The assessment has been based upon the services and facilities that each provides to the local population to meet its own local needs and also those of a small rural catchment.

Major development opportunities within the urban areas

5.37 The urban areas of Burton upon Trent and Uttoxeter offer the most potential for delivering development on brownfield (previously developed) sites. Previous consultation has demonstrated that brownfield sites should be considered in preference to greenfield (undeveloped) sites because they have the potential to deliver regeneration within urban areas, they represent an efficient use of land within the fabric of our urban areas and they reduce the need to develop greenfield sites on the urban periphery. Brownfield sites are also potentially very sustainable as they are embedded within communities where existing facilities and services are already available, and if not, these sites have the potential to contribute to enhanced facilities. Directing growth to the urban areas therefore supports a strategy which seeks to re-use previously developed land.

The need for greenfield development

5.38 The delivery of housing to meet the needs of the Borough means that greenfield development is inevitable. These sites whilst located on the urban edge

⁷ The RSS provided a steer on the quantum of development to be delivered within the Borough. Our housing research provides a bottom-up approach to this issue.

and therefore further away from existing facilities and services, have the potential to deliver facilities in a sustainable way. In particular sites on the edge of Burton and Uttoxeter can be part of a green infrastructure-led approach to growth which integrates and enhances the Borough's natural assets.

In rural areas greenfield development maybe the principal way to bring forward development due to the lack of brownfield sites and limited opportunity to re-use existing buildings.

Strategic Housing Land Availability Assessment

5.39 A further major consideration is the location of potential development sites known to the Council which have been submitted and assessed through the Strategic Housing Land Availability Assessment (SHLAA)⁸. The SHLAA is an important part of our evidence base because it records which sites are considered to be deliverable and developable over the plan period, although not all sites may be acceptable in policy terms for development. Land to the north, west and south of Burton upon Trent has been promoted by developers, particularly land to the west and south west. In Uttoxeter land to the south and west has been put forward for development.

5.40 Taking into account the constraints and also the opportunities the next section considers a number of options which have been previously generated and consulted upon. These options will be revisited and compared to enable the preparation of a Sustainability Appraisal. It is important though to highlight that consultation in 2007 and again in 2011 was undertaken within a different national and local planning framework when compared to the planning system now in place following national reforms⁹.

⁸ The SHLAA identifies sites submitted and assessed.

⁹The Spatial Strategy Topic Paper provides more information on this

Spatial Options for Development

5.41 Previous options presented in consultations were based on the emerging West Midlands Regional Spatial Strategy (RSS) planning framework prepared by the Regional Assembly which sought to direct 85% of growth in East Staffordshire to Burton to support its status as a sub regional location for growth. The RSS will soon no longer be a planning consideration, but the Council is required to outline again the options that were previously considered to show the evolution of the spatial strategy¹⁰. For this reason it is important to note that the quantum of growth assigned to each option reflected RSS growth targets, whereas the Preferred Option will be based upon the recent outputs from our housing and infrastructure planning research work. The Preferred Option will therefore be based on a bottom-up evidence base approach rather than the previous top down approach of regional planning.

Options Considered by the Council and Tested by the Sustainability Appraisal

5.42 The following options have been considered by the Council and tested through the SA process to determine if they should form a Preferred Option in full, in part or in combination. Initial considerations were aimed at strategic thinking about the distribution of growth more generally across the Borough.

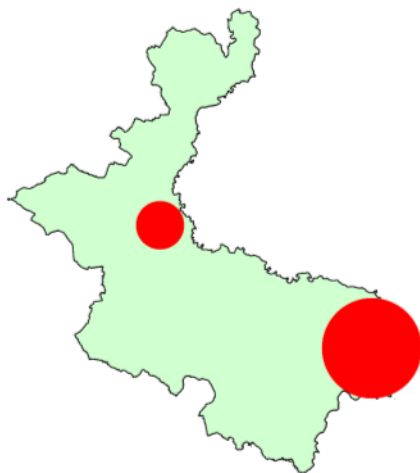
Option 1	Urban extensions	Development in just Burton and Uttoxeter, no village development
Option 2	Urban extensions plus villages	Development in Burton and Uttoxeter plus two or more strategic villages
Option 3	Equal distribution	Development distributed equally across villages and towns
Option 4	Single urban focus	All development to be in just Burton upon Trent or Uttoxeter
Option 5	New Settlement	Create a brand new settlement in the rural areas

5.43 Each option is described in turn below together with a summary of the findings of the SA process¹¹ and consideration of the infrastructure required to support their delivery.

¹⁰ The Spatial Strategy Topic Paper provides more information on this.

¹¹ The approach of the SA is a high-level strategic assessment which assesses the broad principles of various development scenarios against a set of sustainable assessment criteria. Further detail on the scoring is available in the interim SA, published alongside the Local Plan and available on the Council's website.

Option 1: Urban extensions, no village development



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Description:

5.44 This option focuses all growth in Burton upon Trent and Uttoxeter on brownfield sites and greenfield urban extensions. Growth would not be directed to any villages. Urban growth only has the potential to meet the needs of the majority of the people living in the Borough and as such would meet many of the Local Plan strategic objectives, in particular those relating to the development of housing, employment, the town centres and more generally urban regeneration. There is also potential for investment in infrastructure and the creation of sustainable communities.

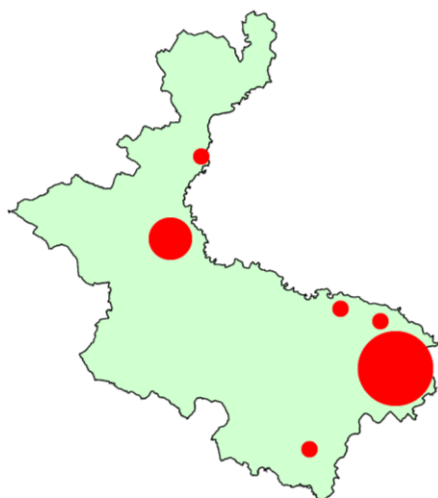
Sustainability Appraisal:

5.45 Focussing development on the main towns of Burton and Uttoxeter creates the opportunity for the provision of well designed greenfield urban extensions that will meet the needs of the urban areas. This option provides an opportunity for relatively self sufficient new housing and employment growth where local impacts are minimised through the provision of existing facilities, infrastructure and leisure opportunities and new provisions where required. An urban focus would also tackle wider regeneration issues and in particular support an improved and enhanced town centre. It will not however meet rural housing needs and would require substantial environmental and transport mitigation. For these reasons this option has been rejected.

Infrastructure:

5.46 This option is relatively sustainable in terms of using existing infrastructure networks, such as public transport and utilities. The amount of growth in the urban areas should help wider infrastructure improvements to mitigate the impact of development and journeys are minimised by co-locating homes and jobs. Burton does have education capacity problems and directing growth to the settlement provides an opportunity to address this. Electricity supply could also be a constraint and will depend on the timescale for developing Drakelow D.

Option 2: Urban extensions plus villages



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Description:

5.47 In addition to brownfield sites, greenfield urban extensions are required to deliver growth in Burton upon Trent and Uttoxeter with some limited growth in the rural areas. There is potential to meet the needs of all residents in the Borough and therefore the Strategic Objectives of the local plan. Rural housing can support rural employment and enterprise and create opportunities to reduce car travel.

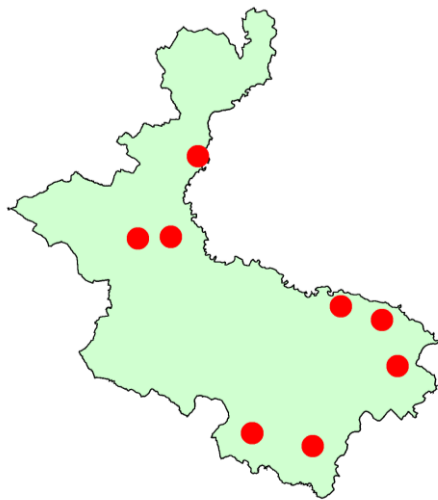
Sustainability Appraisal:

5.48 The appraisal of this option arrives at similar positive conclusions to that of Option 1 but, it has the added benefit of meeting housing needs in rural areas. The rural areas need some housing choice to allow communities the opportunity to grow and to ensure that facilities and services such as shops and schools continue to be supported thereby reducing unnecessary travel to Burton and Uttoxeter. The option provides a more balanced approach to growth, addressing rural needs whilst placing the majority of growth in the main urban centres and areas of need. **This is the Council's Preferred Option.**

Infrastructure:

5.49 This option is relatively sustainable in terms of using existing infrastructure networks, such as public transport and utilities. The amount of growth in the urban areas should help wider infrastructure improvements to mitigate the impact of development and journeys are minimised by co-locating homes and jobs. Burton does have education capacity problems however directing growth to the settlement provides an opportunity to address this. Electricity supply could also be a constraint and will depend on the timescale for developing Drakelow D.

Option 3: Equal distribution across towns and villages



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Description:

5.50 There will be more greenfield development across the Borough due to the lack of brownfield opportunities in the rural areas. Equal distribution will result in Burton upon Trent not receiving enough growth to meet needs and Uttoxeter and the villages receiving significant levels of growth which has the potential to outstrip development needs. Given that the greatest development needs are in Burton there is potential for the local plan strategic objectives to not be met. However, there will be some benefits to rural areas such as the provision of affordable housing.

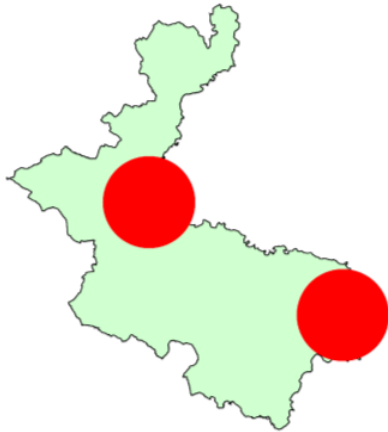
Sustainability Appraisal:

5.51 Equal distribution whilst meeting needs across the Borough will result in significant additional growth in rural areas and Uttoxeter and not enough growth in Burton. As a consequence there will be environmental harm in the rural areas particularly in terms of landscape impact, greenfield development and the ability of existing settlements to grow and accommodate change in terms of infrastructure capacity. Burton on the other hand would have regeneration initiatives undermined, in particular improvements to the town centre offer and development need would not be met. This option would not respond to existing need, infrastructure capacity and regeneration initiatives and it has therefore been rejected.

Infrastructure:

5.52 This option reflects dispersed development which results in reduced impact upon existing infrastructure networks in Burton but increased pressure on networks in the rural areas. The amount of development may not have the critical mass to deliver enhanced or new transport or utilities networks and facilities such as schools in the rural areas to address infrastructure capacity issues. In particular there is a mismatch between the location of homes and jobs which will increase the burden on the transport networks as people will more likely need to travel between the two.

Option 4: Single urban focus



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Description:

5.53 This option would result in brown and greenfield development in Burton upon Trent **or** Uttoxeter only. Whilst this approach might have benefits in delivering sustainable communities with associated infrastructure, the lack of development elsewhere would create the need to travel to access opportunities. The Strategic Objectives are met in part, in relation to a single focus of growth in Burton upon Trent where the majority of the Borough's residents live, however this is not the same if all development is focused on Uttoxeter.

Sustainability Appraisal:

5.54 As the main town in the Borough the appraisal suggested that Burton would benefit from being the single urban focus for growth. Significant growth would underpin regeneration, brownfield development and town centre renewal providing infrastructure is in place to support it, particularly transport. Significant greenfield sites would also be needed and could be delivered in a sustainable way. However, development needs across the Borough would not be met and employment opportunities and services generated in Burton would be accessed by travelling from other parts of the Borough resulting in a significant impact on the environment.

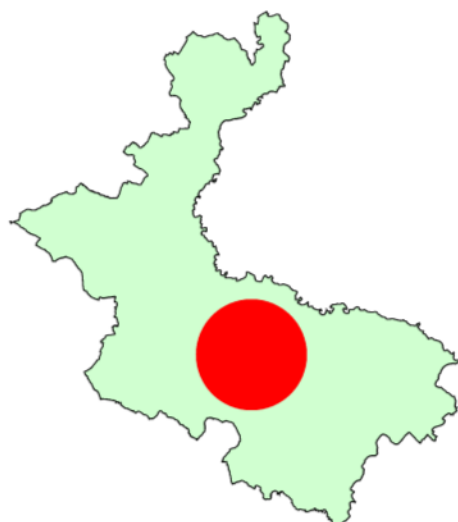
5.55 If Uttoxeter was the single urban focus for growth, the benefits would not be as significant because the town is much smaller and all growth in this area would engulf the current town, and not provide housing across the Borough. In addition there is less brownfield land available in Uttoxeter and so this option would require significantly more greenfield land development on the edge of the town.

5.56 Similarly to option 1, but with an increased sole urban focus, this option would not address wider employment and housing needs across the Borough and has therefore been rejected.

Infrastructure:

5.57 This option is relatively sustainable in terms of using existing infrastructure networks, such as public transport and utilities. The amount of growth will drive wider infrastructure improvements to mitigate the impact of development. However Burton does have constraints in terms of education and electricity supply and the existing infrastructure in Uttoxeter would be overwhelmed by growth if this became the single focus of development. In particular growth in Uttoxeter would result in a mismatch between homes and jobs on the basis that Burton provides the majority of both, reinforcing the need to travel between the two settlements and resulting in the need for enhanced/new transport networks to accommodate the impact.

Option 5: New Settlement



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Description:

5.58 This option directs all growth to a single new settlement. Development would be greenfield and master planned from the outset to deliver a sustainable and self-contained community. A new settlement is not directed to any specific location but more generally it would be located in the rural areas and away from the main settlements of Burton upon Trent and Uttoxeter. Given that the greatest development needs are in Burton there is potential for the local plan strategic objectives to not be met.

Sustainability Appraisal:

5.59 Appraising this option required balancing the ability of a new settlement to have significant excellent sustainability credentials to minimise the immediate impact of the settlement upon the environment, against the environmental harm of delivering a new settlement in the open countryside in a very rural area. It is acknowledged that this option would generate car trips within the wider rural area and would require significant new infrastructure provision. No sites have come forward that could accommodate the development necessary to meet the housing and employment target; as such only the concept of a new settlement has been assessed. The option would fail to accord with many of the sustainability and Local Plan objectives and has therefore not been taken forward.

Infrastructure:

5.60 There is potential for a new settlement to be planned and designed from the outset to minimise internal car movements. Delivering development in a rural location presents many infrastructure challenges because existing infrastructure networks will only have the capacity to meet local needs. The transport network in particular will require substantial upgrades to accommodate growth as it is recognised that at present this network is only capable of accommodating local travel patterns. Upgrading the transport network will be costly and not practical for the most part due to land ownerships. Utility infrastructure will also be costly to deliver to remote locations.

Conclusion

5.61 Option 2 is identified as the most sustainable option because of the broad range of significant benefits that Sustainable Urban Extensions bring including:

- Housing choice;
- Employment opportunities on site reducing the need to travel;
- A well designed quality environment with greater opportunities for large-scale green infrastructure which can integrate with existing areas;
- Open space and play area provision on site;
- Larger potential for services and facilities such as public transport and local centres.

5.62 In relation to infrastructure Sustainable Urban Extensions can:

- Deliver wider infrastructure improvements by delivering an amount of development that creates the potential to invest in for example, highway or utilities networks over a wider area,
- Enhance the sustainability of existing communities nearby;
- Minimise the need to travel by matching housing with employment opportunities;
- Allow phasing of development and infrastructure delivery;
- Enable the planning and design of an area to ensure the efficient use of natural resources such a sustainable urban drainage to minimise the impact of the development on the environment; and
- Deliver new stand alone facilities such as a new school.

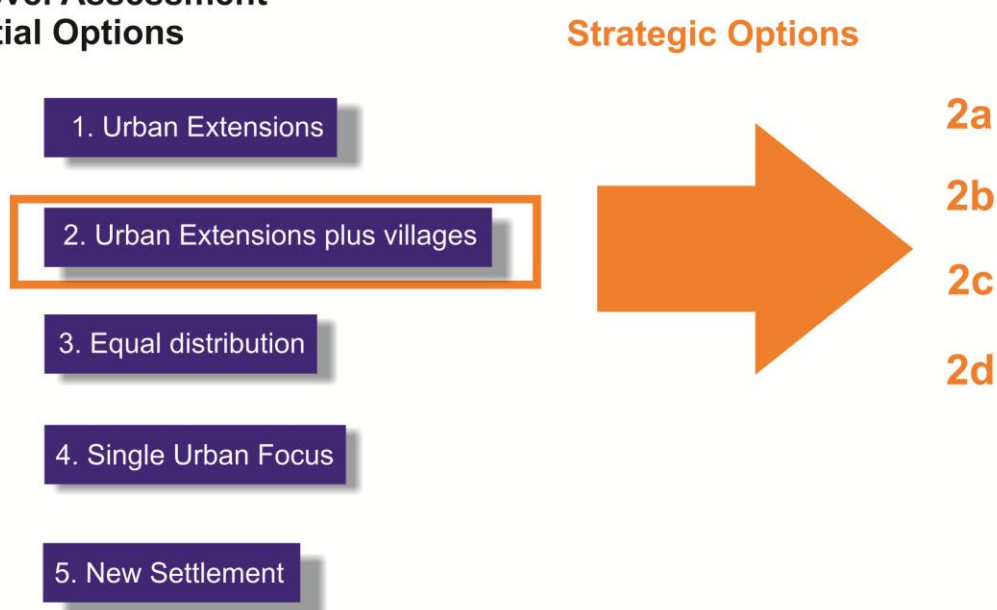
5.63 The added benefit of Option 2 is that it proposes some development and as a consequence the provision of housing choice in rural areas. The option therefore allows communities the opportunity to grow and ensures that facilities and services such as shops and schools continue to be supported. This option should also reduce the need for travel to Burton and Uttoxeter. In the strategic villages, development would have to be sympathetic and appropriate to their needs. Growth would therefore need to protect the scale and character of the villages, while supporting them through appropriate levels of development.

5.64 Option 2 provides a more balanced approach to growth, addressing some rural needs whilst placing the majority of growth in the main urban centres providing opportunities to enhance the role and quality of the two main towns. This relates positively to economic objectives in the rural and urban areas. **This is the preferred spatial strategy.**

The Preferred Spatial Strategy

5.65 Reflecting the appraisal of Option 2, the Council's preferred overarching spatial strategy is the allocation of the majority of development to the two main towns of Burton upon Trent and Uttoxeter. This strategy will utilise brownfield land in the urban areas in addition to greenfield urban extensions on the periphery of the towns. Some growth will also be directed to greenfield sites in the villages to meet the needs of the rural population.

High-level Assessment of Spatial Options



5.66 The following options have been developed to further explore in more detail the proportion of growth to be delivered in these settlements and where, in broad terms, it is to be directed.

Options	Description
2a	Concentrating growth to the West and North in Burton and some growth to the West of Uttoxeter and the strategic villages
2b	Concentrating most growth in the Outwoods and Stretton areas of Burton and some development to the South of Uttoxeter and the strategic villages
2c	More dispersed growth surrounding Burton and some development to the South of Uttoxeter and the strategic villages
2d	Concentrating growth in the South of Burton and some development to the West of Uttoxeter and in a range of villages.

