



Denstone Village

Denstone Neighbourhood Plan

2023-2033

Submission Version (V4)

September 2023

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Introduction



1. Introduction

1.1 Background

This Neighbourhood Plan has been prepared by Denstone Parish Council to guide the future development of the Neighbourhood Area. The Plan seeks to positively address climate change, support the rural economy, protect the rural and natural landscape, encourage heritage-led regeneration, support housing to meet local need.

Once made, this new Plan will replace the existing 'made' Denstone Neighbourhood Plan.

The Denstone Neighbourhood Plan guides future development, focused on the themes of sustainable growth, residential development, supporting rural employment opportunities, protecting community facilities, natural environment and landscape, green space, heritage, design, transport and other matters.

The Neighbourhood Plan encompasses the historic village of Denstone and small settlements of Doveleys, Prestwood, Quixhill and Stubwood and their rural surrounds within the Neighbourhood Area. The Neighbourhood Plan responds to the challenges the communities face, adapting to changing needs in rural settlements.

1.2 Status of the Plan

Once made, the Denstone Neighbourhood Plan forms part of the statutory development plan, together with the adopted Planning for Change Local Plan. Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan unless material considerations indicate otherwise.

The Neighbourhood Plan will be in force from the date it is made until the end of 2033 or until an updated plan is made before that date. The Plan will be reviewed regularly to assess whether an update is necessary.

The Neighbourhood Plan does not deal with excluded matters, including waste, mineral extraction, or nationally significant infrastructure.

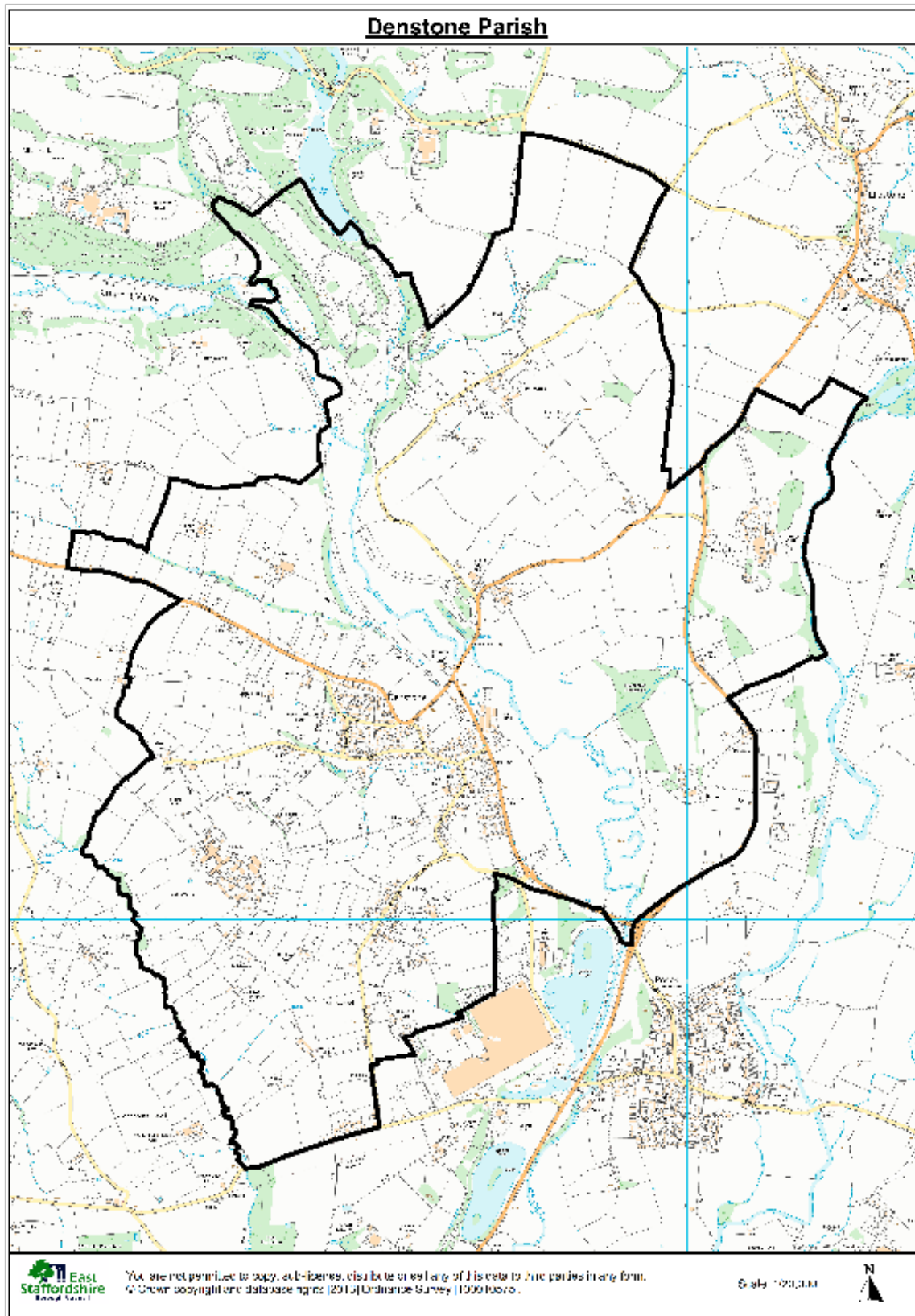
1.3 Monitoring and Review

The Plan will be monitored by Denstone Parish Council throughout the Plan period to 2033. Monitoring will include:

- planning decisions to see how the plan is being used in practice;
- any changes in national policy, guidance or legislation;
- any changes in local plan policy or guidance; and
- any other changes in the Neighbourhood Area (social, economic and environmental).

The plan will be reviewed and updated if and when necessary, a regular report will be prepared on the monitoring.

Figure 1: Denstone Neighbourhood Area



Context



2. Context

2.1 The Neighbourhood Area

Denstone is a small rural parish in East Staffordshire, 5 miles north of the historic market town of Uttoxeter. The parish consists of the main settlement of Denstone village and the smaller settlements of Doveleys, Prestwood, Quixhill and Stubwood. The plan on the following page illustrates the relationship between the settlements and the rural natural environment.

The predominant employment opportunities in the Neighbourhood Area include agriculture with most of the land being grades 1-3, identified as 'best and most versatile', JCB, the independent boarding school Denstone College, All Saint CE Academy and Denstone Farm Shop. There are also a number of other smaller business and services across the parish such as The Tavern public house. Collectively these provide diversity supporting the rural economy and services to support the community.

The Neighbourhood Area includes a range of heritage assets from the former railway an active travel route with existing features such as platforms, to the prominent Grade II* Church of All Saints.

The Neighbourhood Area is characterised by the natural landscape, with extensive views towards the Weaver Hills in the north, through to the meandering River Churnet that runs through the parish. The Neighbourhood Area includes a range of natural assets and priority habitats including woodland, floodplain, grazing marsh and lowland meadows.

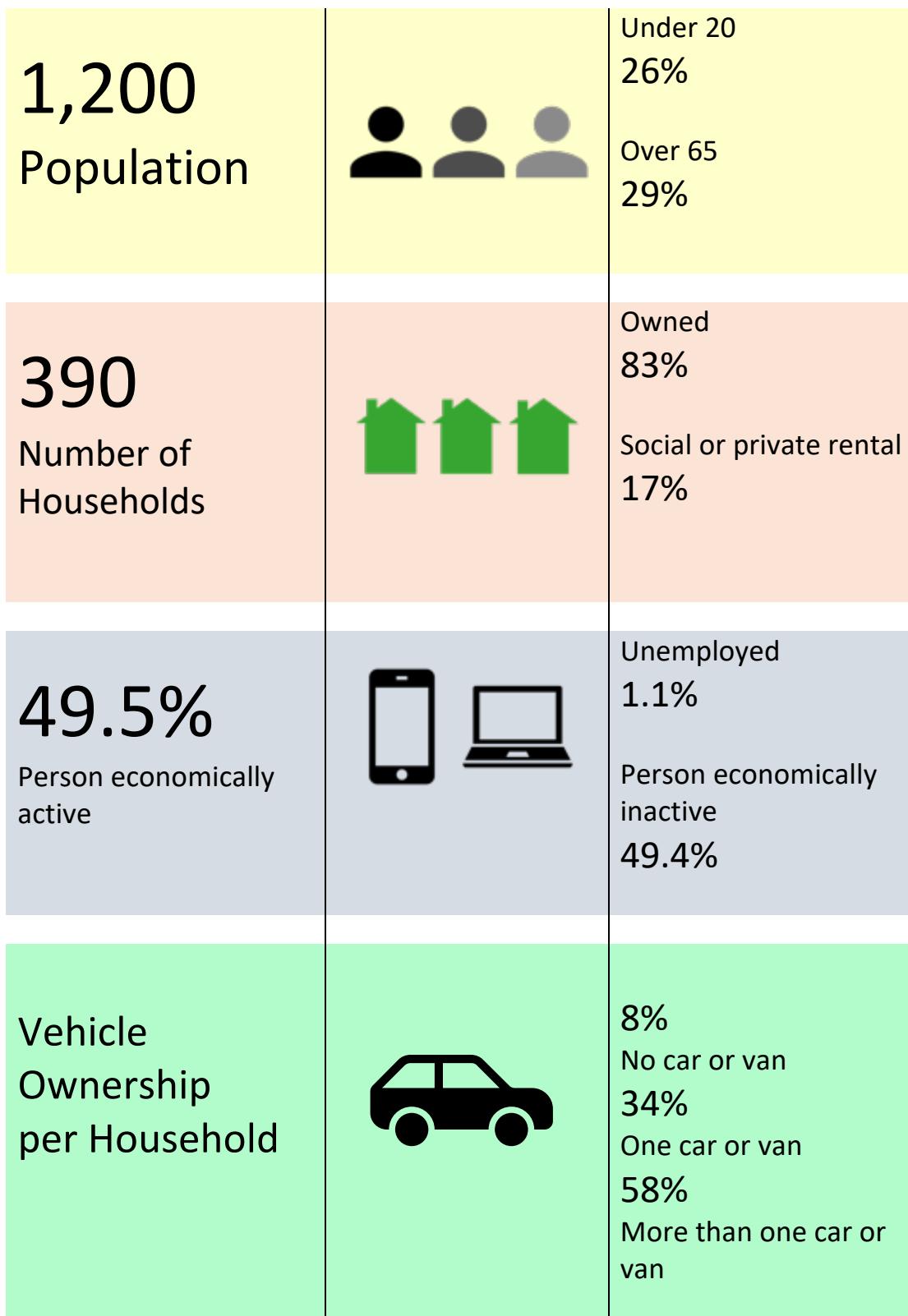
The population profile of the parish based on the recent 2021 census data can be found later in this section.

Figure 2: Plan of the Settlements and Rural Environment



(Source Google Earth, Accessed January 2023)

Figure 3: Population (2021 Census)



(source: <https://www.ons.gov.uk/visualisations/customprofiles/build/>, accessed January 2023)

2.2 Community Engagement

The Neighbourhood Plan is based on analysis of data and of evidence; previous plans; and the views of the community. Building upon the previous Plan and community engagement, the themes for the Neighbourhood Plan continue, providing insight into local issues of importance to the community. Further engagement included community drop-in events in early 2023 and focused consultation on additional proposed Local Green Space.

Throughout the engagement and preparation of the Plan, Denstone Parish Council together with the Steering Group, have kept people informed and engaged via <https://denstonevillage.org.uk/> and social media and community newsletters.

Key elements from community engagement included:

- Maintain separation between settlements;
- More affordable housing;
- Traffic issues on College Road;
- Flooding issues;
- Better public transport;
- Energy efficient design;
- Need more first-time buyers housing;
- A village green.



Spring 2023
Community Engagement



2.3 Vision

To support the economic growth and development of Denstone Village whilst maintaining its unique character and community.

2.4 Aims

- Achieve sustainable development and growth through the range of policies within the Plan.
- Set out sustainable locations for growth and planning requirements for housing, employment, community, and other development.
- Protect the approved Settlement Boundary for Denstone Village.
- ensure that new housing will be supported within the agreed Settlement Boundary and should include a mix of sizes and types of accommodation to meet the latest evidence of local need.
- Support development to create employment space and community facilities in accordance with the Neighbourhood Plan policies.
- Support development of the Denstone College campus for educational purposes in accordance with the Neighbourhood Plan policies.
- Ensure that development is well-designed and sustainable and to protect the historic and natural environment of the area in accordance with the Neighbourhood Plan policies relating to Design, Heritage, Natural Environment & Landscape and Flooding and Surface Water.
- Protect spaces of community value (Local Green Space) in accordance with the Neighbourhood Plan policies.
- Ensure that development is supported by sustainable infrastructure in accordance with the Neighbourhood Plan policies.

2.5 Overall Planning Strategy

The Denstone Neighbourhood Plan seeks to achieve sustainable development and growth. This is achieved through the ranges of policies in the Plan.

The Plan does not undertake housing site allocations, leaving this to the East Staffordshire adopted Local Plan. However, it does cater for the small-scale level of growth identified through policies DEN-SD1 Settlement Boundary and DEN-SD2 Housing. These set out sustainable locations for housing growth and include sufficient capacity to deliver the growth strategy in the Plan period.

The natural environment is also a key priority of the Denstone Neighbourhood Plan. Key landscape characteristics, features and habitats are identified in policy DEN-PE3 Natural Environment and Landscape, recognising the importance of the rural landscape character.

Local Green Space designations are also included, some of which contribute to biodiversity or support local wildlife and contribute to the wider green infrastructure of the area. The Local Green Spaces designated are demonstrably special to the community they serve for recreation, leisure, and the value to the natural environment. These are listed in policy DEN-LG1 Local Green Space.

Sustainable and innovative design including high energy performance and low carbon development is supported through policy DEN-PE1 Design. Policy DEN-ET1 Local Energy supports community energy production and renewable energy generation.