5.67 Options 2a, b, and c were presented as Options 1, 2 and 3 respectively in the Strategic Options consultation in 2011. The consultation put forward a wide range of potential housing and employment development sites that could accommodate proposed levels of growth, which at the time related to the emerging West Midlands Regional Spatial Strategy. It is now recognised that identifying potential, indicative sites, rather than broad development locations, without undertaking a Sustainability Appraisal was not an appropriate approach. However this has been rectified through the Sustainability Appraisal published alongside this document in which the strategic options are included showing broad locations and indicative levels of growth.

5.68 Also included in this consultation is a fourth option (2d) which looks at growth to the south of Burton upon Trent as it was felt this option helps to present a much clearer approach to the consideration of developing land around the town. The four options assessed are based around delivery of similar levels of development¹².

5.69 To identify which sites are appropriate for publication as a Preferred Option, all sites captured in the Council's SHLAA¹³ must be appraised through the Sustainability Appraisal to ensure that only sustainable sites are put forward to support the development of the spatial strategy. The Preferred Option the Council puts forward is based on the robust appraisal of sites above a strategic site size threshold¹⁴.

5.70 It should be noted that a potential allocation of 250 units is assigned to Tutbury in each of the four options. However, the majority of this allocation is accommodated by the recently approved planning permission within the village and not an additional proposed allocation. To fulfil requirements for the SA process and given that options were previously published which included this figure, for the purpose of consistency this figure remains.

5.71 Further detail in respect of each option is provided below together with a summary of the findings of the SA process¹⁵ and consideration of the infrastructure required to support delivery.

¹² The RSS levels of growth which informed the Options consulted on in 2011 have now been superseded by the Council's updated evidence base which has re-assessed the housing requirement for the Borough based on updated population data, need, and the likelihood of delivery.

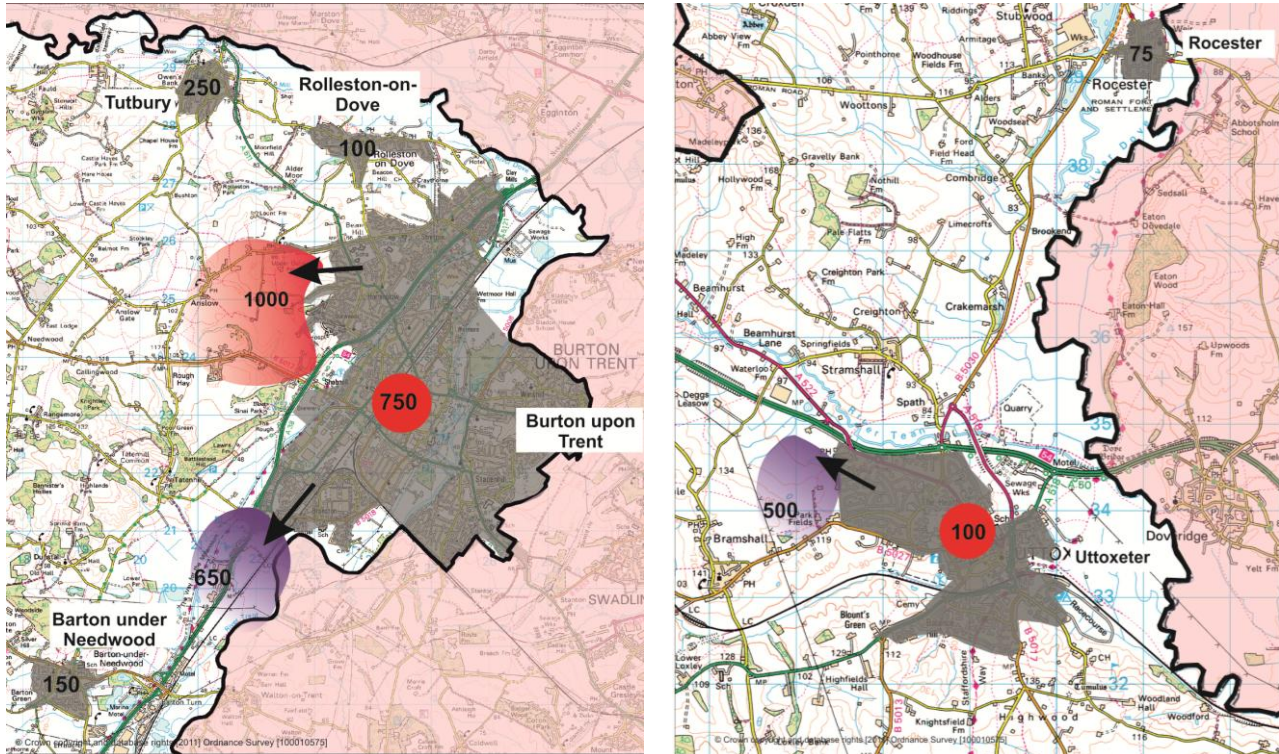
¹³ Strategic Housing Land Availability Assessment

¹⁴ The Council's SA explains the arrival at a threshold in more detail.

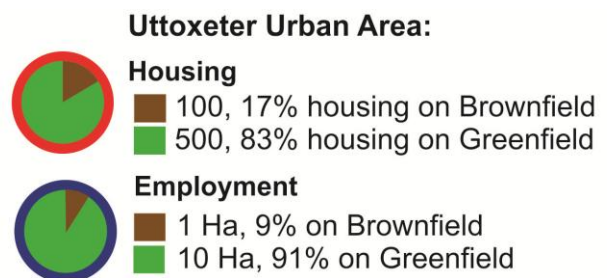
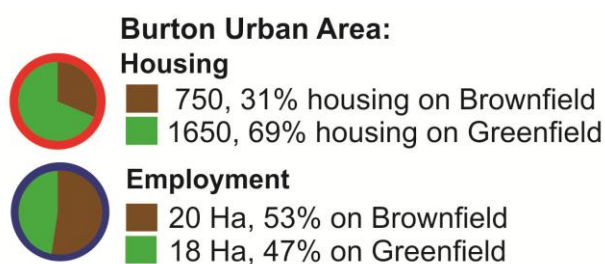
¹⁵ Further information on the SA process and the assessment of each option is available in the Interim SA Report, published alongside the Local Plan and available on the Council's website.

Option 2a

5.72 This option concentrates growth on two urban extensions in Burton and urban extensions in Uttoxeter and the strategic villages. Barton, Rocester, Tutbury and Rolleston on Dove receive modest allocations.



5.73 This pie chart indicates the potential make up of the distribution, in particular the split between brown and greenfield sites and also the various distributions across the Borough.



KEY

- East Staffordshire Boundary
- Existing built up Areas
- Housing

- Housing and Employment
- Indicative Directions for Growth
- Housing within Burton and Uttoxeter Urban Areas

Figure 5.3: Option 2a

The Sustainability Appraisal had the following comments on this option:

5.74 Spreading development to the west and south of Burton would mean any positive and negative impacts would be distributed across the town, and not concentrated in one area. However, this reduces the potential for addressing cumulative impacts and economies of scale that could be achieved through bringing forward large Sustainable Urban Extensions. The Sustainable Urban Extension in Uttoxeter would bring significant benefits however, focusing development in Uttoxeter on one site means that there is lack of choice and over-reliance on this site to bring housing forward.

The Infrastructure Assessment had the following comments on this option:

5.75 Burton: The main impact of Option 2a is likely to be on the A511, Beamhill Road/ Hopley Road, B5017 Shobnall Road corridors and the A38 Branston Interchange. However it is considered for the level of development proposed these impacts could potentially be mitigated with appropriate measures and compares favourably in transport terms to the remaining options.

5.76 This option will need to meet its own primary school requirement and capital investment and land to support a secondary school.

5.77 Gas and Electricity demands associated with proposed growth can be met by existing infrastructure.

5.78 There appears to be sufficient capacity in the water supply at a strategic level within South Staffordshire's Water supply area. Further investigation will be needed at a local level to evaluate any local level restrictions. Further investigation is required with Severn Trent Water to confirm that the new capacity of Clay Mills Waste water Treatment Works has been implemented.

5.79 Uttoxeter: Option 2a focuses strategic impact at the A50(T)/ A522 junction and this may trigger the need to improve the junction layout which may need third-party land to deliver the improvements. At the local level, increased impact on the A522 between the site and the town centre may require improvements where there is limited scope. The practicality of delivering both will need to be determined by further investigations.

5.80 This option is likely to require expansion of existing schools.

5.81 Gas and Electricity demands associated with proposed growth can be met by existing infrastructure.

5.82 There appears to be sufficient capacity in the water supply at a strategic level within South Staffordshire's Water supply area. Consultation with STW will be required to confirm any works anticipated on the Uttoxeter Waste Water Treatment Works.

Option 2b

5.83 Concentrating most growth to the north west of Burton in the Outwoods and Stretton areas and some development south of Uttoxeter and the strategic villages.

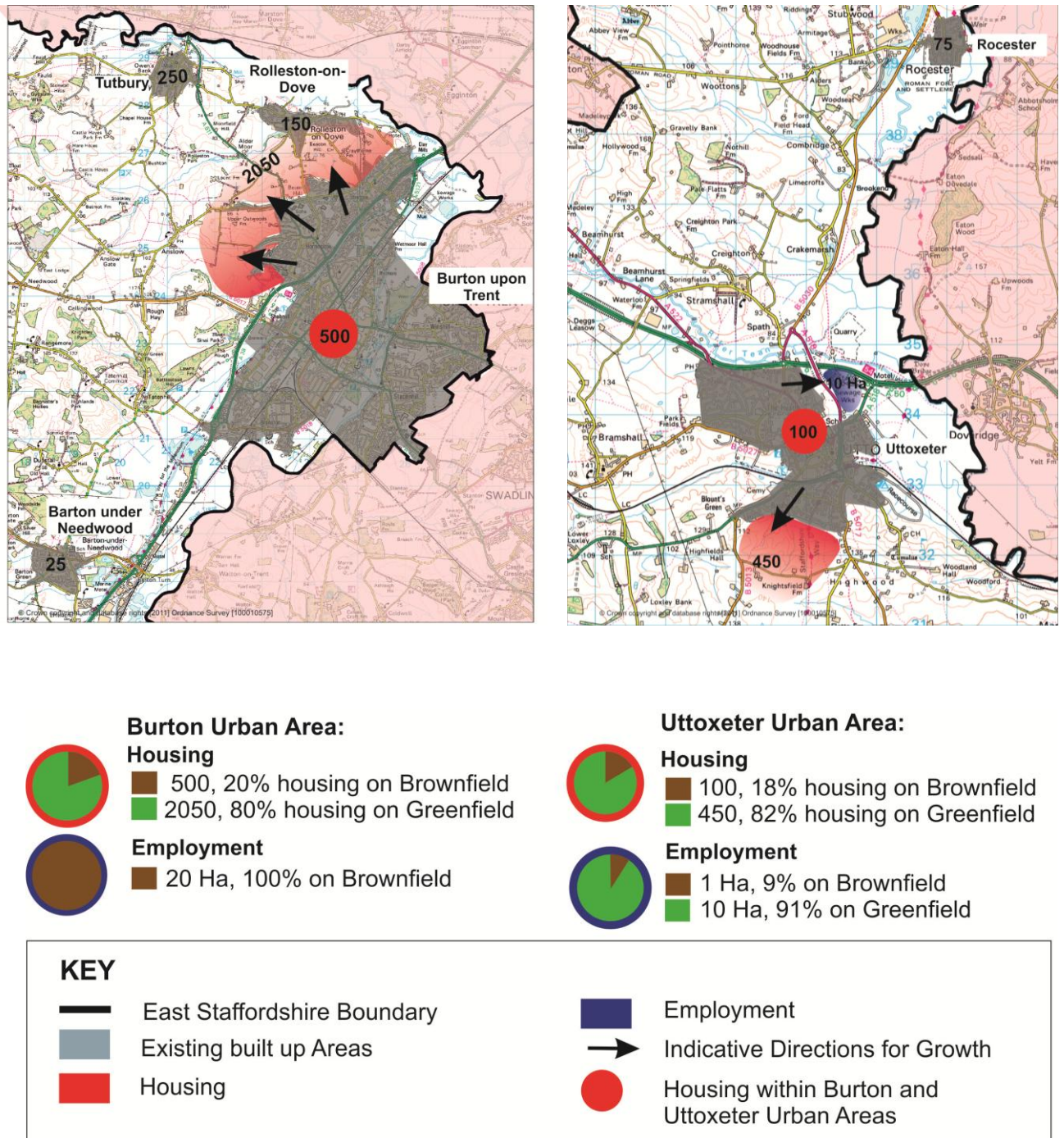


Figure 5.4: Option 2b

The Sustainability Appraisal had the following comments on this option:

5.84 Overall, spreading residential development to the north and north-west of Burton would be less well connected to employment, services and facilities of the town, and hence would be likely to lead to increased traffic congestion problems and reduced air quality. These sites would not achieve the benefits of a mixed use development and therefore would not be as sustainable. This is also the case for a purely residential site to the south of Uttoxeter. This area is again less well connected to the town centre and employment sites and hence is less sustainable.

The Infrastructure Assessment had the following comments on this option:

5.85 Burton: This option would impact heavily on the B5017, A511 and Beamhill Road/Church Road corridor and A38 (T) at Claymills along with placing a significant pressure on the A511 Air Quality Management Area. There is limited opportunity to accommodate the necessary improvements due to physical constraints and this option may require significant improvement at the A38 Claymills junction, the costs of which may be prohibitive for the amount of growth provided. The practicality of improvements to the network would need to be determined.

5.86 This option will need to meet its own primary school requirement and capital investment and land to support a secondary school.

5.87 Gas and Electricity demands associated with proposed growth can be met by existing infrastructure.

5.88 There appears to be sufficient capacity in the water supply at a strategic level within South Staffordshire's Water supply area. Further investigation will be needed at a local level to evaluate any local level restrictions. Further investigation is required with Severn Trent Water to confirm that the new capacity of Clay Mills Waste Water Treatment Works has been implemented.

5.89 Uttoxeter: In strategic terms, this option dissipates transport impact onto the A50 (T) junctions and access to the town centre could be gained off the A518 and/ or through the residential settlement at Balance Hill. More detailed analysis is essential in determining the optimum solutions for growth to the south of Uttoxeter, although some relief is available with traffic utilising the A518 towards Stafford and by sustainable travel opportunity with the rail station being located off the A518 at Bridge Street.

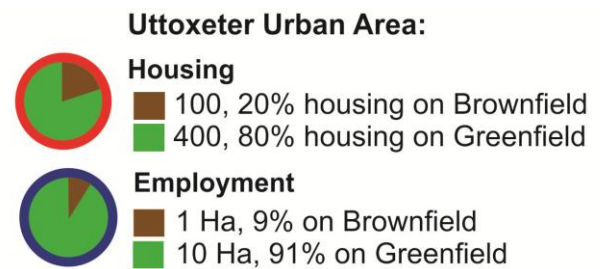
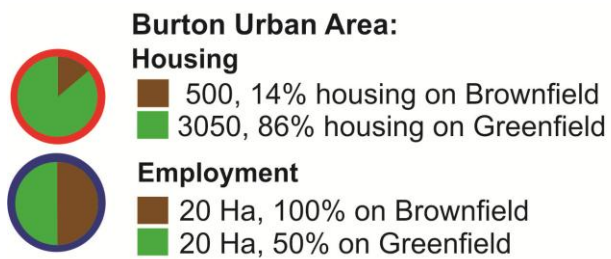
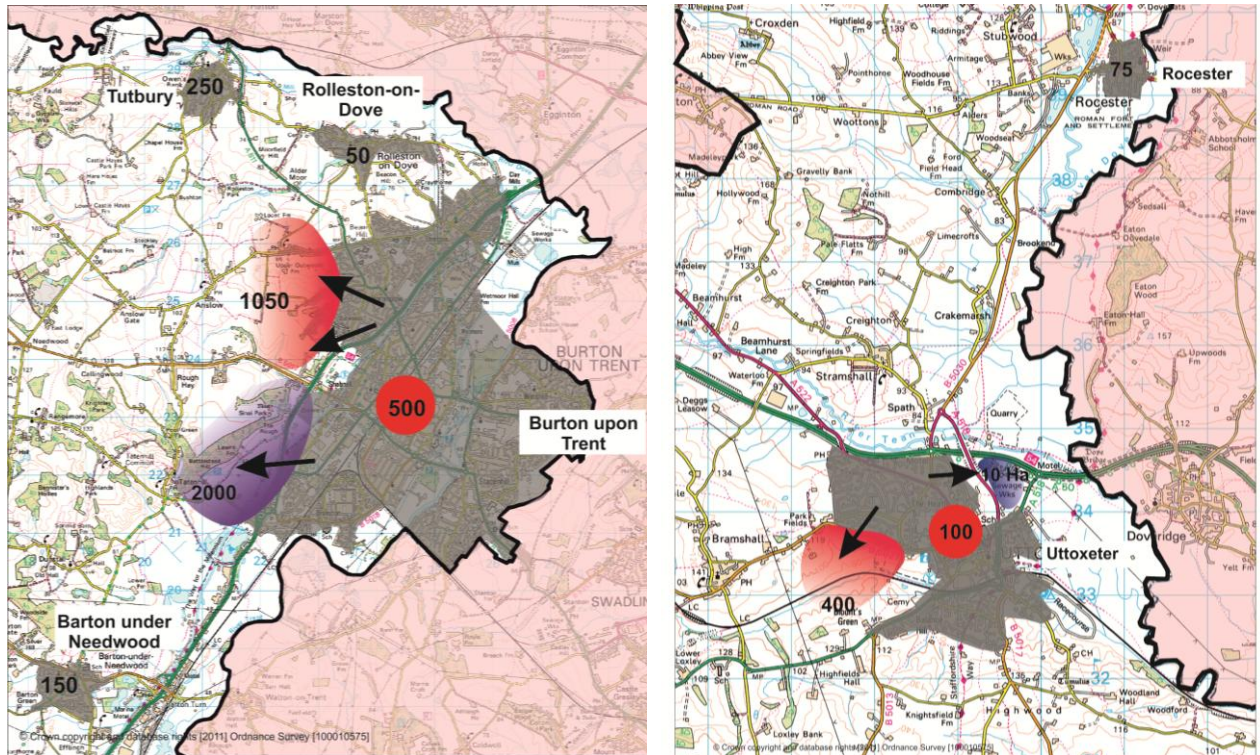
5.90 This option is likely to require expansion of existing schools.

5.91 Gas and Electricity demands associated with proposed growth can be met by existing infrastructure.

5.92 There appears to be sufficient capacity in the water supply at a strategic level within South Staffordshire's Water supply area. Consultation with STW will be required to confirm any works anticipated on the Uttoxeter Waste water Treatment Works

Option 2c

5.93 More dispersed growth surrounding Burton and some development in Uttoxeter and the strategic villages.



KEY

- East Staffordshire Boundary
- Existing built up Areas
- Housing

- Employment
- Indicative Directions for Growth
- Housing within Burton and Uttoxeter Urban Areas

Figure 5.5: Option 2c

The Sustainability Appraisal had the following comments on this option:

5.94 Overall this option for Burton represents a broadly sustainable approach, with a large SUE to the south of the town, and further residential development to the west. This would provide a broad mix of housing and new employment land, as well as new services and facilities including schools and a local centre. However, development is spread across the town and by providing just 2000 houses in the SUE this may not be enough to deliver the required infrastructure improvement needed. In addition having 1000 houses on the western edge of Burton may not be enough to mitigate the impacts from the site and bring forward benefits to new and existing communities. Therefore, this option does not provide the most benefits and is not the most sustainable option.

5.95 Overall for Uttoxeter, this option is not the most sustainable as residential development is split from employment land and sites. While the land is located close to the town centre, the site is not of a sufficient size to deliver any additional services and facilities and the land is affected by flood risk and landscape character issues. Therefore, this option does not provide the most benefits and is not the most sustainable option.

The Infrastructure Assessment had the following comments on this option:

5.96 Burton: The impact of growth option 2c on both the A511 Horninglow Road and B5017 Shobnall Road corridors is an issue, as is the impact at the A38 Branston Interchange. Although significant improvements and sustainable measures will need to be put in place to reduce the impact on the B5017 Shobnall road in particular, this option offers the potential to dissipate the transport impact over a wider area and could potentially provide integrating transport solutions common to two growth areas. The 'critical mass' potential of this option could bring added deliverability opportunities and spread the risk to delivery.

5.97 This option will need to meet its own primary school requirement and capital investment and land to support a secondary school.

5.98 Development towards the south west of Burton is likely to require additional electricity reinforcements. If the Drakelow power station is extended / rebuilt by E-On, there may be a substantial amount of reinforcement carried out which may bring an opportunities. Gas demands associated with proposed growth can be met by existing infrastructure.

5.99 There appears to be sufficient capacity in the water supply at a strategic level within Staffordshire Waters supply area. Further investigation will be needed at a local level to evaluate any local level restrictions. Further investigation is required with Severn Trent Water to confirm that the new capacity of Clay Mills Waste water Treatment Works has been implemented.

5.100 Uttoxeter: In strategic terms, this option could potentially spread the impact onto the A50 (T) junctions and additional analysis is required to ascertain if improvements to the A50 (T)/ A522 junctions would be needed. Access to the town centre would be focussed along the B5027 Stone Road which is constrained in places.

5.101 This option is likely to require expansion of existing schools.

Gas demands associated with proposed growth can be met by existing infrastructure. In order to meet electricity supply requirements for the proposed growth to the South West, a new primary sub station is likely to be required connecting to Burton south.

5.102 There appears to be sufficient capacity in the water supply at a strategic level within Staffordshire Waters supply area. Consultation with STW will be required to confirm any works anticipated on the Uttoxeter Waste Water Treatment Works.

Option 2d

5.103 Concentrating growth in the South of Burton and some development in Uttoxeter and the strategic villages.

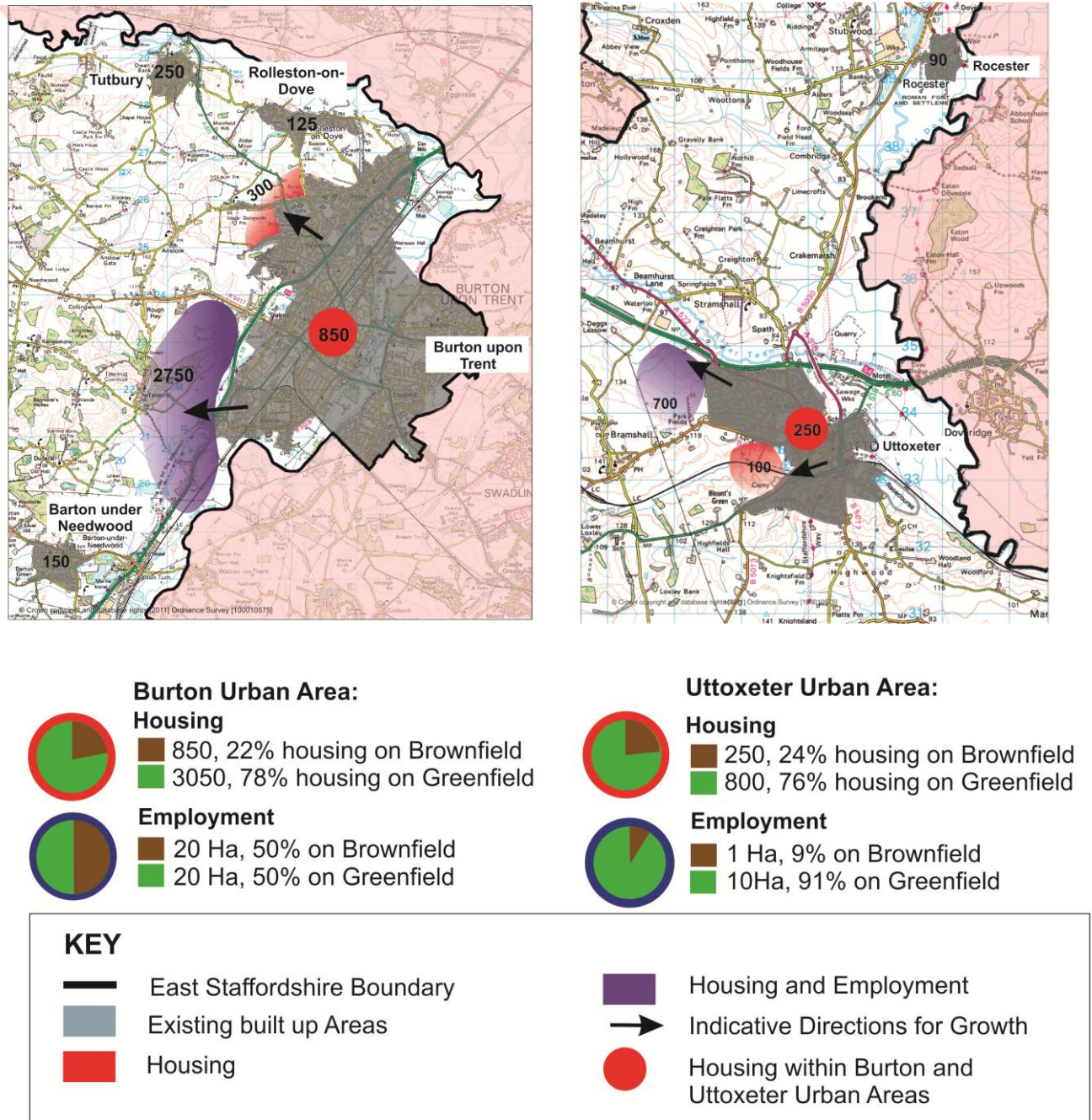


Figure 5.6: Option 2d

The Sustainability Appraisal had the following comments on this option:

5.104 This option represents the most sustainable option by providing large sustainable mixed-use urban extensions in both Burton and Uttoxeter, which as well as providing a broad range of housing type and mix, would also provide additional services and facilities for the towns, and more employment land. In addition, this option proposes more development on brownfield sites in the towns which would increase the vitality and viability of the town centres, and reduce pressure on greenfield sites compared to some other options. As well as SUEs, the allocation of small sites in both towns would allow for flexibility in terms of choice of housing and deliverability of housing sites.

The Infrastructure Assessment had the following comments on this option:

Burton:

5.105 The impact of Option 2d on both the A38 Branston Interchange and the B5017 Shobnall Road corridor will require further detailed analysis. Significant improvements and sustainable measures are likely to be needed to offset the impact. This option will provide access to combined housing and employment opportunities that could maximise the 'internalisation' of trips and potentially lessen the impact on the wider network. The 'critical mass' potential of this option could bring added deliverability opportunities. At this stage, it is considered that the limited additional development to the northwest of Burton could be accommodated on the network subject to further analysis.

5.106 This option will need to meet its own primary school requirement and capital investment and land to support a secondary school.

5.107 Gas demands associated with proposed growth can be met by existing infrastructure. In order to meet electricity supply requirements for the proposed growth to the South West, a new primary sub station is likely to be required connecting to Burton south.

5.108 There appears to be sufficient capacity in the water supply at a strategic level within Staffordshire Waters supply area. Further investigation will be needed at a local level to evaluate any local level restrictions. Further investigation is required with Severn Trent Water to confirm that the new capacity of Clay Mills Waste Water Treatment Works has been implemented.

5.109 Uttoxeter: Option 2d focuses strategic impact at the A50(T)/ A522 junction and this may trigger the need to improve the junction layout which may need third-party land to deliver the improvements. At the local level, increased impact on the A522 between the site and the town centre may require improvements where there is limited scope. The practicality of delivering both will need to be determined by further investigations. The impact of adding 100 dwellings to the south west of Uttoxeter is not considered to provide significant challenges in traffic impact terms.

5.110 This option is likely to require expansion of existing schools.

5.111 Electricity and Gas demands associated with proposed growth can be met by existing infrastructure.

5.112 There appears to be sufficient capacity in the water supply at a strategic level within Staffordshire Waters supply area. Consultation with STW will be required to confirm any works anticipated on the Uttoxeter Waste Water Treatment Works.

Summary:

5.113 This is considered to be the most sustainable option as it provides a more balanced approach to growth, and achieves the plan objectives.

Conclusions

5.114 The initial high-level infrastructure assessment did not identify any infrastructure show stoppers that would prevent any of the four options coming forward for development. In some respect all four options are actually quite similar due to the fact that growth has to be directed north, west or south in both Burton and Uttoxeter due to other environmental constraints.

5.115 It is clear from the analysis that education and transport infrastructure will require significant investment regardless of which location growth is directed to. The provision of new primary school capacity within Burton will be very difficult and the preferred option for this particular infrastructure would be for a growth option that can meet its own primary school requirement. The general view on capacity to accommodate growth is that any new development will need capital investment and land to support the delivery of a secondary school.

5.116 Based on the high-level infrastructure assessment, there appears to be different infrastructure pros and cons associated with all four growth options. None of the options is a clear front runner and at the same time none of them present showstoppers. It is accepted that there will impacts on the road network regardless of where growth is located. However, options 2c and 2d create a 'critical-mass' potential of concentrating the bulk of growth in a southerly direction which could bring funding opportunities and help to spread the risk of delivery. In addition option 2d would have less impact on the B5017 and A511 than option 2c. Further investigation would be needed to ascertain the detailed impacts on the A511, B5017 and A38 at Branston. Further work is also required to better understand the impacts on traffic generation in Uttoxeter particularly in relation to the A50/A522 junction. In terms of utilities provision all four growth options will need to overcome constraints, many of which cannot be quantified until a more detailed assessment has been undertaken.

5.117 In sustainability terms Option 2d scored the highest, although Option 2c also scored well. Option 2d represents the most sustainable option by providing larger sustainable mixed-use urban extensions in both Burton and Uttoxeter, which as well

as providing a broad range of housing type and mix, would also provide additional services and facilities for the towns, and more employment land. In addition, this option proposes more development on brownfield sites in the towns which would increase the vitality and viability of the town centres. As well as SUEs, the allocation of small sites in both towns would allow for flexibility in terms of choice of housing and deliverability of housing sites. Development is also directed to the re-use of brownfield sites in the urban areas. Therefore, this is the most sustainable option as it provides a more balanced approach to growth, and achieves the plan objectives.

As a result of the above, Option 2d will form the basis of the Council's Preferred Option which is described below.

Delivering the Preferred Spatial Option

5.118 East Staffordshire Borough Council wants to deliver growth in a responsible and sustainable way. This means the development strategy will be coherent, planned, and will deliver growth over the entire plan period from 2012-2031 in a comprehensive and structured way. The intention is that sustainability drives the preferred strategy.

5.119 Delivering growth will always demand difficult choices. Calculation of housing need¹⁶ reveals that between 2012 and 2031 the Council will need to plan for **8935** houses. There is already a stock of **2223**¹⁷ planning permissions which are unimplemented leaving **6712** houses to plan for. The intention is to direct the majority of growth to the urban areas to improve services and facilities, support employment growth and job opportunities and also to deliver housing choice. Some development is also directed to the rural areas to ensure that services and facilities are supported, and local needs are met. The Sustainability Appraisal indicated that this would be the most sustainable option as it would meet needs across the Borough.

5.120 Of the **6712** houses to accommodate across the Borough, Burton upon Trent will accommodate **3900** (58%) houses on strategic sites and Uttoxeter will allocate **1050 (16%)** houses with a further **900** (13%) dwellings coming forward through brownfield windfalls in both of these main urban areas over the plan period to 2031. Uttoxeter Town Council has been telling us that they would like to receive a modest level of growth to further strengthen the town centre and employment offer and to deliver housing choice. Villages will provide **865** additional dwellings or **13%** of the 6712 total, with the vast majority (615 units) in the Strategic Villages.

5.121 This Local Plan recognises that our urban areas have the potential to deliver sites through brownfield redevelopment and these sites will be encouraged to come forward. It is important to recognise that brownfield sites are difficult to bring forward and it is not a supply that can be completely relied on. Brownfield sites are more likely to have development constraints due to previous uses and their location and size often present issues that require careful planning resolution. It is therefore assumed that some of the strategic brownfield sites will not be available in the short term to deliver our housing requirement. Whilst brownfield development is an important component to delivering a sustainable plan, at the same time the strategy does not seek to cram as much development into the towns as possible. The delivery of brownfield sites supports existing neighbourhoods, many smaller brownfield sites will not in themselves generate an impact upon the town, but in combination could have an effect which would be difficult to mitigate. The infrastructure assessment that the Council commissioned also indicated that

¹⁶ GVA housing report; available on the Council's website.

¹⁷ Further information on the Councils housing land requirement can be found in the Housing Topic Paper.

brownfield development should be modest due to existing constraints relating to the capacity of the schools in Burton.

5.122 The Preferred Option allocates only those strategic¹⁸ brownfield sites that are known to be either deliverable or developable. These sites have the potential to create new neighbourhoods that will add value to existing communities, raise environmental quality through good design, and introduce housing choice and flexibility. The brownfield allocations also have the potential to mitigate any impacts they generate owing to the size of the developments. The intention is to re-use and recycle as much low quality, or under-used and surplus employment land as possible for future employment uses. Future work on the quality and effective use of our employment sites will inform later consultation stages of this plan¹⁹.

5.123 Difficult choices arise when considering how the remainder of growth will be accommodated. Greenfield sites will need to be released to ensure that housing and employment requirements are met coupled with associated facilities and services that support new development. The strategy for greenfield release is the delivery of Sustainable Urban Extensions (SUE), which supports the Council's intention to deliver truly sustainable growth and developments that the Borough can be proud of. The Council does not want a strategy based upon piecemeal development whereby growth is scattered around the town and sites are unable to contribute in full to the impact upon existing communities. The SUEs will deliver to Burton and Uttoxeter a legacy for future generations of East Staffordshire residents. We will ensure that our SUEs will deliver:

- high quality housing that offers choice and flexibility to deliver lifetime communities where families can grow and mature;
- employment uses that provide choice and deliver opportunities on the doorstep of the new residential areas;
- a distinctive character and place which residents will enjoy and where people will be safe;
- enhanced green infrastructure to ensure that development is balanced with green spaces for amenity use, health and well-being and to act as wildlife corridors with the surrounding open countryside;
- facilities and services such as schools, local centres, playing pitches and play areas that meet local requirements thereby reducing the need to travel; and
- the necessary infrastructure which will mitigate the impact of development upon the environment and existing communities.

5.124 The development of Sustainable Urban Extensions scored highly in the Sustainability Appraisal because of the co-location of a mix of uses and the opportunities that SUEs present in minimising travel and incorporating good design and green infrastructure. The delivery of well planned and self sufficient communities

¹⁸ 100 residential units or above.

¹⁹ Consultants are already engaged on this.

is in the Council's view the most sustainable approach to growth within the Borough. The Preferred Option will allocate strategic sites for development. Strategic residential sites are defined as 100 units and over.

Delivery

5.125 The Preferred Option to growth is the same for both Burton and Uttoxeter, through the delivery of large Sustainable Urban Extensions in each town, located close to the strategic road network to facilitate inward investment. This will also be supplemented with brownfield allocations within the urban areas and smaller greenfield allocations adjacent to existing communities. The additional greenfield allocation in each town (Harehedge Lane for Burton and Stone Road in Uttoxeter) represents an extension to existing urban development and is not large enough to deliver additional facilities and as such would not be considered a Sustainable Urban Extension. The reason for including an additional site is to ensure that housing delivery can be sustained over the entire plan period and the additional greenfield site will be delivered quickly to meet housing need. The additional site essentially spreads the risk of delivery. This is important because Sustainable Urban Extensions traditionally take longer before delivery can commence owing to the size of the site, the complex planning issues that will need to be addressed and the infrastructure and site works that will often need to be undertaken prior to the completion of the first housing or employment unit.

5.126 The following sites best deliver the strategy.

Burton upon Trent

	Location	Approx number of residential units/hectares of employment	Delivery timescales
Brownfield	Pirelli	300 units	Short term
	Branston Depot	450 units	Medium to long term
	Bargates	100 units	Medium to long term
Greenfield	Lawns Farm (SUE), and Land South of Branston	2750 units 20 hectares (new provision)	Medium to long term
	Tutbury Road/Harehedge Lane	300 units	Short term

Table 5.1: Burton upon Trent Preferred Spatial Option

Pirelli -

5.127 The landowners of this site have recently submitted an application to the Borough Council for a mixed use development comprising up to 300 dwellings, employment including offices, industrial units, hotel, public house and restaurant. Sustainability principles have been incorporated into the scheme including the provision of open space and cycle routes. There are a number of local facilities and a school which can be walked to from the site.

Branston Depot-

5.128 The landowners of this site are actively promoting it for development. Although in active employment use there have been ongoing and detailed discussions with the Council to bring it forward for residential development. It is a large site which when developed will significantly enhance the existing neighbourhood by increasing the permeability of the area through the careful design and layout of the depot site. It will also introduce green infrastructure and community facilities. Job opportunities and facilities are within walking/cycling distance including Morrisons supermarket and the retail park/business park at Centrum 100. A number of listed buildings on this site which have fallen into disrepair would be brought back into active use.

Bargates -

5.129 This mixed use site is in the ownership of the Council. A development brief has been prepared and the Council is proactively demolishing and clearing the site ready for promotion and marketing. The Council is keen to attract residential development into the town centre to underpin the necessary transformation required to deliver a multi-use centre, whereby residential development supports an evening economy with a range of attractions. Residential development will form part of the mix on this site. Services and facilities are on the doorstep and within walking/cycling distance. Access to the road network is excellent.

Lawns Farm - (also referred to locally as Branston Locks)

5.130 This site will create a sustainable new community. This is particularly important in this location because of the impact of the A38 and the way in which it severs the site from the rest of Burton. This is seen as an opportunity rather than a threat because the new community can be a distinctive place and be relatively self-sufficient with the provision of schools and facilities. Road links from Lawns Farm into Burton town centre are good and direct. The site provides opportunities to provide green links running through the site, incorporate the attractive landscape setting to the west and utilising the location of Burton at the heart of the National Forest. Green links and cycling routes could also be accommodated along existing canal routes linking the site to the nearby water park. Additionally the type and level of employment that could physically be located at this location would be accessible and desirable to business. No other site on Burton's urban periphery could deliver this level of growth.

5.131 The Council's preferred approach is that the Lawns Farm site, and the Land South of Branston site (below) provide 2750 dwellings in total, and strategic employment land provision, distributed across both sites. The intention is to undertake further work, and engage directly with the promoters of both sites, to determine an appropriate distribution of this total allocation figure in this strategic growth area to the south and south-west of Burton. The quantum of growth outlined in table 5.1 would in our view result in two well designed SUEs with significant levels of green infrastructure. Additional units in this location would create a dense development which would contradict our approach to delivering a legacy which is a distinct and desirable community.