The Neighbourhood Plan has a range of heritage assets, including the prominent Grade II* Church of All Saints and a number of non-designated assets which this Plan identifies. Policy DEN-PE2 Heritage encourages sensitive refurbishment and reuse to preserve and enhance the heritage assets across the Neighbourhood Area.

Policies DEN-PE1 Design and DEN-PE2 Heritage also seek to protect and enhance the townscape and character of the settlements.

The plan promotes a balanced and sustainable range of transport in policy DEN-ET2 Transport and Active Travel supporting the existing path network and active travel routes.

The policies in the Neighbourhood Plan are intended to augment those in the adopted Local Plan, setting requirements more specific to Denstone Neighbourhood Area.

2.6 Format of Policies

The following chapters contain planning policies, which are based on analysis of key issues, relevant evidence, the outcomes of community and stakeholder engagement and national and local planning policies.

The structure of the following policies is as follows:

Purpose (what the policies in the chapter seek to achieve)

Planning Rationale (concise summary of the thinking behind the policies)

Then for each policy

The policy (requirements for development proposals to meet)

Interpretation (notes on how the policy should be applied)

Sustainable Development



3. Sustainable Development

Purpose

To set out sustainable locations for growth and planning requirements for housing, employment, community and other development.

Planning Rationale

National Planning Policy Framework, 2023

Chapter 5 of the National Planning Policy Framework 2023 (NPPF) deals with ‘Supply of homes, mix and affordability’. This includes addressing the needs of groups with specific housing requirements.

Chapter 6 of the NPPF makes clear that significant weight should be given to supporting economic growth and activity. This includes taking into account local business needs and wider opportunities for development.

To support a prosperous rural economy the NPPF states that planning policies should enable sustainable growth and expansion of business in rural areas through conversion of existing buildings and well-designed new developments. It also sets out the type of uses that are focused around community services and facilities such as local shops, meeting places, sports venues and public houses. All of which Denstone currently supports as a small rural community.

Chapter 8 of the NPPF deals with ‘Promoting healthy and safe communities’ and states that planning policies should make provision for shared spaces and community facilities and guard against loss of valued facilities and services. It also supports improvement of existing community services and facilities.

East Staffordshire Borough Council Local Plan ‘Planning for Change’ 2012-2031, Adopted October 2015

The following policies in the East Staffordshire Local Plan are relevant to sustainable development and the growth strategy of the Neighbourhood Plan:

- Principle 1 Presumption in Favour of Sustainable Development
- SP1 East Staffordshire Approach to Sustainable Development
- SP2 Settlement Hierarchy
- NP1 Role of Neighbourhood Plans
- SP3 Provision of Homes and Jobs 2012 – 2031
- SP4 Distribution of Housing Growth 2012 – 2031
- SP8 Development Outside Settlement Boundaries
- SP9 Infrastructure Delivery and Implementation

- SP14 Rural Economy
- SP15 Tourism, culture and leisure development
- SP16 Meeting Housing Needs
- SP17 Affordable Housing
- SP18 Residential Development on Exception Sites
- SP22 Supporting Communities Locally
- SP32 Outdoor Sports and Open Space Policy
- SP33 Indoor sports policy
- SP34 Health and Wellbeing
- SP35 Accessibility and Sustainable Transport

The Local Plan policies support sustainable communities and employment opportunities suitable for rural areas. It also sets the growth strategy for the Neighbourhood Area.

East Staffordshire Borough Council also maintains a Brownfield Land Register.

East Staffordshire Strategic Housing Land Availability Assessment (SHLAA) 2021 Update

Denstone is identified as a category 2 village. There are a number of sites considered within the SHLAA. The site reference 95 known as 'Land south of Vinewood Farm, Marlpit Lane, Denstone' is identified as 0.81 hectares with a potential yield of up to 24 units. This site remains within the settlement boundary and is currently available. This is an important site within the Neighbourhood Area as it makes a significant contribution to delivering any potential need or growth across the Neighbourhood Area in the Plan period. All the other sites considered are outside of Denstone settlement boundary and are not strategic allocations in the adopted Local Plan.

Housing Mix

The East Staffordshire Strategic Housing Market Assessment, 2014 includes an assessment of the size of homes needed across the borough. This makes the case for 2 and 3 bedroomed properties which provides a flexible housing mix suitable for those starting a new household, families as well as those wishing to downsize. This trend is reinforced in the 2021 census data for the Parish, which reflects that 29% of the population is 65 and over. There is likely to be a greater need for homes suitable to downsize into during the Plan period.

Housing Growth Requirements

East Staffordshire Borough Council provided the housing growth target figure of a minimum of 20 houses in the Plan period. There have been 20 delivered to date either through completions or extant permissions.

There is also remaining capacity for growth within the Denstone settlement boundary with small scale sites including the SHLAA site (reference 95) known as 'Land south of Vinewood Farm, Marlpit Lane, Denstone'. This is identified as an indicative yield of up to 24 new units, also of a size capable of triggering an affordable housing delivery if required.

Local Employment and Community Facilities

The as a rural parish there is a range of local employment including retail, tourism, leisure, haulage, equestrian and agricultural. There are also a good range of community facilities including a public house, shops, hairdressers, sports and playing pitches, bowling green, tennis courts, play areas, allotments, village hall and schools.

Our current community facilities include:

- All Saints CE Academy primary School;
- Beauty salon;
- Bowling green, tennis courts and play area, Denstone Village;
- Denstone College;
- Denstone Hall Farm Shop and Café;
- Denstone Village Hall;
- 'Farm on the Hill' Allotments, Prestwood;
- Hairdressers;
- Robert's Green recreation area;
- Shops at Denstone Hall Farm complex;
- The Tavern public house.

Denstone Hall Farm is a significant local facility providing local retail, community and visitor facilities.

There are also a number of home-based businesses including a complementary therapist and a variety of holiday accommodation. With changes to live-work patterns following Covid-19 there is also an increase in people working from home.

Denstone College

Denstone College is an independent boarding and day school, opening as a school in 1873. The school is set in more than one hundred acres of countryside and located to the south-west of Denstone Village. The policy allows development of the campus, but also taking account of historic and natural environment protection.

Planning Principles

Policy DEN-SD1 defines the settlement boundary. DEN-SD2 and DEN-SD3 identify sustainable locations for housing, community and employment development. There is a focus on developing within the Denstone Settlement Boundary. However, other

locations are also identified including infill, brownfield sites and sensitive conversion of historic buildings. DEN-SD4 addresses development of Denstone College, which is outside of the settlement boundary.

DEN-SD2 also addresses amenity in new housing to ensure a consistent standard.

These policies positively enable growth in the Plan period and take account of sustainability considerations, including supporting a diverse rural economy, supporting local facilities and walkable neighbourhoods.