Land South of Branston

5.132 This site will create a mixed use extension to Branston, within the existing settlement boundary. The site already has permission for employment development, but a mixed-use development is considered to be more appropriate, and more deliverable, in this strategic location. Depending on the scale and mix of development uses, there may be highways and access impacts which would need to be comprehensively managed and mitigated. Located adjacent to the River Trent, this site has the potential to incorporate green infrastructure features and links which provide or retain amenity space while also mitigating any flood risk to new properties. The site also has some contamination issues which, although not a constraint on development in principle, would have an influence on the approach taken to development and further remediation or mitigation works are likely to be required. Development of this site would also be required to make provision for a small range of shops and other local services to enable residents to meet their daily needs.

Tutbury Road/Harehedge Lane -

5.133 This site is expected to help meet short-term housing requirements in advance of the Burton SUEs coming forward. The County Council has permission to develop a school, and will be relocating and expanding St Modwens school on part of this site. It is considered that there would be a synergy between the school development and a residential scheme on much of the remainder of the site. The site is surrounded on three sides by development, with its open side facing towards Rolleston on Dove. However, the extent of the proposed allocation, as well as the topography of the site, serves to contain the proposed development site and limit the sense of encroachment into the open countryside towards Rolleston.

Uttoxeter

	Location	Approx. number of residential units/hectares of employment	Delivery timescales
Brownfield	JCB	250 units	Short term
Greenfield	West of Uttoxeter (SUE)	700 units 10 hectares	Medium to long term
	Stone Road	100	Short term

Table 5.2: Uttoxeter Preferred Spatial Option

JCB -

5.134 This site will deliver a mix of uses including approximately 250 dwellings, a single food retail store, offices (B1), D1 use (possible health centre) and the formation of a town park. The location of the site in Uttoxeter means that it is highly accessible on foot/cycle by the local population, by public transport and that it provides an excellent opportunity for linked trips with the rest of the town centre. The development of this site has the potential to deliver benefits to the town centre including the creation of 500 plus jobs and investing in a local company which has the potential to contribute significantly to the local economy. The replacement of the former industrial manufacturing sheds with a mixed use development will support the maintenance and creation of a safe sustainable and mixed community in Uttoxeter.

Land West of Uttoxeter –

5.135 This potential SUE forms a broad band of land alongside the existing western edge of Uttoxeter. This SUE comprises two sites assessed in the Sustainability Appraisal, Land West of Uttoxeter (Parks Farm and Land off Bramshall Road). This Sustainable Urban Extension will create a sustainable new community accessed from the A50 and Bramshall Road in the south. A consequence of excellent transport links is that the type and level of employment that could be located at this site would be accessible and desirable to business. A new community will integrate with existing housing areas and deliver facilities that would be available to a walk-in catchment.

5.136 The site has the potential to create a gateway to the town as seen from the A50, with a much softer built edge based upon the use of existing environmental features and green infrastructure.

Stone Road –

5.137 This site will meet short term housing requirements until land West of Uttoxeter can contribute to delivery. The site is contained within the landscape and

adjacent to a variety of uses including residential and education. Closest to the town centre this site will facilitate walking and cycling to nearby job opportunities, services and facilities.

Villages

5.138 The Preferred Option seeks to deliver some growth in the rural areas to ensure that existing facilities and services are supported. Specific strategic allocations are directed to the strategic villages, as identified in the Council's Settlement Hierarchy Topic Paper, with limited growth to local service centres. The purpose of directing growth to villages is to reduce unnecessary car based travel by supporting day to day shops and services and facilities such as schools, churches and post offices within walking/cycling distances. In the context of villages, the preferred strategy is to direct most village development to the most sustainable villages: Tutbury, Rolleston on Dove, Barton under Needwood, and Rocester.

5.139 The villages of Rolleston on Dove and Barton under Needwood are assigned a strategic allocation, the remainder of the housing requirement is a windfall allowance and will be delivered through neighbourhood plans or via speculative applications.

5.140 Growth assigned to Tutbury relates to the recent planning permission granted by the Council at Burton Road for 224 units. Given the size of that permission, no further strategic allocation will be made in this village, although some small-scale windfall development over the life of the Local Plan is allowed for. In Rocester there is only a windfall allowance because there isn't a development site large enough, and over the strategic allocation threshold to consider. Instead Rocester is assigned a windfall allowance only which could come forward as one or more sites.

TIER 1	Location	Approximate Number of units	Delivery timescales
Tutbury	Burton Road	Permission granted for 224 Windfall 26	Short term
Rolleston on Dove	College Site	Strategic allocation 100 Windfall 25	Short to medium
Barton under Needwood	Efflinch Lane	Strategic allocation 125 Windfall 25	Short to medium
Rocester	Land South of Main Street	Windfall 90	Short to medium

Table 5.3: Strategic Village Preferred Spatial Option

5.141 Windfalls in these settlements will come forward over the plan period and the Council would encourage brownfield development. Windfalls are expected to be delivered through a number of opportunities over the lifetime of the plan and not from one single opportunity.

5.142 In addition to development in the Strategic Villages the Local Service Centres are also expected to deliver 160 units over the plan period. These villages include: Abbots Bromley, Yoxall, Draycott in the Clay, Mayfield, Marchington and Denstone. Where the community has chosen to engage in Neighbourhood Planning activity, the Council will consider that to be a valid route through which detailed sites are identified. The intention is that development in these villages is limited to infill, and the Council intends to review the settlement boundaries in due course to ensure they allow for suitable infill opportunities.

TIER 2	WINDFALLS Approximate Number of units
Abbots Bromley	40
Yoxall	40
Draycott in the Clay	20
Mayfield	20
Marchington	20
Denstone	20

Table 5.4: Local Service Villages Preferred Spatial Option

5.143 These villages will benefit from a very small amount of housing to meet local needs, support village life and ensure that the local population has flexibility in housing choice. Abbots Bromley and Yoxall receive a slightly higher figure to reflect that they are larger villages and remote from Burton and Uttoxeter and so they perform a role within a larger rural hinterland. We would encourage growth to be organic and in response to local needs and for a number of windfall opportunities to come forward rather than through one windfall opportunity. We would encourage brownfield windfalls in preference to greenfield windfalls but recognise that in such rural locations it is not always possible to achieve brownfield development.

TIER 3	Approximate Number of units
Small villages	90

Table 5.5: Small Villages Preferred Spatial Option

5.144 In the very small settlements that do not have settlement boundaries, some smaller-scale development will also be allowed. In total, the intention is for those villages below the local service centres to accommodate a total of 90 units over the plan period. Although many of these settlements are very small, with limited services, and often in less sustainable locations only accessible by private car, there is a desire within the Council to enable further investment in these communities. Some small-scale development could play a direct role in sustaining and supporting these communities, ensuring some opportunities are provided to meet local housing needs and market demands. The social and economic benefits of this element of the strategy are seen to balance any concerns about the impact on sustainability grounds. The policy framework for allowing 90 units is set out in Policy SP9. The villages assigned to Tier 3 are set out in Policy SP1.

Q5: Is the rationale for the Council's choice of Preferred Option clear?

Q6: Do you think there are any valid, reasonable options not assessed so far?

Q7: Is the proposal to allow very small-scale development in the smallest villages (Tier3) appropriately justified?

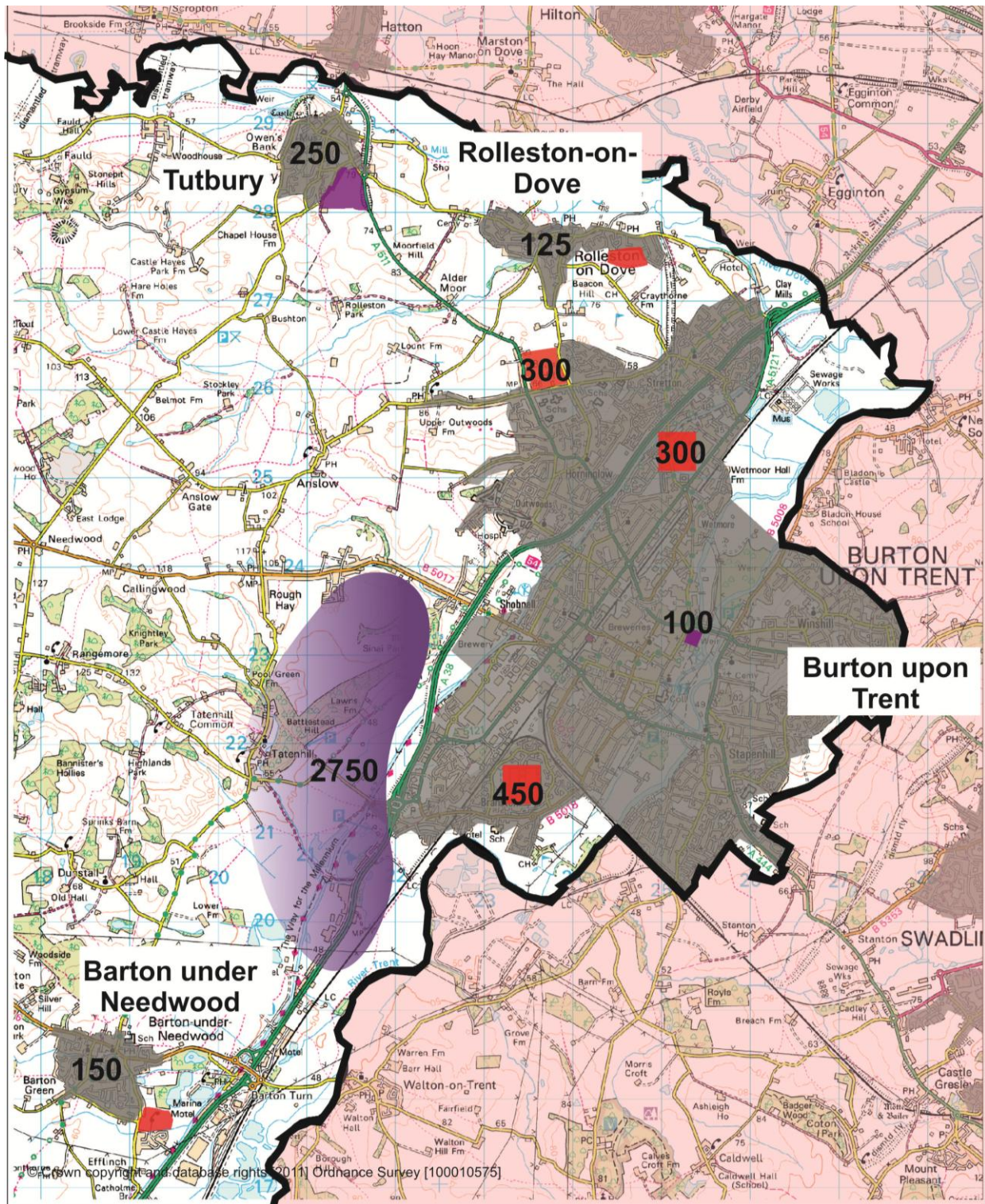


Figure 5.7: Preferred Option Map – Burton upon Trent

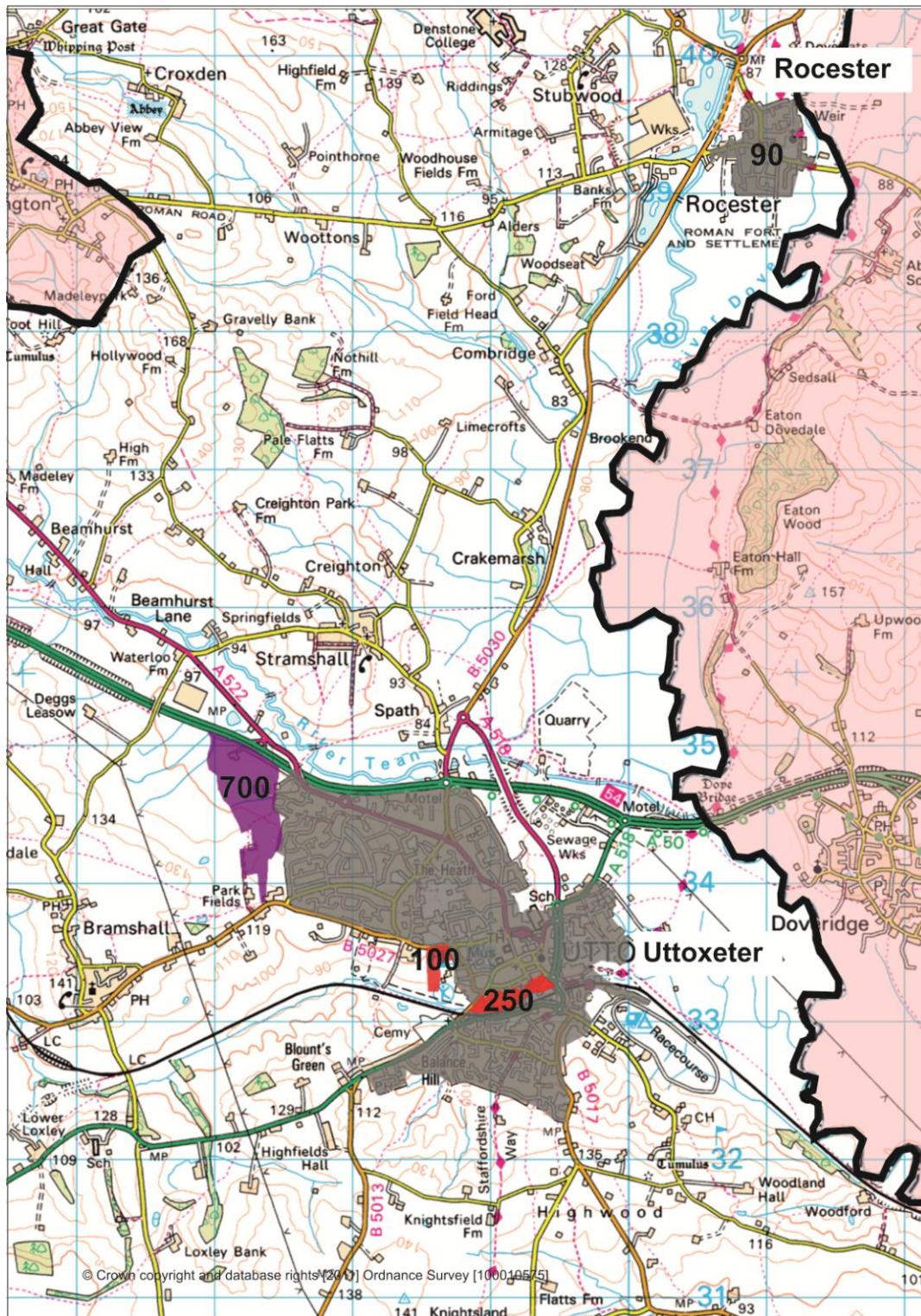


Figure 5.8: Preferred Option Map – Uttoxeter

Key Diagram

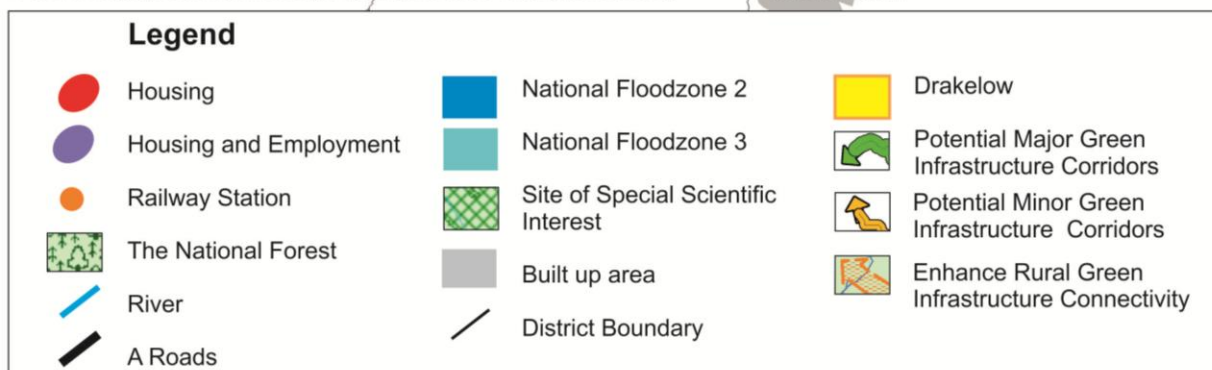
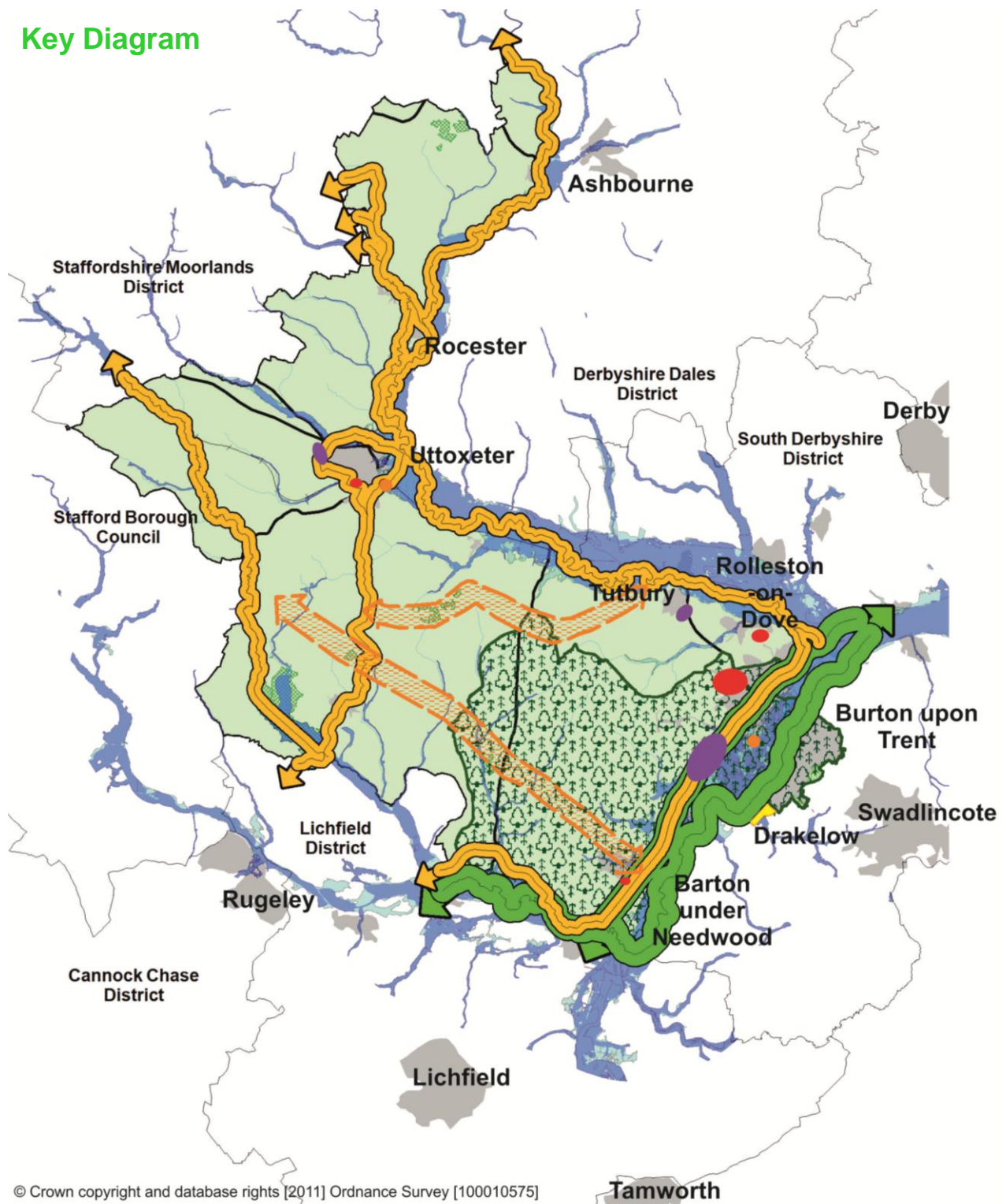


Figure 5.9: Key Diagram



TURN YOUR
UNWANTED
GOLD
INTO CASH

CASH GENERATOR
Cheques Cashed
from **4%**
Gold Purchased
Today's Price...
WE WILL BEAT ANY
GENUINE OFFER
→

CHAPTER

Strategic Policies

6

Setting out how growth will be guided across East Staffordshire and how economic, social and environmental considerations will be balanced.

	INDEX to Strategic Policies	Links to Strategic Objectives
Overarching Policy		
OP1	Presumption in Favour of Sustainable Development	All
Place Making		
SP1	Delivering the Spatial Strategy	1,3,4,5,8,9,11,12
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SP3	High Quality Design	1,3,6,7,12
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SP8	New Housing Development	1,2,3,5,6,7,12
SP9	Affordable Housing	3
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SP11	Employment	1,2,8,9
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SP17	National Forest	9
SP18	Climate Change, Water Management & Flooding	11,12
SP19	Renewable and Low Carbon Energy Generation	1,3,12
SP20	Biodiversity& Geodiversity	1, 13
SP21	Locally Significant Landscape, Landscape Character Areas and Strategic Views	1,6, 13
SP22	Green Belt	1, 13
SP23	Special Areas of Conservation	1, 13

6.1 The East Staffordshire Local Plan is being prepared and will be adopted under the guidance provided by the new National Planning Policy Framework (NPPF). In drafting these policies, the Council has attempted to avoid duplicating policy advice given in the NPPF as much as possible, which should be read alongside this Local Plan. Where a policy area is not included below, it is because the local planning authority believes the advice in NPPF is sufficient in the local context. The policies below elaborate on, or interpret the national guidance, making it locally distinctive, and ensure there is a cohesive strategy for the Borough. However, given the emphasis at the national level, an overarching principle to capture the ‘presumption in favour of sustainable development’ is proposed.

6.2 The Strategic Policies below have been drafted to address the key policy areas and deliver a sound strategy. They flow from the Vision, Spatial Strategy and Strategic Objectives. More detailed policies then follow; these provide more guidance on specific topics, and indicate how the local planning authority will approach certain types of detailed planning proposal. Both the Strategic Policies and Detailed Policies will be considered when determining planning applications.

Presumption in Favour of Sustainable Development

Overarching Principle: 1

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always seek to work proactively with applicants to:

- find solutions which result in the approval of development proposals wherever possible: and**
- secure development that improves the economic, social and environmental conditions in the area.**

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in adopted neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where the development plan is absent, silent or relevant policies are out of date at the time of making the decision the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- specific policies in the National Planning Policy Framework indicate that development should be restricted.**

Strategic Policies

Place Shaping

Delivering the Spatial Strategy

6.3 Drawing from Strategic Objective 1, the aspiration is to accommodate growth needed to ensure a thriving East Staffordshire. As set out in the Chapter 5 the emphasis is on most of the growth being accommodated on brownfield sites in Burton and Uttoxeter, and as greenfield sustainable urban extensions. Whilst the delivery of as many homes on brownfield land will be encouraged, designed to link in to existing communities and facilities, it is clear that there will not be sufficient brownfield land available capable of delivering new homes over the Plan period. The Council's vision for sustainable urban extensions is for developments clearly defined and separated from each other by green infrastructure with a clear identity to help create a sense of community.

6.4 The Council also believes that the 4 villages in the Borough with the best range of facilities (strategic villages) will be able to accommodate a certain amount of development. This amount of development will support the existing services in each of the villages without undermining it as a free-standing settlement, whilst enhancing its sustainability.

6.5 Other villages will see only limited development over the Plan period, in step with the more limited range of facilities in each of them, and also their sensitivity to the erosion of their character.

6.6 The Council fully embraces the provisions of the Localism Act with regard to Neighbourhood Planning, and will work with Parish Councils who prepare a Neighbourhood Plan, so that they can determine where their communities want development to take place.

Policy SP1

To deliver the spatial strategy for the Borough, the following principles will be applied in determining the location and scale of development:

- **Most new development will take place within or adjacent to the urban areas, with the largest amount of development located in and around Burton upon Trent, with smaller, but strategically significant, amounts in Uttoxeter. In these locations people who live, work and visit facilities there will be better able to access existing services and facilities by a range of transport modes.**
- **In rural settlements, the scale of development will reflect the settlement's size and function, to meet its identified needs and its immediate area as identified in the Settlement Hierarchy. The Settlement Hierarchy has been identified as:**

Tier 1: Strategic Villages	Tutbury, Barton under Needwood Rolleston and Rocester
Tier 2: Local Service Villages	Abbots Bromley, Yoxall, Marchington, Mayfield, Denstone and Draycott in the Clay.
Tier 3: Small Villages	Bramshall, Stramshall, Church Leigh, Hanbury, Ellastone, Newborough, Kingstone, Anslow, Rangemore, Tatenhill, Stubwood, Stanton, Lower Leigh, Withington, Wootton.

Strategic villages can accept strategic growth to support facilities and services

In Local Service Villages development is limited to smaller development plots and infill sites within the development boundaries, subject to the other relevant policies in this Plan.

In the small villages which do not have development boundaries—development will be considered in line with Policy SP9 and the delivery of housing to meet local needs.

The location of sites for development in the villages that are not Strategic Villages will be decided through the Neighbourhood Plans process where these are prepared, and in line with the policies of this Plan where they are not.

Strategic allocations of land are made in this Local Plan in line with the above and all planning applications will be assessed against these principles. Land for sustainable communities will be allocated in the following proportions:

Burton upon Trent Strategic Allocations:

- **Pirelli** 300
- **Branston Depot** 450
- **Bargates (mixed use)** 100
- **Strategic Area (mixed use)** 2750
- **Tutbury Road/Harehedge Lane** 300
- 3900**

Uttoxeter Strategic Allocations:

- **JCB (mixed use)** 250
- **Uttoxeter West (mixed use)** 700
- **Stone Road** 100
- 1050**

In addition, for Burton and Uttoxeter the following brownfield windfall allowance is made:

900

Strategic Villages	615
Local Service Villages	160
Other Villages	90

Phasing

6.7 The Council will work with the developers and landowners of the Strategic Allocations to arrive at a phasing plan. This work is ongoing but we anticipate that the size and type of sites promoted in this Local Plan will allow for housing delivery over the entire plan period.

6.8 As part of the discussions the Council will compile a Site and Infrastructure Phasing Plan. This will ensure that necessary infrastructure is in place for each phase before housing and business premises are built. It will also ensure co-ordination between the different phases of different Sustainable Urban Extensions and other major development schemes where there is a risk that difficulties may arise if infrastructure needed to serve more than one scheme is not in place in time.

Regeneration of Inner Burton

6.9 In order to ensure that the Council's Strategic Objective 2 of regenerating inner Burton is to be achieved, the phasing plan for sustainable urban extensions will ensure that the numbers of greenfield homes planned to come forward in each phase does not constitute 100% of the housing requirement for that period of time, so that there is an allowance for brownfield sites to meet part of the housing demand.

6.10 The Council will monitor the annual completion rate (which may exceed or fall short of the annual requirement), and if there is evidence of under-performance by brownfield developments, will investigate whether intervention to re-schedule the phasing of greenfield developments would be beneficial to helping bring forward brownfield sites to market, or whether there are other reasons for their under-performance.

6.11 In particular, the Council will investigate evidence that brownfield allocations are not being progressed, or there are difficulties in selling brownfield site homes when sales of greenfield homes are buoyant, because the supply of greenfield homes has absorbed almost all the demand for new housing, or because viability of brownfield housing development is affected (for example by excessive differential land values and development costs between brownfield and greenfield land). As a result, the phasing plan (in Policy SP1) will need to be reviewed regularly and amended to take account of changing circumstances.

Policy SP2

The Council will monitor annual housing completions and when there is substantial evidence that the supply of new homes on brownfield sites is insufficient, will alter the phasing plans for the Sustainable Urban Extensions unless there are overriding reasons why such intervention would jeopardise the strategic objectives and policies of this Plan.

The Council will designate the following sites for regeneration, and allocate funding to assist in their delivery²⁰:

²⁰ Sites will be shown on the proposals map at the Submission stage.

- **Bargates, Burton town centre;**
- **Derby Road corridor, Burton;**

High Quality Design

6.12 The Council is not prepared to accept poor quality in the design of new development in the Borough. To signal this, a Supplementary Planning Document on Design (“Design Guide”) has already been adopted by the Council and is used extensively to support decisions on planning applications. The Guide makes it clear that design should take account of the context in which the development takes place. Some locations will be sensitive, and the design of the development would need to reflect the style and pattern of surrounding buildings. However, in other locations the Council will encourage innovative design solutions, especially where this would result in zero carbon or highly energy efficient development, or on-site renewable energy generation.

Policy SP3

The Council will require high quality design for all development in East Staffordshire, in line with the Design Guide Supplementary Planning Document and the national place shaping agenda. Development proposals must positively maintain or enhance 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, to ;**
- **Provide safe communities;**
- **Enhance the landscape and promote biodiversity;**
- **Aid movement through accessibility, connectivity, permeability and legibility;**
- **Enable a mix of uses where this is appropriate;**
- **Provide innovative architecture where this is appropriate;**
- **Provide well designed and integrated public art in significant 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 around the site.**

6.13 Developers will be required to demonstrate how they have responded to the above criteria in their applications, and, where appropriate, to the site Master plans, Development Briefs, Concept Statements and Design Codes.

Sustainable Urban Extensions

6.14 The delivery of this Local Plan will require some sustainable urban extensions to both Burton and Uttoxeter. The Council expects that the planning of these

Sustainable Urban Extensions should be through a masterplanning approach carried out jointly between the developer and the Council. The masterplanning approach should incorporate design codes and standards, in line with principles set out in the Design Supplementary Planning Document, so as to secure high quality sustainable development. Design statements will need to demonstrate an understanding of the local natural and built environment as well as embracing sustainable development principles. They should address how the development will be resilient to the effects of climate change, how it will protect biodiversity and open spaces, deal with waste, and reduce consumption of non-renewable resources. The starting point in design should be the green infrastructure network in line with Policy SP6, with an explanation of how the layout uses this to define identifiable communities.

Policy SP4

All sustainable urban extension (Lawns Farm and West of Uttoxeter), will make provision for:

- **A broad balance and range of housing choice, including both market and affordable housing, with density being determined through a design- led approach;**
- **Access to a wide range of local employment opportunities that offer a choice of jobs and training prospects, both on-site if appropriate and in the adjacent existing urban area;**
- **An appropriate level of retail, leisure, social, cultural, community and health facilities that meet local needs but do not compete with town centres, and good links to existing facilities in adjacent urban areas ;**
- **Nursery, primary and, where necessary, secondary educational needs based on up to date data regarding school capacity and demand;**
- **Measures to achieve the overall aim of reducing car usage by an agreed proportion compared to the number of car movements that are forecast to be made without any measures in place;**
- **Access to well designed separate, but secure, cycleways (both off and on road) and walking routes serving the local facilities;**
- **Housing located within a maximum walking distance of 300m of a frequent, viable and accessible bus service;**
- **A network of green spaces linking the Sustainable Urban Extension to the wider Green Infrastructure (GI) network. The Council will require the development to meet the principles set out in Policy SP6. The provision and purpose of Green Infrastructure needs to be integrated into the planning of the Sustainable Urban Extension right from the outset.**
- **Development that respects the environmental character of its rural**

surroundings and existing townscape character. Particular attention should be given to the creation of a well designed edge to development and a sensitive transition to adjoining areas in the wider countryside. Proposals will need to include plans for the long term use and management of these areas;

- Local waste management facilities and neighbourhood waste management facilities for the separation, storage and collection of waste, to increase the efficiency of its subsequent re-use, recycling and treatment.
- Incorporate renewable or low carbon energy supply on a district-wide or decentralised basis unless it can be satisfactorily demonstrated that this is not possible without rendering the scheme unviable, or it would create serious amenity or environmental problems.
- The conservation of water resources and the implementation of sustainable drainage systems.
- The Sustainable Urban Extensions will be built in accordance with the Infrastructure Phasing Schedule (to be prepared)(see Policy SP1).

Accessibility and Sustainable Transport

6.15 In order to deliver sustainable development within East Staffordshire, there is a need to encourage and enable a continued move towards more sustainable patterns and modes of travel, and ways of reducing the need to travel, especially to and within the urban areas of Burton and Uttoxeter. The Local Plan policies have an important role to play in helping to reduce the need for travel by, for example, enabling people to work from home, and promoting the co-location of facilities that are likely to generate strong flows of people wanting to go from one to another.

6.16 But where this is not possible, then reducing reliance on the private car, especially for short journeys, will also contribute towards policy objectives relating to the quality of the places we create, improved air quality and reduced environmental impacts, opportunities to improve health through walking and cycling, and reduced contribution by travel to climate change. In addition, reduced congestion would support efforts to attract investment into Burton in particular, and would reduce the time and cost caused by delayed journeys.

Policy SP5

Planning permission will be granted for development where it will not cause significant harm to the safe and efficient use of the highways network, or significant harm to the environment adjacent to the highway network, or measures to satisfactorily prevent the harm occurring are implemented as part of the development. For larger developments which are likely to have an impact on the wider highway infrastructure the applicants will normally be required to:

- make an appropriate contribution towards the cost of any necessary highway improvements;
- provide a financial 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;
- prepare and implement a Travel Plan encouraging alternative forms of transport to the private motor vehicle.

Green Infrastructure

6.17 Green infrastructure (GI) is a network of multi-functional green spaces. This network of both public and privately owned land and water supports native species, maintains natural and ecological processes, sustains air and water resources (sometimes separately identified as “Blue Infrastructure”), and contributes to the health and quality of life of people and communities. The growth proposed in the Borough provides an opportunity to plan for a green infrastructure network, serving the needs of both rural and urban communities and strengthening the links between them.

Policy SP 6

The Council will seek an overall gain in green infrastructure through the protection and enhancement of existing assets and the creation of new multi-functional areas of green space that promote:

- recreation and tourism;
- public access;
- green education;
- biodiversity;
- water management;
- the protection and enhancement of the local landscape;
- and mitigation of climate change;
- green economic uses; and
- sustainable land management.

Major and Minor Green Infrastructure corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study²¹, 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 (Community Infrastructure Levy) to facilitate improvements to their quality and robustness;**
- c) Investing in enhancement and restoration where the opportunities exist, and the creation of new resources where necessary.**

²¹ Available on the Council's website.

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 linear 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 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.

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.
- 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 commencement of development 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) All development should identify key biodiversity habitats, features of geological interest and all other environmental assets at the masterplanning stage and where possible enhance these features through positive management, buffering, extension and linkage.
- f) All development design should include street trees and urban woodland, including National Forest planting where this is applicable. Existing high quality woodland should be retained where possible within development designs to achieve an overall net gain in woodland area.
- g) All development design should respect and respond positively to the historic environment and should use green space to protect and incorporate historic features.
- 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) Linear green infrastructure should be used within developments to encourage a modal shift to more sustainable modes of transport and should connect to existing footpath and cycleway networks.

Open Space, Sports and Recreation Areas

6.18 The provision and protection of open space, sports and recreation areas is vital to maintaining and improving well-being within the community. The Council has adopted an Open Space Supplementary Planning Document which sets out the requirements for these types of open land in new developments. The Council has commissioned in partnership with Sport England an Outdoor Sports Delivery Investment Plan to identify how additional provision may be secured within the Borough²².

6.19 Equally important is the protection of the facilities already in place. They are a vulnerable resource and are difficult to replace once lost, unless an adequate replacement is planned as part of a development. Loss without replacement can only be permitted if there is clear evidence of over-provision in the area, taking into account the relative difficulties of accessing these facilities from all parts of their hinterlands. For example, there may be a similar facility physically nearby, but it may not be a suitable alternative because it may be difficult to access. The Council's Leisure service will be consulted on proposals for loss of facilities or for new facilities, particularly with regard to demand, accessibility and deficits of provision.

Policy SP7

Appropriate development proposals (as defined in the Open Space Supplementary Planning Document)²³ in the Borough are required to:

- **Contribute quantitatively and/or qualitatively to the existing open space, sports and recreation areas in accordance to the local standards identified in the Open Space Supplementary Planning Document; and**
- **Contribute towards future management and maintenance of the open space, sports and recreation areas.**

Open space, sports and recreation buildings and land, including playing fields, should not be built on except where it can be demonstrated that there is currently an excess of provision in the area, or where alternative facilities of equal or better quality will be provided as part of the development and their maintenance and management arrangements are acceptable.

Consideration will be given to the contribution towards recreational provision from non residential development, in the form of amenity space, which is designed to complement the nature of the development – and if the site is within the National Forest woodland planting in accordance with SP6 on Green Infrastructure and SP17 on the National Forest.

²² This work will be available during the summer 2012.

²³ The Open Space SPD contains open space standards. This document is available on the Council's website.

New Housing Development

6.20 New housing developments should help to create or maintain sustainable and inclusive mixed communities. The concept of housing choice means that those wanting to live in the Borough should have available to them as wide a choice as possible of homes in order to suit their needs (see the Housing Choice Supplementary Planning Document). This is essential if the Borough is to attract new businesses, and employees and employers alike are to be able to live sustainably close to their workplace. Developments should contain a mix of types, sizes and tenures of housing which is appropriate to their size; the larger the scheme, in general, the greater the variety that will be possible. This variety of homes will need to cater for people at different stages of their lives, and of different incomes; for example the number of older people as a proportion of the Borough's population is set to rise, as is the number of one or two person households. Within these life stage and income groups there will be a range of needs and preferences.

Policy SP8

The mix of housing provided on a site shall be in accordance with the mix agreed with the Council as being required in that location. Unless otherwise agreed, sites providing 10 or more dwellings shall include market housing of various sizes including 2-bedroom dwellings, and large sites shall include the full range of dwelling sizes and types needed in that location. The Housing Choice SPD sets out more detail.

All new housing should meet the Lifetime Homes standard which means homes can easily be adapted for someone with mobility difficulties.

Affordable Housing

6.21 One of the important determinants of housing choice is income. In line with established practice and national policy, most housing developments are expected to include provision of affordable housing (as defined by the NPPF) to meet the needs of residents who cannot afford housing at market prices.