DEN-SD1: Denstone Settlement Boundary

- 1. Development will be supported within the defined settlement boundary (see Plan 01), subject to meeting the requirements of Policies Den-SD2, DEN-SD3 and other policy requirements of this Neighbourhood Plan.**
- 2. Development should preserve or enhance the rural landscape setting of Denstone, including the separation with surrounding settlements.**

Interpretation

This policy works with later policies to set out sustainable locations for growth. These include: DEN-SD2 Housing; DEN-SD3 Employment and Community Facilities; and DEN-SD4 Denstone College.

Figure 4: Plan 01 Denstone Settlement Boundary



DEN-SD2: Housing

- 1. New housing will be supported in the following locations:**
 - a. Within the Denstone Settlement Boundary;**
 - b. Infill development for small gaps between properties within existing built frontages within the existing built settlements of Stubwood, Quixhill, Prestwood and Doveleys, meeting the requirements of policy DEN-PE1;**
 - c. Redevelopment of brownfield sites in and adjacent to existing settlements;**
 - d. Reuse and enhancement of disused buildings;**
 - e. Sensitive conversion of historic buildings.**

- 2. Housing development should include a mix of sizes and types of accommodation to meet the latest evidence of local need, including:**
 - a. Smaller housing, including 2 and 3 bedroom;**
 - b. Housing suitable for first time buyers and those seeking to downsize;**
 - c. Housing to meet the needs of older people or those with disabilities.**

- 3. All new housing, including new-build and building conversions, should include the following amenities:**
 - a. Discretely located and screened storage space for bins and recycling;**
 - b. Screened and secure cycle storage;**
 - c. Private garden or shared amenity space, complementing any existing pattern of front and/or rear gardens;**
 - d. Internal layouts flexible to differing and changing needs, including home working.**

- 4. Newbuild housing and extensions to housing should have no significant adverse impact on the amenity of adjacent or nearby properties.**

Interpretation

Design, transport, environmental and other requirements for housing development are contained in other policies of this Neighbourhood Plan.

Use of oil-based heating is strongly discouraged in new housing, including conversions. However, where there is no alternative, oil tanks should be discretely located and screened, possibly as part of the bin storage in Clause 3 of the policy.

In considering housing need, East Staffordshire Borough Council's Housing Choice SPD should be taken into account.

This policy does not deal with affordable housing or rural exception housing, which are dealt with by the Local Plan, in addition to national policy and guidance.

In considering room sizes, 'Technical housing standards – nationally described space standard 2015' may be useful.

DEN-SD3: Employment and Community Facilities

- 1. Development to create employment space (Use Class E) will be supported in the following locations:**
 - a. Within the Denstone Settlement Boundary;**
 - b. Denstone Hall Farm complex;**
 - c. Development of brownfield sites;**
 - d. Sensitive conversion of historic buildings.**

- 2. Development to create community facilities (Class E, F1 and F2) will be supported in the following locations:**
 - a. Within the Denstone Settlement Boundary;**
 - b. Denstone Hall Farm complex;**
 - c. Development of brownfield sites in or adjacent to the existing Denstone settlement;**
 - d. Sensitive conversion of historic buildings.**

- 3. Support for development to create community facilities is subject to; there being no significant adverse impacts on:**
 - a. The amenities of residential properties;**
 - b. Nearby and adjacent uses;**
 - c. Heritage assets and their settings, also meeting the requirements of Policy DEN-PE2;**
 - d. The rural character of the area, also having regard to Policies DEN-PE2 and DEN-PE3.**

- 4. Development of Denstone Hall Farm complex as a retail, community and visitor facility will be supported, subject to:**
 - a. There being no adverse impacts as described in Clause 3 or on the river and its environs;**
 - b. Taking opportunities to improve the landscaping and greening of the site, including car-parking areas.**

- 5. The loss of existing employment space and community facilities will only be supported where:**
 - a. It can be demonstrated that the use or facility is no longer required or viable, including having been placed on the open market at a realistic price for a period of at least 6 months; or**
 - b. A similar or better facility is provided within easy walking distance.**

Interpretation

Design, transport, environmental and other requirements for employment and community development are contained in other policies of this Neighbourhood Plan. These should be applied with the above policy, including in the consideration of impacts on the heritage assets and rural character.

Impacts on the amenities of residential properties could include from noise, dust, disturbance, fumes, visual or other impacts.

Community facilities could include allotments, shops, pubs and recreational facilities (indoor and outdoor) and other uses in Use Class E, F1 and F2.

Figure 5: Plan of Denstone Hall Farm Complex



DEN-SD4: Denstone College

1. **Development of the Denstone College campus for educational purposes will be supported, subject to:**
 - a. **Complementing the green landscape character of the campus;**
 - b. **Preserving or enhancing the historic building complex, ha-ha, other historic features of interest and setting;**
 - c. **Preserving the rural character of College Road as a rural lane;**
 - d. **Having no severe impact on traffic safety and capacity, meeting the requirements of Policy DEN-ET2.**

Interpretation

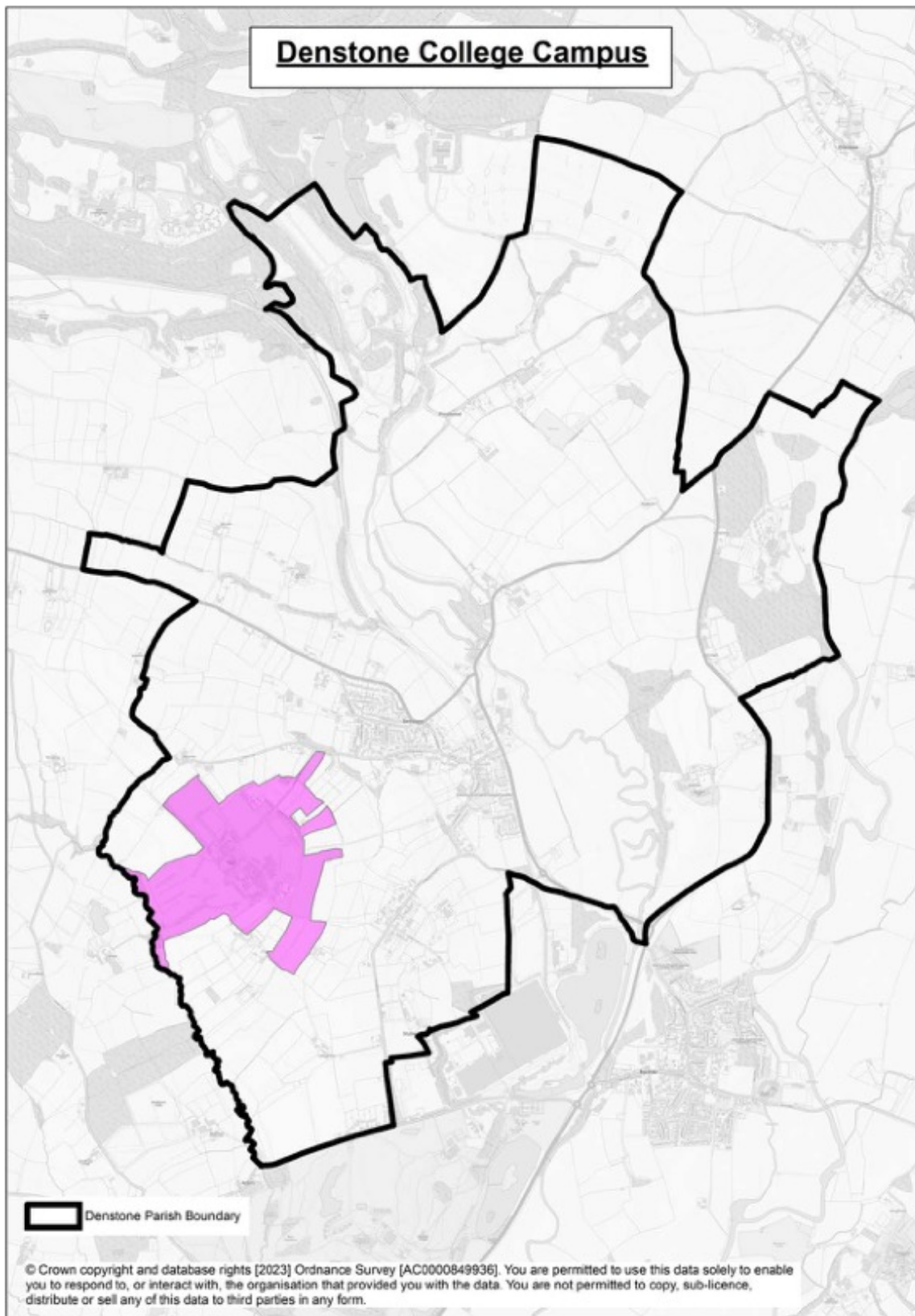
The policy would support educational use (Use Class F1) with related living accommodation (Use Class C2) and other ancillary uses related to the main educational use (or equivalent use classes if the Use Classes Order is amended).