6.22 The Borough-wide requirement for affordable housing, the types of affordable housing needed, and guidance about the assessment of deliverability are set out in the Council's Housing Choice Supplementary Planning Document.

6.23 Affordable housing needs to contribute to the creation of sustainable, inclusive, mixed communities. This will normally be achieved by including affordable housing on site. However the Council intends to address part of the housing need in the Borough by such measures as improving existing housing, bringing empty homes back into use, and meeting the need for affordable housing in rural areas. It is therefore prepared to accept a commuted sum (financial payment) in lieu of on-site affordable housing in the circumstances specified below.

6.24 Provision of affordable housing may be constrained by deliverability where providing the affordable housing needed alongside other required obligations would

make a development unviable. This leads to an under-supply of affordable housing and a need for more market rented housing. Therefore, if a development cannot provide the affordable housing needed, it is expected to provide market rented housing in place of affordable housing for sale to a Registered Provider at market prices for use as market rented housing until such time as the Registered Provider is able to turn it into affordable housing.

6.25 Affordable housing needs to contribute towards meeting need within the Borough as a whole, as well as meeting specific local need particularly in rural areas. The settlement hierarchy has established 3 levels of settlement within the Borough and different requirements are attached to different levels to reflect their different levels of facilities.

Policy SP9

In Burton, Uttoxeter and the Strategic Villages:

- Affordable housing is required on sites with a developable area of 0.25ha or more. This will ensure that affordable housing is shared around a large number of sites.
- Sites above this threshold must provide affordable housing in line with the Borough-wide requirement to the extent that this is deliverable. The Housing Choice SPD sets out the Borough-wide requirement and the Council's assessment of deliverability.
- Where the amount of affordable housing to be provided on a development is less than 15% of the total number of dwellings, all affordable housing shall be provided on site unless there are exceptional circumstances. Where the amount of affordable housing to be provided is more than 15% of the total number of dwellings, 15% of dwellings shall be provided as on site affordable housing unless there are exceptional circumstances, but a commuted sum may be accepted in lieu of further on site affordable housing. Exceptional circumstances are where the Council determines that provision of affordable housing on site would be contrary to the creation of a sustainable, inclusive, mixed community.
- Where the amount of affordable housing to be provided on a development is less than the Borough-wide requirement because of deliverability constraints, the affordable housing not provided shall be replaced by the same mix of market housing (replacement market rented housing) which shall be offered for sale to Registered Providers of Social Housing at market prices.
- The types of affordable housing and replacement market rented housing to be provided shall be the mix required by the Council to meet identified need as set out in the Housing Choice SPD.

In the Local Services Villages:

- All market housing developments must meet the specific local need for affordable housing and market housing, on site, to the extent that this is deliverable.
- Where the amount of affordable housing to be provided on a development is less than the specific local need for affordable housing because of deliverability constraints, the affordable housing not

provided shall be replaced by the same mix of market housing (replacement market rented housing) which shall be offered for sale to Registered Providers of Social Housing at market prices.

- If the specific local need for affordable housing is lower than the Borough-wide requirement then the difference between on-site provision to meet specific local need and the Borough-wide requirement shall be provided as a commuted sum, to the extent that this is deliverable.
- If and when the housing target for the village has been met, but a specific local need for affordable housing remains (because of deliverability constraints) or arises (due to the passage of time), then additional affordable housing may be permitted on Exception Sites.

In Tier 3 Villages:

- Affordable housing may be permitted on Exception Sites to meet specific local need.

Exception Sites:

- Where it is demonstrated to the satisfaction of the Council and the local parish council that there is specific local need, as set out below, for new affordable housing and/or market housing and/or Gypsy and Traveller pitches in a rural area that will not otherwise be met, for example, by existing stock (residual need), permission may be granted for a small development (up to seven dwellings) to specifically meet that residual need on a suitable site within or immediately adjacent to a village within reasonable reach of local services.
- An exception site must meet all the residual need to the extent that this is permissible and deliverable.
- Any housing which is included for households related to the landowner/developer, for example, family members or employees, shall be subject to a condition that it will become affordable housing when it is no longer occupied by a related household, so that it can then meet wider need.
- Any permission will be subject to cascade arrangements to provide priority in perpetuity for local people who need the housing/pitches.
- Exceptionally, where it is demonstrated to the satisfaction of the Council through an open book approach that the affordable housing needed would otherwise be undeliverable, one or two additional and suitable market dwellings may be permitted, but only to the extent necessary to bring forward the affordable housing without allowing any increase in land price/value or unreasonable profit.

Affordable housing and replacement market rented housing shall be externally indistinguishable from market housing on the same site. Different tenures of housing shall be fully integrated by means of dispersal of affordable and replacement market rented dwellings around the site in clusters of no more than six; affordable flats may be provided in separate blocks, with blocks dispersed around the site. All affordable housing shall comply with the Homes and Communities Agency's standards for grant-funded housing.

Burton, Uttoxeter and the Strategic Villages

6.26 The amount of affordable housing to be provided will be reassessed over time and will be increased if deliverability improves. On multi-phase sites the amount of affordable housing that is deliverable will be reassessed as each phase is brought forward.

Local Services Villages

6.27 The extent of specific local need must be identified, as set out below, before planning approval is sought, and may exceed the Borough-wide requirement.

Exception Sites

6.28 The extent of specific local need and the availability of other stock must be identified, before planning approval is sought.

Specific local need

6.29

- 'specific local need' means one or more qualifying local households within the village or surrounding area who are living in housing that has become inadequate for them, who wish to move to suitable housing or pitches in the area, who can however remain in their existing housing until suitable housing can be provided, and for whom suitable housing or pitches in the area would meet their needs.
- 'qualifying local households' are households containing at least one person who has been habitually resident for the last 5 or more years.
- 'inadequate' means housing that:
 - is tied accommodation and the worker will reach retirement age within 5 years
 - is too small as defined by the Bedroom Standard; or
 - is unaffordable or unmanageable eg because it is too large; or
 - does not provide the occupiers with independent accommodation, and they are over the age of 25, or an established couple, or a family; or
 - is not suitable for them because they have specific needs eg disability; or
 - requires improvement to bring it up to normal standards and they cannot afford the necessary works.
- 'has become inadequate' means it was originally adequate but is so no longer. The need is for market housing if the household in question can afford to buy such housing at the market price. If this is not the case, then the need is for affordable housing.

Gypsy and Traveller Pitches

6.30 The currently assessed need for new Gypsy and Traveller pitches is set out in the Housing Choice Supplementary Planning Document. If and when a need is identified, the Council will identify a developable site or sites to meet the need over time. The following policy will be used to assess applications for private sites in addition to the other policies in this Plan.

Policy SP10

Gypsy and Traveller pitches need to be located on sites suitable for development within development boundaries and within reasonable reach of local services. Sites need to be designed with a high quality frontage onto the street which enhances the street scene and which integrates the site into the community.

Prosperity

Employment

6.31 Evidence suggests that manufacturing will continue to employ fewer people in the future whilst the business and professional services sector will employ more. The focus will be to support and encourage the preservation of important manufacturing jobs within the local economy, through the re-development of existing employment sites and release of new strategic sites to specifically accommodate the needs of higher value manufacturers.

6.32 Clearly, not all existing employment land will be needed in the future, but it is important to protect the best sites should they become vacant or underused. Brownfield sites, once lost to another use, are unlikely to ever again become available for employment use. The Council must ensure that a choice of sites of different sizes and characteristics is available to meet the needs of all types of business. Good brownfield sites provide opportunities, for example, for businesses starting up or expanding, particularly if they are engaged in B2 general industrial enterprises rather than B1 light industry or offices.

6.33 However, sites that have poor access, or are environmentally unsuited to further employment use should the present use cease, or have lain undeveloped for a very long time, might be better developed for another use, thus avoiding the need to locate that use on a greenfield site.

6.34 Work being undertaken by GVA, building on the Jones Lang Lasalle (JLL) study of 2009, will present an objective assessment of all employment sites with a recommendation for what should be retained or released should the site become (or be) vacant. All sites with a recommendation for release from the 2009 work by JLL have been fed into the Council's Strategic Housing Land Availability Assessment (SHLAA) and assessed for their potential as housing sites, and this will be updated once the GVA work is complete.

6.35 However, if East Staffordshire is to provide a range of sites, of different values, for a wide spectrum of businesses, both new and expanding, then there will be a need to provide new employment sites of high quality with good accessibility to attract the types of business currently under-represented in the Borough. Work is currently underway to update the Council's evidence base on the types, locations and sizes of sites required for different business sectors which will be used to inform decisions on site allocations and sites covered by protection policies.

6.36 Since Burton and Uttoxeter town centres are not generally acknowledged by the market as established office centres for more than local needs (with the exception of Molson Coors' UK headquarters in High Street, Burton) it is expected that the demand for office space is more likely to be in business parks in sustainable locations on the edge of these urban areas.

6.37 As with Burton's housing market, the employment land that is likely to become available at Drakelow in South Derbyshire will need to be taken into account to avoid allocating more employment land in the area than demand is likely to justify.

Policy SP11

To ensure the provision of a mix of employment types on strategic sites, the Council will require a mix of B1, B2 and B8 uses on these sites. Exceptions may be made where:

- (i) a site is to be entirely or almost entirely developed for the specific requirements of a single user generating a significant number of jobs; or**
- (ii) a site in a specific location may be allocated for a specific use where the site size, or general location, limits the suitability of the site to accommodate certain uses, or the ability to accommodate a range of uses .**

Non-business and industrial uses will only be permitted on existing employment sites, allocated employment sites, or sites with planning permission for employment use which have not yet been fully developed, if

- (a) The land is no longer required to meet economic development needs; or**
- (b) The current activity is causing, or could cause, significant harm to the character of the area or the amenities of residents;**

and additionally, on strategic employment areas

- (c) it would not prevent, or have a significantly detrimental impact upon, the continued primary use of the strategic employment site as a whole for employment use, unless a) or b) apply to the entire strategic employment site.**

For employment proposals on sites within the urban area not allocated for employment purposes the Council will normally grant permission following the demonstration of environmental sensitivities including traffic and highway impacts on the surrounding areas.

Tourism

6.38 The Borough Council supports the development of tourism as an important and growing industry in suitable locations. Although East Staffordshire is not a major visitor destination, the tourism industry is a significant employer in the area, employing over 4,000 people in a range of businesses. It has the potential to grow in specific forms of tourism. It is home to a number of established attractions such as, Uttoxeter Racecourse, Tutbury Castle, the National Brewery Centre, Barton Marina and Burton Regatta and is in close proximity to Alton Towers, the National Memorial Arboretum, and Sudbury Hall. The National Forest is also a growing tourism destination – with the National Forest Adventure Farm being located in the Borough at Tatenhill. With the recent emergence of canals as a vehicle for leisure tourism, there is an opportunity for East Staffordshire to make more use of the Trent and Mersey Canal, together with other water-based initiatives on the Trent Washlands, (such as the Central Rivers Initiative), Leasowes Farm and Blithfield Reservoir. In

the future the completion of the National Football Centre at St. George's Park may be a catalyst for football-based tourism opportunities

6.39 The Borough Council is working with neighbouring authorities on joint strategies and promotion. The Borough Council supports tourism growth and it wishes to promote and enhance its environmental, historic and natural assets which contribute to the Borough's attractiveness.

Policy SP12

Permission will be given to the improvement of existing tourist attractions and to the development of distinctive new attractions, subject to them being compatible with policies on protecting the countryside and areas of important or sensitive Landscape Character (see Policy SP20). New tourism and cultural developments will be assessed according to the extent to which they support the local economy and promote the distinctive character and quality of the Borough. The Borough Council will maximise opportunities to develop and promote tourism by approving in principle proposals which:

- **demonstrate strong sustainable development principles, and are of an appropriate quality, scale and character compatible with the local area**
- **capitalise and enhance the natural assets of the Borough and do not adversely affect the natural environment and designated features of the built environment, including their settings, biodiversity, geodiversity or visual amenity, and**
- **do not adversely affect the local transport infrastructure or residential amenity, or mitigate such effects where they are likely to arise**
- **contribute to the restoration of degraded land or the regeneration of an area or of buildings throughout the Borough, but particularly in line with the Central Rivers Initiative Strategy.**

Those activities attracting large numbers of people should be located in highly accessible locations, and preferably within the towns, unless the tourism initiative requires a countryside location or setting. Development of tourist facilities in the rural area will be limited to those that make use of the natural environment in a sustainable manner.

Leisure, cultural and tourism development which supports the existing rail and canal network will also be encouraged.

Community Facilities and the Local Economy

6.40 To maintain and improve community wellbeing, support will be given to proposals and activities that protect, retain or enhance existing community facilities, or lead to the provision of additional community facilities. Such community facilities include, but are not limited to, primary schools, shops, post offices, banks, public houses, petrol-filling stations, public halls, indoor sports facilities and small-scale health-care facilities.

Policy SP13

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.

Where appropriate, the multi-use of premises for a range of community uses will be encouraged.

The Council will approve extensions to existing community facilities, subject to compliance with other Local Plan policies.

Proposals which result in a 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
- (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.

Rural Economy

6.41 The vision sets out that East Staffordshire will have viable, attractive villages which will continue to foster appropriate, sensitive growth and vitality to support rural living and work. The character and appearance of rural areas will be protected whilst maintaining and enhancing their vitality and viability through limited small-scale development, the provision of local services and facilities and promoting improved employment opportunity. Strategic and Local Service villages in the Borough, as identified in Policy SP1, will be the rural centres for services, facilities and jobs acting to sustain the rural areas; they provide the most accessible locations from which to travel. Small-scale rural diversification projects, largely re-using existing buildings, will be generally suitable for smaller settlements and farm buildings.

Policy SP14

New employment development in rural areas should be located within the strategic villages or local service villages, or if there are no suitable sites, immediately adjacent to the development boundary. Employment development, including extensions to existing premises will be approved if the development:

- a) does not unduly affect the character or amenity of the settlement and will not detract from the environment; and,
- b) is in accordance with other Plan policies, and Neighbourhood Plan policies where these are adopted.

Permission will be given for new employment development outside strategic or local service villages if it meets the criteria of Policy DP7, or there are exceptional reasons why it cannot be located in these villages or in established urban employment locations.

Before new locations or buildings are proposed, applicants should investigate the viability and suitability of re-using redundant buildings (see 'Re-use of Redundant Rural Buildings SPD) and demonstrate to the Council that none were viable or suitable.

Farm diversification proposals will be supported where they can make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location.

The Council will resist proposals which would lead to the loss of sites used for industrial/commercial use or other employment generating uses in the countryside or rural settlements unless there are overriding environmental considerations or another source of employment is being created nearby.

Burton upon Trent Town Centre

6.42 Burton upon Trent faces a number of challenges over the coming years. The town is currently performing well in the face of the economic conditions currently prevailing, but in order to keep this position and not suffer from the competition of neighbouring retail centres and from internet retailing it is essential that Burton upon Trent accommodates a new and improved retail offer and other related Town Centre uses to maintain its attractiveness.

6.43 The Vision and aspirations for the town centre have been set out in some detail in the Strategic Framework for Burton upon Trent Town Centre. Whilst this is not a statutory document it is based upon extensive evidence base and consultation. In turn, the Framework is an evidence base document for the Local Plan. Guiding the development of certain key sites in the Town Centre is considered important enough to warrant their formal allocation in this Local Plan.

6.44 The Strategic Framework sets out the following vision for Burton Town Centre. This vision has been developed following consultation events held during the early stage of Area Action Plan preparation which ultimately led to the Strategic Framework for Burton Town Centre:

Vision

'By 2026 Burton Town Centre will offer a high quality town centre experience for the growing population in its catchment area. In creating this experience the town centre's key assets of a riverside setting, industrial heritage in brewing beer and its location at the centre of the National Forest will have been fully exploited. The town centre will be rich in its range of retail and leisure facilities in a variety of sizes of units. It will be a thriving centre for education and employment with an increasing town centre population providing a safe and enjoyable environment that is attractive to all age groups, and which promotes activity into the evening. A series of linked public spaces will provide vitality, quality and connection with the River Trent and its Washlands. The Town Centre will be easier to get to and from by a range of different means of transport'.

Policy SP15

Within the Town Centre boundary*, development will be permitted that helps to strengthen the Town Centre as a vibrant, thriving place where a range of uses complement its role as a retail centre. As well as new retail floorspace, suitable uses include: offices; residential; cultural; leisure; and educational. Other uses may also be appropriate if they contribute to the overall attractiveness and vitality of the town centre.

New development should be designed to meet a very high standard of quality, respecting and reflecting the town centre's historic heritage and helping to improve the sense of place and legibility visitors to the Town Centre experience. Developers should take into account the Council's Public Realm Implementation Plan in designing the public realm within and around their development, and through the Community Infrastructure Levy charge will be required to contribute towards improvements elsewhere in the town centre and towards transportation schemes in and around the town centre aimed at improving accessibility.

Where appropriate, developments should help to open up pedestrian and cycle links to the Washlands.

Within the primary retail area* the Council has identified primary and secondary retail frontage*. In primary frontage the Council will only permit uses within Use Classes A1 (retail), A2 (financial and professional services) and A3 (restaurants and cafes) at ground floor level unless it can be demonstrated that the use will enhance the vitality of the primary retail frontage with a use that complements the main function of shopping. In secondary frontages*, the Council will accept a wider range of changes at ground floor level to a use that complements the function of the Town Centre as a whole.

6.45 * The Council is due to commission additional evidence to support the town centre policies. Strategic opportunities will be identified to deliver mixed use sites that will contribute to the overarching offer of the town centre and promote an evening economy. The work will also identify the town centre boundary, the primary retail area, and primary and secondary retail frontages. Until this additional evidence is available the Council proposes the allocation of Bargates, High Street Burton upon Trent for a mixed use site.

Uttoxeter Town Centre

6.46 It is proposed that the market town of Uttoxeter accommodate a significant increase in housing and employment development in most Options being tested at this Preferred Options stage, on both brownfield and greenfield sites. As a market town, it will provide the focus for most retail development after Burton upon Trent. An increase in public transport particularly between the market town, larger villages and more remote rural areas will continue to be promoted to improve rural accessibility to services and facilities.

Policy SP16

Within the Uttoxeter Town Centre boundary*, developments will be encouraged that contribute to:

- increasing the number of visitors into the town for day trips and short stays,
- developing cultural activities and the evening economy,
- respecting and enhancing the historic fabric and improving the environment, lifting the quality of the public realm within and around the Town Centre,
- increasing safety and security whilst tackling poor perceptions,
- encouraging a greater variety of housing opportunities,
- encouraging greater intensity and mix of uses in the Centre,
- reducing traffic problems and creating a more people friendly place, and
- developing and strengthening the role of this important Market Town as a hub for the local communities of Uttoxeter itself, and for its rural hinterland.

Within the primary retail area* the Council has identified primary retail frontage. In primary frontage the Council will only permit uses within Use Classes A1 (retail), A2 (financial and professional services) and A3 (restaurants and cafes) at ground floor level unless it can be demonstrated that the use will enhance the vitality of the primary retail frontage with a use that complements the main function of shopping. In secondary frontages*, the Council will accept a wider range of changes at ground floor level to a use that complements the function of the Town Centre as a whole.

*These will be defined following further evidence gathering.

Protection & Enhancement of the Environment

National Forest

6.47 The National Forest is transforming the landscape to create a mosaic of land uses and enhance biodiversity; making a small but significant contribution to the UK's efforts to reduce atmospheric carbon dioxide; creating a major resource for tourism, recreation and education; providing a productive alternative use for farmland and enabling farm diversification; contributing to the UK's timber needs; and stimulating the economy and creating jobs.

6.48 The National Forest covers both the south-eastern rural areas of East Staffordshire and the urban centre of Burton upon Trent. The Borough Council will pursue a robust and imaginative approach towards development in the area whilst ensuring that the commercial return from development will help to support implementation of the Forest Strategy 2004-14.

Policy SP17

The Borough Council will support:

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

Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping will generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents.

Implementation of planting and landscaping schemes for approved new development in the National Forest will be secured by means of conditions, or will be a constituent part of the Community Infrastructure Levy. The measures may include, as appropriate:

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

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

- aims of the National Forest;
- interests of visual amenity;
- desirability of maximising public access where appropriate;
- principles of good woodland management;
- maintaining and enhancing the nature conservation resource;
- retention and enhancement of the landscape character.

National Forest Planting Guidelines

1. Housing:

- (a) Sites under 0.5 ha: Normal landscaping appropriate to site
- (b) Sites over 0.5 ha: 20% of development area to be woodland
- (c) Sustainable urban extensions over 10h: 30% of the development to be woodland planting and landscaping

2. Industrial:

- (ii) Sites under 1 ha: Normal landscaping appropriate to the site's setting and landscaping
- (iii) Sites over 1 ha: 20% of the development area to be woodland planting and landscaping
- (iv) Sites over 10 ha within sustainable urban extensions : 30% of the development area to be woodland planting and landscaping

3. Highway Schemes in the National Forest

Highway schemes should achieve well wooded settings with planting adjoining the roadside and off site. Appropriate landscaping should also accompany road improvements.

Climate Change, Water Management and Flooding

6.49 The most obvious effect climate change is likely to have on East Staffordshire is to increase the potential for flooding in certain parts of the Borough due to the greater incidence of sudden, extremely heavy episodes of rainfall forecast for the future. Much of the built-up area of Burton upon Trent lies within Flood Zones 2 and 3; limiting new development to Zone 1 land (the lowest risk) severely curtails the options open for the growth of the town. The River Dove Flood Plain similarly limits the directions for growth for Uttoxeter. The strengthening of flood defences is part of the solution. However, it is clear that new development must meet two main criteria:

- flood resilience where there is high risk (this could range from the method of construction of the buildings themselves to establishing areas where overflow can drain to before it becomes a flood); and

- ensuring that the development itself does not create problems of run-off from the buildings, or by altering drainage patterns locally without installing measures to channel away flows safely.

6.50 The Council believes that ensuring new development is properly designed to meet these two criteria is a high priority. The Council favours the use of Sustainable Urban Drainage systems wherever possible, and will look for imaginative ways of integrating these into the scheme.

Policy SP18

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:

- 1) the protection and storage capacity of the flood plain, washlands and other areas at risk from flooding;**
- 2) access to watercourses for maintenance;**
- 3) the characteristics of surface water run-off;**
- 4) the integrity of fluvial defences;**
- 5) the drainage function of the natural watercourse system; or**
- 6) the necessity for additional public finances for flood defence works.**

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

In considering all development proposals the following principles will be applied:

- **Development and service provision must ensure that communities and the environment are not adversely affected by flooding and whilst there is therefore is an expectation that all development should fall within flood zone 1 the special circumstances of Burton upon Trent and its existing flood prevention measures will mean that as redevelopment sites are brought forward exception tests will need to be considered, in line with government guidance.**
- **Where land in flood zones 2 or 3 is involved a comprehensive Flood Risk Assessment will be required to be submitted by the applicant.**

- Measures that manage and control water runoff through the use of Sustainable Urban Drainage Systems (SUDS) - for example, storm water diverted to soakaways, green roofs, permeable paved surfaces etc,- will be sought in all schemes.
- Measures to reduce demand for water will be required, such as the use of grey water recycling and rainwater harvesting.
- All proposals which may affect water quality in watercourses because of run-off from the development or from building works affecting underground water sources must be accompanied by an explanation of how these effects will be avoided, or the quality of water restored.

Renewable and Low Carbon Energy Generation

6.51 The Council supports the local generation of energy from renewable or low carbon sources. It is aware that some technologies can have a higher impact on their surrounding environment than others. However, over the time period of this Plan it is clear that existing technologies will develop, new technologies may emerge, and the ability of installations to integrate into their surroundings, or into the built development they serve may change.

6.52 The policy below is therefore flexible to changing circumstances, whilst protecting interests of acknowledged importance such as residential amenity, nature conservation and landscapes of high value.

Policy SP19

The Council will promote and encourage all technologies and types of renewable and low-carbon energy generation, appropriate to the location in the Borough. This includes schemes that:

- form part of proposed new developments (including stand-alone schemes;
- are incorporated into existing developments; and
- are community-led initiatives.

The Borough Council will encourage technologies that provide the greatest renewable energy generation and carbon savings, whilst recognising the need to balance adverse impacts and location restrictions.

The Borough Council will prepare a Supplementary Planning Document with advice on the types of renewable energy technology that may be most appropriate in the different types of location in the Borough.

Opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers will be encouraged.

Renewable and Low-Carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. Therefore all applications are subject to the following considerations:

- the degree to which the scale and nature of a proposal reflects the capacity and sensitivity of the landscape, townscape, natural, historical and cultural features and areas to accommodate the development
- the degree to which the developer has demonstrated any wider environmental, economic, and social benefits of a scheme as well as to how any adverse impacts have been minimised (eg visual intrusion, noise or odour). This includes wider benefits arising from clean energy supply, reductions in greenhouse gas and other polluting emissions, and contributions towards meeting national targets for use of renewable energy sources
- the impact on designated sites of European, national, regional and local biodiversity and geological importance

In assessing whether or not adverse impacts are satisfactorily addressed, the Council will also take into account cumulative impacts.

Biodiversity and Geodiversity

6.53 The conservation and enhancement of biodiversity and geodiversity is increasingly seen as an essential element of sustainable development. A National Biodiversity Action Plan has been drawn up for the UK from which County and Local Biodiversity Action Plans have been produced which includes targets relevant at the County and local levels respectively. The Staffordshire Biodiversity Action Plan (BAP) has been in place since 1998, it provides guidance and identifies priorities to secure the future sustainability of the biodiversity resource across the County. The BAP identifies 15 priority Habitat Action Plans and 28 Species Action Plans, and identifies a number of targets and objectives for these.

Policy SP20

In considering proposals for development the Council will seek to protect, maintain and enhance the biodiversity and geodiversity of the Borough through the following measures:

- Ensuring that development retains, protects and enhances features of biological or geological interest, and provides for the appropriate management of these features.
- Where harm to biodiversity and/or geodiversity is likely to occur as a result of development, appropriate mitigation and/or compensation will be required. Any replacement assets should be of a comparable or enhanced value.

- Designated sites of international, European, national and local biodiversity, and geological importance, will be protected and enhanced to meet the objectives and targets in the UK and Staffordshire Biodiversity Action Plan. Where development is proposed that may affect these sites appropriate measures will be required to conserve the features as far as possible and to provide for replacement habitats or features where development proposals would result in a net loss of key habitats and species within the district.
- Supporting proposals which improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly land for biodiversity value.
- Developments which support the positive and multi-functional benefits of biodiversity and geodiversity will be viewed favourably, for example how nature conservation can bring benefits relating to health, education, social inclusion and environmental protection.

Locally Significant Landscape, Landscape Character Areas and Strategic Views

6.54 Locally significant landscapes are to be protected, especially where they provide a “green backdrop” to the western edge of Burton. Undeveloped areas around towns have a special role to play in maintaining the distinction between town and country and in providing a rural setting to the urban area. The open spaces on the steeply sloping escarpments on the western fringes of Burton upon Trent are of a high visual quality and provide an important green backdrop to the built-up area, and include a Grade 1 Site of Biological Importance, which is also ancient semi-natural woodland. Similarly, to the east lies a scarp slope containing views of Scalpcliffe Water Tower and Waterloo Clump. Within these areas the Council will promote public access, together with landscape improvement and enhancement measures, such as tree planting to form part of the National Forest, especially when it complements the existing nature conservation resource.

6.55 The Council is currently considering how updated work by Staffordshire County Council on Landscape Character Areas can be translated into policy to protect the landscapes that may be the most sensitive. Along with the exact coverage of the locally significant landscape areas and the position of the strategic views to them, the Local Plan will show these on the Proposals Map when the Submission version is published. At this Preferred Option stage, the Council is seeking views on the concepts and general locations of these areas.

Policy SP21

Within the locally significant landscape areas development will not be allowed which would adversely affect the quality of those areas or their setting. Strategic views of the escarpments to the west and east of Burton upon Trent from the town centre will be protected by ensuring that any proposed development within the strategic view areas:

- i. is limited in height so as not to obscure the views; and
- ii. is a design that complements the view, with particular attention being paid to the shape and features of the roofscape

Within the Landscape Character Areas the Council will permit development that accords with the policies in this Local Plan and also meet the relevant objective for the type of landscape in which it lies.

Green Belt

6.56 As indicated on the Proposals Map, a small portion of the Burton upon Trent/Swadlincote Green Belt lies within the Borough. This Green Belt is established, and no alterations to it are proposed in this Local Plan, in line with guidance in NPPF. The purpose of the Green Belt is to prevent the coalescence of these two settlements, and the existence of this Green Belt for this purpose continues to be necessary and relevant.

Policy SP22

The Council will apply the policy guidance as set out in NPPF in considering any applications for development in the Green Belt, together with all appropriate Local Plan policies.

Special Areas of Conservation (SAC)

6.57 East Staffordshire Borough Council has worked jointly with Staffordshire County Council and other Staffordshire District and Borough Councils on a Study to look at the Evidence Base relating to the Appropriate Assessment in relation to Cannock Chase SAC²⁴.

6.58 Much of the Cannock Chase SAC falls within a popular and well-used Country Park. Visitor pressures include dog walking, horse riding, mountain biking and off-track activities such as orienteering, all of which cause disturbance and result in erosion, new track creation and vegetation damage.

6.59 The SAC policy has been informed by evidence which is based on a visitor survey carried out in 2000. It has been recognised that further work is needed on the visitor use of the SAC and research is ongoing on a new visitor survey involving a partnership of local authorities, including the Black Country authorities, and an up-to-date impact assessment will be produced based on this new survey information.

Policy SP23

Development will only be permitted where it can be demonstrated that it will not be likely to lead directly or indirectly to an adverse effect upon the integrity

²⁴ Habitats Directive 92/43/EEC

of the Cannock Chase Special Area of Conservation (SAC).

A net increase of housing development within the areas of East Staffordshire that fall within the Zone of Influence around Cannock Chase SAC (as identified by current evidence and subject to further research) that is likely to have an adverse impact upon Cannock Chase SAC should mitigate for such effects, in line with the ongoing work to outline the pressures on the SAC caused by recreation and visitor pressure. This may include contributions to habitat management, access management and visitor infrastructure, publicity, education and awareness raising; and provision of suitable alternative natural green recreational space, within development sites where they can be accommodated and where they cannot by contributions to offsite alternative green space.

The effective avoidance of and/or mitigation for any identified adverse effects on the Cannock Chase SAC must be demonstrated to the Council as the Competent Authority and Natural England and secured prior to the Council giving approval of development. This Policy has jurisdiction over developments within East Staffordshire only; however it will be implemented jointly with neighbouring authorities via the application of complementary policies in partner Local Development Frameworks.

Development proposals should be consistent with other local planning policies.

Q8 Should the Council have a policy on Sustainable Development?

Q9 Should individual SUE's have a specific policy relating the delivery of the site?

Q10 Should the Council allow for custom build housing on the SUE's?

CHAPTER

Detailed Policies

7

Setting out how decisions relating to specific development proposals will be made.



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DP6	Small-Scale Retail
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Design of New Development

7.1 Policy SP3 sets out the principles that applicants will need to meet in putting forward a proposal and signals the Council's commitment to ensuring high standards of design. Set out below are more detailed considerations that the applicant will need to take into account, and the Council will use these to assess the application. Additional policy guidance is given on the design of vehicle parking which has the potential to damage severely what may otherwise be an acceptable design.

Policy DP1

Planning permission will normally be granted for development which responds positively to the context of the surrounding area and in itself exhibits a high quality of design which corresponds to, or enhances, surrounding development, and is compliant with the East Staffordshire Design Guide (or any superseding document). In assessing the design of development proposals, the Borough Council will have regard to the following factors where appropriate to the type of development:

- 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.**
- How elements of any open spaces, both hard and soft, in the proposed relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscape's character and appearance.**
- The density and mix of the development in relation to its context and the uses to which the development will be put.**
- 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.

- How the height of the proposed development relates to the height of surrounding development and any vistas, views or skylines.
- 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.
- 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.
- 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.
- Adverse impacts on the amenities of occupiers of nearby residential properties in terms of loss of light, outlook, or privacy.
- 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.
- Provide well designed and integrated public art in significant 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 around the site.

The design and layout of parking areas will be in accordance with the Council's adopted Parking Standards or subsequent updated document and will be required to:

- a) Minimise the visual impact on the area, and integrate parking into the design to minimise the impact on the design of buildings, particularly on public facing frontages;
- b) Incorporate appropriate landscaping, particularly where necessary to break up larger parking areas;
- c) Provide clearly demarcated parking bays and safe pedestrian routes through the parking area which link with existing routes
- d) Incorporate any required lighting sensitively to avoid adversely affecting the amenities of occupiers of nearby dwellings, or the safe use of the car park itself and adjoining highways
- e) Make adequate provision of spaces for disabled users
- f) Make adequate provision for the parking/storage of cycles

Designing in Sustainable Construction

7.2 All development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development which positively addresses the impacts of climate change and delivers a sustainable approach through achieving the highest viable standards of energy and natural resource efficiency and reduction in carbon emissions will be encouraged. New development will be located and designed in ways which will reduce greenhouse gas emissions.

7.3 This policy builds on Policy SP3 on High Quality Design and complements Policy SP19 on Renewable and Low Carbon Energy Generation by setting detailed sustainable construction and design criteria.

Policy DP2

The Council actively encourages the design and delivery of low carbon buildings and will support energy improvements to existing buildings subject to the other policies in this Plan, particularly protecting the amenity of neighbours.

It is expected that development will:

- **follow the energy hierarchy of designing out energy demand, incorporating energy efficiency measures and introducing low carbon energy supply;**
- **be designed to be consistent with the Governments zero carbon buildings policy, adopting the nationally described standards. In particular, the development should be designed from the outset to minimise energy demand from the construction, maintenance and running of the building, through careful siting of buildings to minimise exposure, maximising opportunities for retention of existing buildings, and recycling building materials. Developments should use the appropriate materials, form, orientation and layout of buildings to maximise the benefits of passive solar heating, cooling, lighting and natural ventilation;**
- **be designed so as to incorporate the best environmental practice and sustainable construction techniques appropriate to the type and size of development, utilising those techniques that minimise the use of non – renewable resources and which maximise the use of recycled and locally sourced material;**
- **incorporate facilities to minimise the use of water and the creation of waste, and which maximise opportunities for recycling;**
- **limit any adverse effects on water quality, reduce water consumption and minimise the risk of flooding;**

- incorporate the use of Sustainable Urban Drainage Schemes where this is appropriate;
- include the use of local and sustainable sources of materials, and where appropriate Site Waste Management Plans should be prepared to ensure that at least 25% of the total minerals used derive from recycled and reused content;
- aim to reduce predicted carbon emissions through the generation of decentralised and renewable or low carbon energy generation where possible;
- where on site renewable or low carbon energy generation is not practical, a contribution towards an off-site renewable energy scheme will be acceptable;
- in developments large enough to make such systems feasible, the viability of decentralised energy systems such as combined heat and power and community heating systems based on renewable and low-carbon energy should be explored. District or shared energy schemes between neighbouring developments, new or existing, will be considered positively.

Where a planning application is submitted that involves an extension to an existing building, or the demolition and re-building of an existing building, the Council will expect that those requirements above that are appropriate to this scale of development will be met where it is feasible and reasonable to do so.

Design of New Residential Development, Extensions and Curtilage Buildings

7.4 Residential development, including extensions and buildings within the curtilage of a dwelling house can have particular impacts on the amenity of neighbours, and the following policy provides specific criteria for this type of development to avoid adverse effects.

Policy DP3

Planning permission for new residential development and/or extensions will normally be granted planning permission where they meet the following criteria and would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan:

- the design and layout would not result in overlooking between principal windows of dwellings;
- the development would not result in a material loss of light to principal windows or the private amenity space of adjacent dwellings;

- the development would not have an unacceptably overbearing impact on adjacent dwellings;
- the design and layout allows outdoor domestic activities to be undertaken in reasonable privacy, bearing in mind the type of dwelling and likely household size of both the existing surrounding dwellings and the proposed dwelling;
- buildings constructed within the curtilage for uses that are ancillary to the dwelling are appropriately designed and sited for their intended ancillary use, paying regard to the size of the dwelling and its curtilage;
- extension of residential curtilages within the countryside will not adversely affect landscape character by the intrusion of urban features.

Where infilling is proposed in the gardens of houses, it will only be permitted where it is restricted to the sub-division of the gardens for single detached properties. The sizes of the plots so formed should not be less than the average of those in the immediate locality OR the size of plot prevailing in the immediate locality. Where the above criteria apply, development will be permitted provided:

- a) it would not result in the significant intensification of development on the site;
- b) it would be sensitively integrated into the townscape or landscape and would not involve the loss or prejudice the future retention of trees on the site; and
- c) it would not be visually obtrusive or poorly screened from neighbouring areas.

Sub-division and Multiple Occupation of Dwellings

7.5 The subdivision of houses into self-contained units or the communal use of a dwelling by multiple persons not living as a single household can provide a source of low-cost accommodation, and such use is welcomed as part of the Council's policies to create genuine housing choice.

7.6 However, there is the potential for these types of accommodation to create problems for the amenity of neighbours, and for the street in which they exist, so the policy below contains provisions to avoid these.

Policy DP4

Sub-division of dwellings and use of dwellings as Houses in Multiple Occupation will be welcomed where it contributes to the creation or maintenance of a sustainable mixed community and where it meets the provisions of other Local Plan policies, particularly parking. Permission will be

refused in a location where the addition of another sub-division or House in Multiple Occupation to existing properties of these types would unbalance the community.

Change of Use/Extension of Residential Institutions

7.7 Whilst the re-development of residential institutions can usually be regarded positively, there is a need for some control to avoid detrimental effects.

Policy DP5

Planning permission for the change of use and/or extension of existing buildings to provide residential care will normally be granted where all the following criteria can be met:

- there are adequate outdoor amenity areas for residents;
- safe vehicular access and parking and manoeuvring facilities are provided in accordance with the Parking Standards Supplementary Planning Guidance (or any superseding document);
- the use will not detrimentally affect the amenities of the surrounding area through noise, general disturbance and traffic generation;
- the area does not already contain so many buildings put to commercial purposes that the change of use of one more will change the character of the area from being one of primarily private residences to an area where such dwellings are in a minority; and
- any extension will not be of a size and design to detract from the original building, its setting within its curtilage, or the appearance and character of the surrounding area.