The historic building complex includes the listed buildings, adjoining buildings and non-designated heritage assets. There is also a ha-ha.

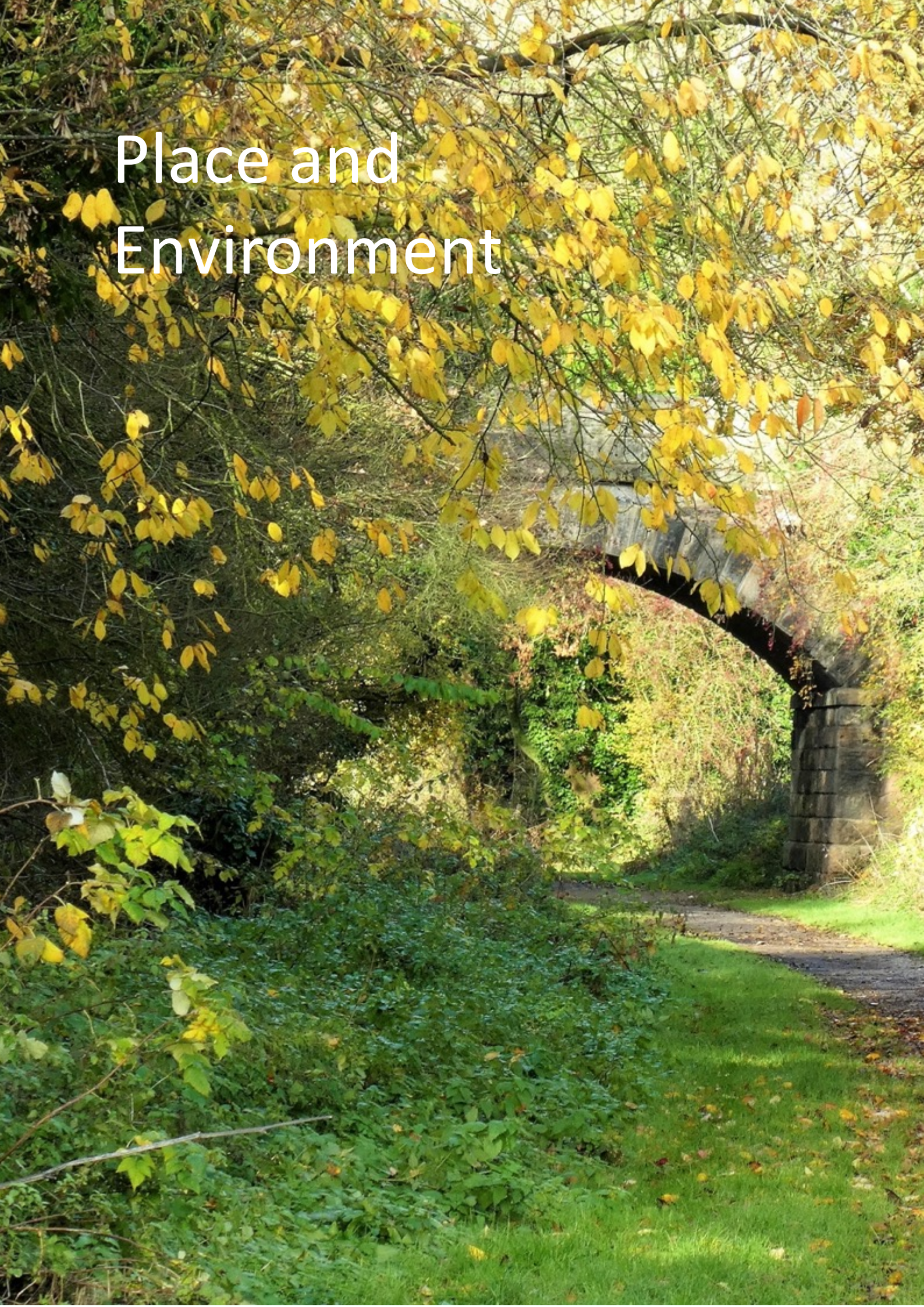
The policy seeks to reconcile landscape and historic character and sense of place with the continuing educational use and development of the campus. This includes avoiding inappropriate highway infrastructure works which could substantially harm the rural character of College Road, whilst also placing additional pressures on the village centre.

The existing landscape character is based on open and grassed areas and sports pitches and a golf course, with mature trees, rows of trees and hedgerows.

Figure 6: Plan of Denstone College Campus



Place and Environment



4. Place and Environment

Purpose

To ensure that development is well-designed and sustainable and to protect the historic and natural environment of the area.

Planning Rationale

National Planning Policy Framework, 2023

Chapter 12 of the NPPF deals with 'Achieving well-designed places'. Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimize site potential, and making safe, inclusive and accessible places.

This is augmented by the National Design Guide (2021) which establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.

The NPPF makes clear in chapter 14 'meeting the challenge of climate change, flooding and coastal change', paragraph 152 that policies should support the transition to a low carbon future in a changing climate. It also puts great emphasis of taking full account of flood risk. This is particularly key to the neighbourhood area, which suffers from frequent surface water flooding at the heart of the village.

Chapter 15 Conserving and enhancing the natural environment makes clear that planning policies should protect and enhance valued landscapes, intrinsic character and beauty of the landscape, habitats, and provide net gains in biodiversity. This includes consideration of protection of valued landscapes, 'best and most versatile' agricultural land, intrinsic character, biodiversity net-gain, pollution and mitigation.

Chapter 16 of the NPPF deals with 'Conserving and enhancing the historic environment'. This includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place. The Neighbourhood Area includes a number of heritage assets both designated and non-designated. These contribute to the distinctive local character of the area, such as Denstone College and support active travel, such as the former railway line.

East Staffordshire Borough Council Local Plan ‘Planning for Change’ 2012-2031, Adopted October 2015

The following policies in the East Staffordshire Local Plan are relevant to Place and Environment:

- Principle 1 Presumption in Favour of Sustainable Development
- SP1 East Staffordshire Approach to Sustainable Development
- SP2 Settlement Hierarchy
- NP1 Role of Neighbourhood Plans
- SP22 Supporting Communities Locally
- SP23 Green Infrastructure
- SP24 High Quality Design
- SP25 Historic Environment
- SP27 Climate Change, Water Body Management and Flooding
- SP28 Renewable and Low Carbon Energy Generation
- SP29 Biodiversity and Geodiversity
- SP30 Locally Significant Landscape
- SP32 Outdoor Sports and Open Space Policy
- SP34 Health and Wellbeing

These mainly reflect national policies on heritage and design. Other policies address various aspects of protection of the green and natural environment and biodiversity, though the latter has been superseded to some extent by the Environment Act 2021.

Protection of the natural environment and biodiversity are key factors in addressing climate change. As with the design policies, protection or enhancement of the natural environment is important in supporting physical and mental health and quality of life.

Sustainable design is important for numerous reasons, including addressing climate change, supporting physical and mental health, and creating places that people positively want to live and work in.

East Staffordshire Green Infrastructure Study, March 2008

The Green Infrastructure study categorised the natural environment in the Neighbourhood Area as predominantly within the ‘Active Landscape Conservation’ area. This includes the areas around each of the settlements.

Climate Change and Sustainable Development SPD, Adopted August 2022

East Stafford Borough Council declared a climate emergency. The design SPD seeks to positively address this matter through the planning and design process of new development. The SPD makes clear that green infrastructure and the mosaic of natural habitats including grasslands and woodland are a key component to supporting climate resilience. The Neighbourhood Area includes priority habitat woodlands and green infrastructure such as the former railway line.

It also includes useful guidance for small-scale development opportunities and how to design climate resilient development:

“For smaller scale developments applicants are encouraged to consider the following:

- *Green front gardens;*
- *Pick trees that are climate resilient;*
- *Natural SuDS features where possible;*
- *Increase green cover as much as possible;*
- *Permeable paving;*
- *A range of habitats such as wildflower meadows, grassland and woodlands;*
- *Features which encourage connectivity for biodiversity such as hedgehog highways and sparrow terraces;*
- *Restoration of hedgerows and other features such as ponds.”*

In relation to flooding and flood risk it encourages applicants to review the Staffordshire SuDS handbook prior to submitting an application and states that any planning application must be accompanied by the SuDS handbook checklist. It also goes on to identify that smaller development could include the following measures:

- Rainwater attenuation;
- Permeable paving; and
- Green roofs and walls.

Other measures including these are identified in the green guidance note in this Plan.

Staffordshire Farmsteads Assessment Framework, February 2015, English Heritage and Staffordshire County Council

The Staffordshire Farmsteads Assessment Framework, makes clear the importance of locally distinctive historic landscape character features. It provides a clear framework for assessing the impact of change and new development within the setting of non-designated heritage assets and the harm that can be caused.

The Framework identifies that traditional farmsteads in Staffordshire are an integral part of their surrounding landscapes and settlements. They make a significant contribution to local distinctiveness.

Design and Heritage

Design policy draws on the policies in the previous 'made' Plan, but also takes account of the National Design Code, Building for a Healthy Life and also the need to respond to the climate emergency. Heritage policy does not unnecessarily repeat national policy or standards relating to listed buildings and conservation areas, but addresses locally specific heritage issues. Historic farmsteads are non-designated heritage assets and an important part of the local heritage. The route of the Caldon Canal (Uttoxeter Canal) and former railway line are historic transport routes (linear heritage assets) that contribute to the historic environment and local landscape. Other historic landscape features include ridge and furrow field patterns, which are important to the heritage of the area, reflecting the rural character and local history, predominantly focused around agriculture. Some heritage assets such as the former railway line now support active travel, providing traffic free routes into the open countryside, connecting rural communities.

Natural Environment and Landscape

Defra interactive mapping data clearly shows the rural nature of the parish and its variety of natural and green assets. Using the mapping tool, the following designations and features are within the Neighbourhood Area:

- Priority Habitat semi-improved grassland;
- Mixed woodland, tree belts, and large mature trees;
- Priority Habitat Grazing Marsh;
- Priority Habitat Lowland Meadows; and
- Priority Habitat Deciduous Woodland.

The Neighbourhood area is also within the SSSI Impact Risk Zone for the Salterford Lane Meadows SSSI.

These can all be viewed on the interactive mapping data accessed via:
<https://magic.defra.gov.uk/>

Local food production and agriculture have shaped the natural landscape of the Parish. The Neighbourhood Area is predominantly grade 3 agricultural land. This is defined as 'best and most' versatile. There are also organic allotments at 'Farm on the Hill', Prestwood that support local food production and support the health and well-being of the community.

Staffordshire County Council's 'Planning for Landscape Change: An Introduction and User's Guide to Supplementary Planning Guidance to the Staffordshire and Stoke on

Trent Structure Plan, 1996 – 2011’ shows much of Denstone as an area of ‘Active Landscape Conservation’. These are areas of the highest quality.

Flooding and Surface Water

The soilscape of the Neighbourhood Area is a predominantly loamy and clayey floodplain soils with naturally high ground water or slightly acid loamy and clayey soils with impeded drainage.

These soil types, topography, together with the River Churnet, its tributaries, and other water features contribute to the flooding and surface water issues.

The Parish Council have collated example data on more recent flood events in Denstone from 2020 to the present day. The issues of flood predominantly occur at the centre of Denstone village along College Road and into the centre of the village to the junction with Oak Road. The fields to the south between Oak Road, Hawthorn Close and Lady Meadow Close regularly flood following the route of the old Caldon Canal line, as do the fields to the south-south-east of The Westlands. There is also regular flooding along the banks and surrounding land of the river Churnet.

The Environment Agency flood risk mapping data shows that the Neighbourhood Area has areas of high flood risk and shows the extent of flooding in the Neighbourhood Area. Plans are included with Policy DEN-PE4 showing flood risk areas.

Planning Principles

The emphasis in design policy is to support green design, building for a healthy life and walkable neighbourhoods. It also seeks to ensure development complements townscape characteristics of the area including boundary treatments. Heritage policy protects non-designated heritage assets, including historic farmsteads and landscape features of mature trees and established hedgerows and ridge and furrow field patterns. Opportunities for biodiversity net gain, supporting the natural environment and protecting the rural character are included in policy for the natural environment. Policy on flood risk and surface water seeks to positively inform how water is managed and mitigated in new development, not exacerbating existing issues within the Neighbourhood Area.