Small-Scale Retail

7.8 The following policy set out the Council's position with regard to small-scale retail applications. These are generally welcome in providing a service for the local community, employment and diversity of uses. To avoid undermining the viability of established town, local and neighbourhood centres (all regarded as town centres in the NPPF) the size of the facility needs to be appropriate to serve a local, mainly walk- or cycle-in, catchment area.

Policy DP6

Local Convenience Shopping

Planning permission for the provision or extension of local convenience shopping facilities in existing, or proposed, residential areas will normally be granted provided the scale of provision is to meet local needs only, the site is readily accessible on foot or by bicycle and the proposal would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan.

The Council is undertaking work to determine a local threshold of floorspace that is considered appropriate for local needs shopping. Where proposals are larger than this, a sequential assessment (in accordance with NPPF) will need to be submitted as part of any planning application. The Council will limit the number of car parking spaces associated with the development to a number appropriate to serve its local catchment area.

Ancillary Retail Uses

Planning permission for shops ancillary to other uses such as those found attached to farms, petrol stations and pubs will normally be granted where the type and scale will not harm the vitality and viability of existing facilities in nearby villages.

Rural Development

7.9 The Council supports rural enterprise in appropriate locations (see Policy SP14) but new development of all types, including housing, needs to be carefully controlled to avoid urbanisation of the countryside. The following policy sets out the circumstances under which new development would be allowed in the countryside, subject to the other policies in the Plan.

Policy DP7

New development in the countryside, outside development boundaries but within a sufficient distance from a European or nationally designated site will normally be granted planning permission where they meet one or more of the following criteria and would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan:

- Necessary to meet the operational needs of a rural-dependent enterprise, such as agriculture or forestry, and the need cannot be met by existing housing stock within the locality. Where the rural-dependent enterprise is a new business a mobile home, rather than a permanent dwelling, will be more likely to be acceptable until the viability of the business has been established.
- Necessary to support the expansion of an existing rural enterprise except where the nature of the enterprise is such that its expansion would result in harm to the character and appearance of the rural locality, the amenities of occupiers of nearby dwellings or the safe and efficient use of the local highway network.
- Constitutes development which could not reasonably be expected to be located within an existing built-up area such as a stable block, or livestock or fodder building not required for the purposes of trade or business.

- Meets a community need and is located on the edge of an existing settlement where it is easily accessible by cycling or walking (see also Policy SP12) unless it is predominantly open in character (e.g. a playing field).
- Conversion of an existing rural building and compliant with the Re-use of Rural Buildings Supplementary Planning Document (or any superseding document)
- Necessary to meet an identified affordable housing need in the locality and compliant with the Housing Choice Supplementary Planning Document (or any superseding document) (See also Policy SP8)
- Constitutes the infilling of a small gap within an existing group of buildings where this would not result in the loss of an important open space or visual gap
- Would be erected on a brown field site resulting in the removal of a non-conforming use
- Would replace an existing dwelling which has been demonstrated as structurally unsound and/or below acceptable living standards. The new dwelling should ordinarily not be substantially larger or visually more intrusive in its surroundings than the existing dwelling.
- Has been specifically allocated for very limited development in an adopted Neighbourhood Plan.

Historic Environment

7.10 The Borough has a wealth of historic assets, ranging from the legacy of the brewing industry in Burton through to the historic castle at Tutbury. These buildings, and their setting, can easily be damaged by insensitive development. The following policy sets out how development proposed to, or in the setting of, a listed building, or affecting a conservation area, will be assessed.

Policy DP8

Development will be permitted in conservation areas, including the demolition of existing buildings, where it preserves or enhances the character or appearance of the conservation area, meets the following criteria and would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan:

- **New development should respect the character of the existing architecture in scale, form, materials and detailing;**
- **Proposals for development adjacent to conservation areas should be designed to be in harmony with the character or appearance of the area;**
- **Views into and out of the conservation area will remain unspoilt.**

Alterations and extensions to listed buildings will be considered having regard to the statutory duty to have special regard to the desirability of preserving listed buildings and their settings, and will normally be granted consent when they relate sensitively to the original building.

Where Listed Building Consent is granted for the demolition or alteration resulting in the loss of historic fabric, provision will be made for an appropriate level of archaeological building recording to take place prior to, or during, the commencement of works.

Pollution

7.11 Where a development is likely to be affected by, or generate, a source of pollution, advice will be sought, in the first instance, from the Council's Enforcement service as to potential impacts, potential mitigation measures and other material considerations.

Policy DP9

Development proposals will only be granted planning permission where they will not give rise to, or be likely to suffer from, unacceptable levels of pollution in respect of noise or light, or contamination of ground, air or water.

Tree Protection

7.12 With parts of the Borough within the National Forest, and historically the Needwood Forest covering much larger areas, trees within the Borough – whether within the town or the countryside – are important features worthy of protection. Whilst National Forest planting aims at increasing the amount of tree coverage, existing trees covered by Tree Preservation Orders (TPOs) need to be protected too. New planting in developments can usually satisfactorily replace non-protected trees, but mature trees can house a highly complex interdependent range of wildlife species which would be lost if the tree was to be felled, as well as the visual amenity, so there has to be very good reason to allow felling.

Policy DP10

Proposals to carry out works to protected trees will normally be granted consent where there will be no harm to the visual amenity value of the trees either individually or collectively where they form part of a close group.

Felling of protected trees will normally be granted consent where either:

- **there will be no harm to the visual amenity of the locality; or**
- **the trees are causing demonstrable harm/damage to the structural integrity of a building or other built form, and the harm cannot be remedied by other reasonable means.**

Advertisements

7.13 Whilst advertisements are normally acceptable, they have a potential to cause visual intrusion and harm. In determining applications the Council will apply the following principles.

Policy DP11

Advertisements will normally be granted consent where the following criteria are met:

- **The advert is well located in relation to the building or site on which it is to be displayed;**
- **The advert is of a suitable size, colour and design;**
- **The advert is of a design and materials that are acceptable in the locality;**
- **The advert does not stand out as an inappropriate or unduly prominent feature;**
- **The advert does not contribute to visual clutter in the street scene;**
- **The advert does not intrude upon the amenities of immediate neighbours;**
- **The advert does not adversely affect the safety of users of any form of transport and pedestrians;**
- **Any proposed illumination is appropriate to the locality and its position on the building or site.**

Q11 Are there any detailed areas of policy not reflected in this chapter that you would like to see included?

CHAPTER

Delivery and Monitoring

8



Policy SP24 Monitoring and Delivery

The Council will monitor the performance of the Spatial Strategy, land use allocations and all policies within the Local Plan each year in the Authority's Monitoring Report. The table below sets out the indicators and targets for each policy, and the performance of the elements of the Spatial Strategy will be assessed against the housing trajectory, the employment land requirement, the phasing plan, and the Infrastructure Delivery Plan.

8.1 Local Plan policy SP24 sets out the principles of monitoring. Broadly there is a need to measure the implementation of the Local Plan in order to ensure that it achieves its aims and objectives. This monitoring must be in a form that enables the progress to be measured where possible and for remedial action to be taken where necessary. The main monitoring tool will be the Authority's Monitoring Report. The table below suggests how the various Strategic and Detailed policies will be monitored and also how they will be implemented.

8.2 Implementation will be by various means dependent on the actions required. Some of the policies can only be implemented by specific actions such as house building, while others can only be implemented by cumulative development control decisions (e.g. safeguarding of protected sites).

The following table sets out draft possible indicators to ensure that policies are effective:

Policy number and short title	Implemented by	Monitoring method
OP1 Presumption in Favour of Sustainable Development	ESBC, applicants	Overall policy depends on the implementation of others
SP1 Delivering the Spatial Strategy	ESBC	% of new development directed to Burton, Uttoxeter and the Strategic Villages.
SP2 Regenerating Inner Burton	ESBC	Development on previously developed land
SP3 High Quality Design	ESBC	% of new dwellings built to BREEAM standard Number of master plans submitted
SP4 Sustainable Urban Extensions	ESBC, developers	Progress on the delivery of SUE development Production of development briefs for each SUE

SP5 Accessibility & Sustainable Transport	ESBC, SCC	Schemes with s106 obligations to deliver highway infrastructure Completion of sustainable transport measures
SP6 Green Infrastructure	ESBC	% of GI delivered on strategic development sites
SP7 Open Space, Sport & Recreational Areas	ESBC	Number of applications meeting ESBC standards Open space lost and not replaced in accordance with policy Amount of eligible open spaces managed to 'green flag' award standard
SP8 New Housing Development	Development industry	Housing trajectory Progress on the delivery of SUE development
SP9 Affordable Housing	Development industry, ESBC, Registered Providers of Social Housing	Affordable housing completions
SP10 Gypsy & Traveller Pitches	ESBC, gypsy and traveller community and representatives	Number of Gypsy and Traveller pitches/ sites delivered – when monitoring indicates they are required
SP11 Employment	Development industry	Completion of employment development Progress on the delivery of SUE development
SP12 Tourism	ESBC	Completion of tourist related development
SP13 Community Facilities and the Local Economy	ESBC	Loss of community facilities Completion of community facilities
SP14 Rural Economy	ESBC	Amount of development in

		<p>rural areas</p> <p>Permissions for re-use of redundant rural buildings in line with SPD</p>
SP15 Burton upon Trent Town Centre	ESBC	<p>% of completed retail, office and leisure development in town centres</p> <p>Monitoring of town centre changes – through annual health checks</p>
SP16 Uttoxeter Town Centre	ESBC	<p>% of completed retail, office and leisure development in town centres</p> <p>Monitoring of town centre changes – through annual health checks</p>
SP17 National Forest	ESBC, development industry	Amount of new planting secured in new development within National Forest (on and off site)
SP18 Climate Change, Water Management & Flooding	ESBC, Environment Agency	Permissions granted contrary to Environment Agency advice
SP19 Renewable and Low Carbon Energy Generation	ESBC, Developers	Number of developments incorporating renewable energy components
SP20 Biodiversity & Geodiversity	Staffordshire Wildlife Trust	Change in priority habitats and species
SP21 Locally Significant Landscape, Landscape Character Areas and Strategic Views	ESBC	Relevant applications within these areas that enhance or do not cause detriment to the valued asset.
SP22 Green Belt	ESBC	Amount of development in the Green Belt
SP23 Special Areas of Conservation	ESBC, English Nature	English Nature monitor the condition of the SAC's. Ensure that ESBC keep abreast of any changes.

Q12 Is the monitoring framework clear and will it allow us to monitor the policies effectively? Please provide us with additional suggestions for improvement.

GLOSSARY

Adopted Local Plan: A local plan that has been through all of the stages of preparation, including Local Plan Examination, and has been formally adopted by the Local Planning Authority.

Affordable housing: Housing which is provided by a Registered Landlord and accessible to people who cannot afford to buy a house locally on the open market.

Agricultural land classification: The process used to classify land according to its quality in terms of its soil productivity and topography. Grades 1, 2 and 3a are the most versatile classifications.

Ancient woodland: An area of woodland that has had a continuous cover of native trees and plants since at least 1600 AD and in special circumstances semi-natural woods of post 1600 but pre 1900 origin.

Biodiversity: The variety of life on earth embracing all species, communities, habitats and ecosystems associated with the terrestrial, aquatic and marine environments. Usually the term refers to the variety of species within a specified area.

Brownfield land: Previously developed land, including garden land (for a more detailed definition see annex 2 of the National Planning Policy Framework).

Community Infrastructure Levy: CIL is a levy on new development that will be set by local planning authorities, and can be used to pay for new infrastructure such as schools and roads.

Conservation area: An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Density: The intensity of development within a given area, usually measured for housing in terms of the number of dwellings per hectare.

Development: Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'

Development Plan: A development plan sets out the policies and proposals for the development, conservation and use of land and buildings in a particular local planning authority area. The development plan is the most important consideration for local planning authorities when they decide on a planning application. The development plan generally includes Development Plan Documents (DPDs) that are part of a local planning authority's Local Plan. This includes waste and minerals documents prepared by county councils. The Localism Act 2011 made two key changes to the development plan. First, the Regional Strategies that have been part of it since 2004 will be abolished. Secondly, Neighbourhood Plans that have been

prepared covering any part of the local planning authority area will become part of the development plan when they have been adopted.

Edge of centre: A location which is just beyond the town centre boundary.

Environmental impact assessment: A procedure and management technique which ensures that the likely effects of a new development on the environment are fully appraised and taken into account before the determination of development proposals.

Evidence Base: The information gathered by a planning authority to support the preparation of development documents. It includes quantitative (numerical values) and qualitative (feelings and opinions) data

Examination in Public: The method of considering public views on a draft Local Plan or proposed changes to it.

Flood plain: All land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences where they exist. The limits of the flood plain are defined by the peak level of a 1 in 100 year return period flood or the highest known water level, whichever is greater.

Geodiversity: Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and natural processes.

Greenfield land: A general term to describe all sites that have not previously been developed.

Government Planning Policy: National planning policies that local planning authorities should take into account when drawing up development plans and other documents and making decisions on planning applications. These policies are mostly included in the National Planning Policy Framework (NPPF), with some also included in Minerals Planning Policy Statements and Guidance notes.

Habitats Regulations Assessment: A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on international protected sites for nature conservation. These sites are Special Protection Areas (SPAs) for birds identified under the Birds Directive and Special Areas of Conservation (SACs) for habitats and species under the Habitats Directive. Ramsar sites (wetlands of international importance designated under the Ramsar Convention) are also considered under the assessment, as are candidate SACs and proposed SPAs. The purpose of Habitats Regulations Assessment is to ensure that plans will not result in significant damage to protected wildlife sites. The assessment considers the impacts of a land use plan against conservation objectives of the site and identifies whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hectare (Ha): An area of 10,000 m² or 2.471 acres.

Highway: Road and/or footway (usually adopted by the County Council for the purpose of maintenance).

Housing need: Assessed by examining the suitability of present housing and the ability of households to afford market priced housing.

Infrastructure: The network of communications and utility services such as roads, drains, electricity, water, gas and telecommunication, required to enable the development of land. The term is also used in relation to community or social services such as schools, shops, libraries and public transport.

Listed building: A building of special architectural or historic interest. The planning (Listed Buildings and Conservation Areas) Act 1990 gives the Department of Culture, Media and Sport on advice from English Heritage, powers to list buildings of special architectural and historic interest. Listed buildings are graded according to their importance (Grades I, II* and II).

Local centre: A small group of shops and services generally serving the immediate local area.

Local distinctiveness: That which sets a locality apart from anywhere else.

Local Nature Reserve: A Local Authority designation, in consultation with English Nature, under the provisions of the National Parks and Access to the Countryside Act 1949, to protect sites of special wildlife interest and enhance public enjoyment of wildlife.

Local Plan: A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), each addressing different issues. This is in contrast to the old-style plans which consisted of one Development Plan Document, supported by supplementary guidance.

The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.

Local Strategic Partnership: Local Strategic Partnerships are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together

local community plans and producing an overall community strategy for each local authority area. Local Plans must have regard to, and should be the spatial expression of, the community strategy.

Localism Act 2011: A major piece of new legislation, which includes wide-ranging changes to local government, housing and planning. Significantly, the Act abolishes regional planning, and introduces the possibility of Neighbourhood Plans as part of the development plan.

Masterplan: Comprehensive plans for an area of renewal or development, where particular attention must be paid to site specific variables, in consultation with the local community.

Material consideration: A legal term describing a matter or subject which is relevant (material) for a local authority to consider when using its powers under planning law.

Monitoring: The regular and systematic collection and analysis of information to measure policy implementation. Planning authorities are required by law to produce a Local Authorities Monitoring Report covering the monitoring of policies in the Local Plan that they are responsible for preparing.

Nature conservation: Conservation of natural features, including geographical and geomorphological features, flora and fauna.

Neighbourhood Plan: Neighbourhood Plans, or Neighbourhood Development Plans, were introduced by the Localism Act 2011. The term may also be used by some to refer to Neighbourhood Development Orders, which were also introduced by the Localism Act 2011 and are a second tool to enable neighbourhood planning. Communities will be able to prepare neighbourhood planning documents, outlining how they envisage their area developing in the future.

Planning permission: Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

Playing field: Areas reserved or maintained as outdoor playing space principally for organised pitch sports (football, cricket, rugby and hockey).

Proposals map: A map illustrating each of the detailed site specific policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection. The Proposals Maps also includes more detailed Inset Maps.

Ramsar site: A Wetland site listed under the Convention of Wetlands adopted following an international conference in Ramsar, Iran, 1971. A Ramsar site is a statutory nature conservation designation.

Regional Spatial Strategy: Regional Spatial Strategies (or Regional Strategies) were introduced by the Planning and Compulsory Purchase Act 2004, and set out planning policies for each of the English regions outside of London. The Localism Act 2011 introduced powers however that will allow the Secretary of State to abolish

Regional Spatial Strategies (and other Regional Strategies). Subject to the outcome of Environmental Assessment, these Strategies will be abolished in the near future. For the time being however Regional Strategies must be taken into account when local planning authorities write their Local Plans, and planning decisions should have regard to them.

Renewable energy: The term renewable energy covers those resources that occur and reoccur naturally in the environment. Sources include solar, wind, biomass and wave/ hydroelectric power.

Secretary of State: The secretary of state is the most senior Government minister responsible for the work of his or her department. The Government department responsible for planning is the Department for Communities and Local Government (DCLG).

Site of Special Scientific Interest: A site of special scientific interest is identified by English Nature under section 28 of the Wildlife & Countryside Act 1981 as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.

Spatial Strategy: The spatial strategy identifies what and how much development is needed to meet local needs, and broadly where it should be concentrated.

Statutory Agencies: Government agencies that are established by statute, or law. There are four environmental statutory agencies: English Heritage, the Environment Agency, the Countryside Agency and English Nature.

Supplementary planning documents (SPD): Non statutory supporting information and advice which amplifies the policies and proposals of the Local Plan. SPD's will be taken into account as a material consideration in deciding planning applications or appeals if it is consistent with the Development Plan and has been subject to consultation.

Sustainability appraisal: A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.

Sustainable Community Strategy: Sustainable Community Strategies are prepared for every local authority area. These provide a strategy for promoting or improving the economic, social and environmental well-being of their area and contributing to the achievement of sustainable development. They set out the issues which are important to local people, and how they might be tackled, to move towards a 'vision' of how the place should be in the future.

Sustainable development: The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described

as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Telecommunications: An expanding range of communication services involving radio, television and telephone networks provided by means of cable, microwave and satellite.

Town Centre: A town or traditional suburban centre, which provides a broad range of facilities and services, and which fulfils a function as a focus for both the community and for public transport.

Transport assessment/ travel plan: A system of assessment to be submitted alongside applications for major development, which illustrates the likely modal split of journeys to and from the development together with details of proposed measures to improve access by public transport, walking and cycling.

Trunk road: Roads carrying strategic traffic and under the jurisdiction of the Highways Agency. Also known as the Strategic Road Network.

Vitality and viability: The term relates to the economic health of town centres.

Watercourse: Includes all rivers, streams, ditches, drains, cuts, dykes, sewers (excluding public sewers) and passages through which water flows.

Wildlife corridor: Areas of natural/semi-natural habitat protected from development in order to maintain the movement of wildlife through the urban area.

Windfall site: A site which comes forward and receives planning permission in a location which was not anticipated or allocated in the Local Plan for that purpose.