DEN-PE1: Design

- 1. Development must be well-designed and contribute to a locally distinctive sense of place, meeting the following requirements of this policy, proportionate to the scale and nature of the development.**
- 2. The design of development should include building and landscape features to reduce carbon use and support biodiversity.**
- 3. Development should complement the site and context in terms of scale, massing, height, set-back from the road and other townscape characteristics.**
- 4. Development should complement the following key characteristics:**
 - a. Green street frontages, with landscaped edges and raised front gardens;**
 - b. Traditional boundary treatments comprising low stone walls and hedges;**
 - c. The domestic scale and predominantly two-storey height of housing.**
- 5. The layout of development and design of public realm and green infrastructure should create attractive, safe, convenient and permeable environments for pedestrians, with connections to existing paths.**
- 6. Development should face streets and spaces with active frontages, in the form of low walls and building elevations with windows, to provide natural surveillance and overlooking.**
- 7. Materials should be high quality and durable, with a good standard of finish, and support will be given to use of:**
 - a. Local vernacular or recycled materials;**
 - b. Materials of low embodied energy or with superior environmental performance.**
- 8. Innovative and creative design solutions will be supported, where they are designed to complement the specific site and context.**
- 9. Development should be designed to avoid creating unnecessary light pollution.**

Interpretation

The policy takes an integrated approach to the design of buildings, spaces and landscape. It also emphasises the need to design development for the specific site and context. Design and Access statements, where required, provide an opportunity to demonstrate how the requirements of this and other policies have been met.

Denstone's townscape characteristics are based mainly on semi-detached properties and free-standing detached properties.

The policy should not be interpreted as imposing stylistic imitation or suppressing creativity or green design. Indeed, it positively encourages creative and green design.

Green design features to reduce carbon use could include:

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems;
- superior insulation properties and airtightness;
- orientation to take account of climate;
- natural ventilation and air flow to help avoid over-heating in warmer weather;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green) walls or roofs as part of the design;
- rainwater capture, storage and reuse (grey water);
- inclusion of space for natural drying of clothes;
- flexible spaces and layouts to accommodate changing demands;
- sustainable urban drainage incorporated into the landscape design;
- permeable materials for hard surfaced areas;
- use of traditional hedges for boundary treatments, to create a greener environment;
- use of native species in planting, or other species with high environmental values;
- local renewable energy schemes such as ground source heat pumps, photovoltaics, biomass and other technologies;
- reusing and retrofitting existing buildings to maintain the embodied energy used in their construction, whilst also avoiding landfill.

Even minor development can include features to reduce carbon use, for example in the careful choice and specification of materials from sustainable sources.

Engagement with the local community is encouraged, from an early stage of the design process.

Compliance with the policy will be easier to achieve if skilled and experienced design professionals are used.

DEN-PE2: Heritage

- 1. The sensitive refurbishment, reuse, alteration or extension of historic farmsteads will be supported, providing the scheme preserves or enhances:**
 - a. The buildings, grouping of buildings and townscape value;**
 - b. Enclosed spaces or courtyards;**
 - c. The setting of the farmstead;**
 - d. Walled enclosures;**
 - e. Any other features that contribute to their architectural or historic interest.**

- 2. Development should preserve or enhance and cause no significant harm to historic landscapes, including:**
 - a. Field patterns;**
 - b. Ridge and furrow landscapes;**
 - c. Field ponds;**
 - d. Mature trees and historic hedgerows.**

- 3. Development should not encroach on or harm the historic railway route and station remains.**

- 4. The route of the former Caldon (Uttoxeter) Canal should be maintained as a heritage and recreational resource and to allow the opportunity for reinstatement in the future.**

- 5. Development should preserve and take opportunities to enhance non-designated heritage assets and their settings.**

Interpretation

The policy does not address archaeology, which is already dealt with by the Local Plan.

East Staffordshire Council has prepared 'Guidance on Traditional Farmsteads in East Staffordshire', 2010, which may be useful in securing compliance with this policy. This describes farmsteads as "the homestead of a farm where the farmhouse and some or all of the working farm buildings are located." There is also farmstead guidance on the Staffordshire County Council website.

Non-designated heritage assets

Non-designated heritage assets include:

Main Road (B5031)

- Denstone Hall Farm House. C19. Two-storey farmhouse with additional attic storey. Red brick with slate roof (rather than the usual clay tile) with off centre chimney stack. Camber headed windows. Low stone boundary wall with copings.

Denstone Lane

- Calwich Cottage. C19. Two-storey cottage. Red brick with clay tile roof with bracketed eaves and gable chimney stacks. Dormer windows at upper level and camber headed windows at ground floor.

College Road

- Heywood Hall. 1885. Substantial residence, built for the provost for the local Woodard Independent School (now a guesthouse), with later extensions. Redbrick with dentil course and white painted render with tile roof with gables and hips. Stone headers and sills to original windows. Tall chimneys with corbelling. Recessed arched porch with painted timber half glazed door.
- The Station House. C19. Two-storey former station house. Redbrick with blue brick detail and tiled roof. Gable chimney stacks. Dormer windows at upper level, camber head windows and stone sills with bracket details. Projecting porch with pitched roof.
- The Tavern PH. Opened in 1669. Two-storey public house. Built from local Hollington stone with tiled roof and gable chimney. Timber painted casement windows with stone headers and sills. Projecting front stone porch with pitched tiled roof.
- White Cottage/Holly Bank. C19. Two-storey farmhouse and cottage. Brick (painted) with tiled roof. Dentil course to eaves. Central brick chimneys. Low stone boundary wall.
- Brook House. C19. Two-storey detached house. Red brick with local Hollington stone quoins and tiled roof. Stone headers and Sills, sash windows. Gable chimneys.
- The Croft. C19. Two-storey farmhouse, with prominent gables. Red brick with tiled roof. Three gable chimneys.
- Richmond House. C19. Two-storey detached building. Red brick and tiled roof with bracketed eaves. Some camber headed windows. Brick chimneys.

Oak Road

- Peace Haven. C19. Two-storey detached property. Red brick and local Hollington stone quoins and raised gable detailing. Tiled roof with crested ridge tiles and dormer and camber headed windows.
- Oak Farm. C19. Two-storey farmhouse with additional with attic storey. Red brick and tiled roof with raised gable detailing. Some camber headed windows. Gable brick chimneys. Local Hollington stone wall with coping stones.
- School Cottage. C19. Two -storey detached property. Brick (painted) with clay tile roof with finials. Three chimneys. Camber headed windows.
- Jasmine Cottages. C19. Two-storey cottages. Red brick (some painted) with tiled roof. Brick chimney stacks. Low stone wall to front garden.
- Oak House. Substantially altered and extended, but includes remains of the original C19 farmhouse, together with nearby outbuildings. Brick (painted) and tile.
- Bank House Farm. C19. Two-storey farmhouse. Brick with local Hollington stone quoins and tiled roof.
- Lilac Cottage. C19. Two-storey detached cottage. Red brick with and tiled roof. Gable chimneys, low brick wall.

Alton Road

- Marlpit Cottage. C19. Two-storey detached property with additional attic storey. Redbrick and tiled roof. Large brick gable chimneys.
- Hillside. C19. Two-storey detached property. Redbrick with and tiled roof. Two tall brick gable chimneys.

Marlpit Lane

- Vinewood Farm. C19. Two-storey detached farmhouse with additional attic storey. Red brick with tile roof. Gable brick chimneys. Low stone wall entrance.
- Croft Cottage. C19. Two-storey detached cottage. Rendered brick and tile roof. Brick gable chimney.

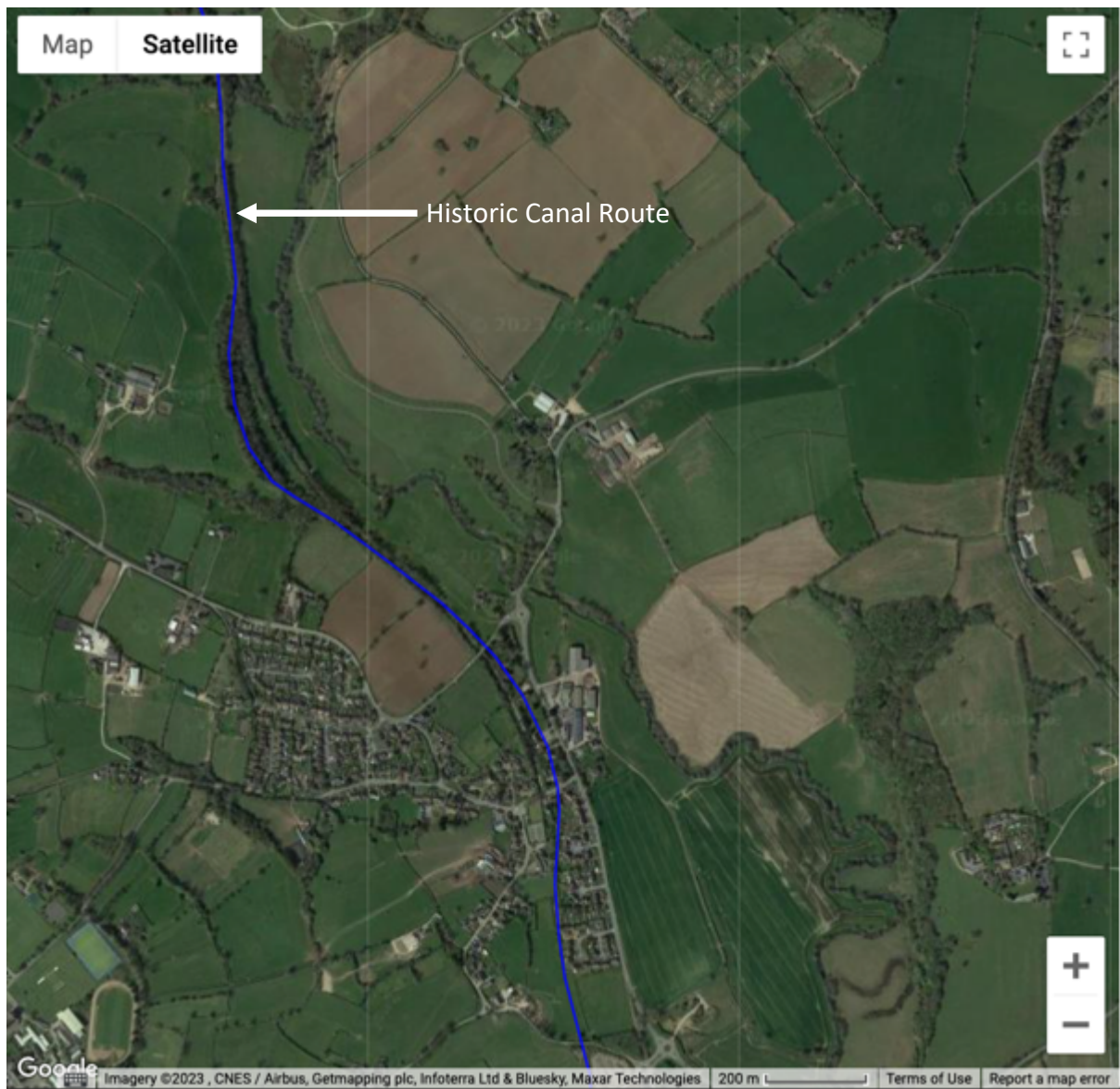
Narrow Lane

- Primrose Cottage. Substantially extended, but with the retention of the original C19 cottage. Two-storey. Red brick with dentil course and tiled roof with dormers and brick chimney. Camber headed windows on ground floor.

Hollis Lane

- Windy Arbour. C19. Two-storey farmhouse. Painted and tile roof. Gable brick chimneys.

Figure 7: Map of the Historic Canal Route



(Source: Caldon and Uttoxeter Canal Trust, Accessed August 2023, <https://www.cuct.org.uk/>)

DEN-PE3: Natural Environment and Landscape

- 1. Development should protect and take opportunities to enhance the area's landscapes and biodiversity, including the following important features:**
 - a. The Churnet Floodplain;**
 - b. Trees, hedges and woodland;**
 - c. Ponds and watercourses, including the River Churnet and environs;**
 - d. Unimproved grassland.**

- 2. Development should:**
 - a. Avoid habitat damage or, where that is not possible, minimise habitat damage;**
 - b. Take opportunities to restore damaged or lost habitat;**
 - c. As a last resort, compensate for habitat loss or damage.**

- 3. Development should not lead to the loss of the best and most versatile agricultural land, orchards or allotments.**

- 4. The design, layout and landscaping of new development should take opportunities to enhance habitats and biodiversity, including:**
 - a. Retaining and incorporating existing green and landscape features;**
 - b. Incorporation of bee bricks, swift bricks, bat and owl boxes, or other features to support wildlife;**
 - c. Use of natural landscape and use of local native species or other species of high environmental value, including tree and hedgerow planting in boundary treatments, landscaping and new green spaces;**
 - d. Creating new wildlife habitats and wildlife connectivity, including green footpath edges;**
 - e. Creating new opportunities for local food growing.**

- 5. Development should maintain the landscape settings and separation of Denstone village and the surrounding smaller settlements, to avoid coalescence and maintain their separate identities.**

- 6. The design and layout of development should take account of views to surrounding landscapes, including longer views of the Churnet Valley and towards Weaver Hills from Denstone Village.**

Interpretation

The Environment Act requires biodiversity net gain for major development. Clause 1 of this policy seeks to ensure that development protects and takes opportunities to enhance

landscapes and biodiversity and would apply to major or smaller scale development, proportionate to the scale and nature of the scheme.

The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects will be encouraged wherever possible.

The landscape setting of Denstone Village and the smaller settlements comprises the landscape gaps between them and the wider rural landscape within the parish.

Opportunities should also be taken by developers and landowners to link sustainable drainage solutions in new development to complement nature conservation objectives.

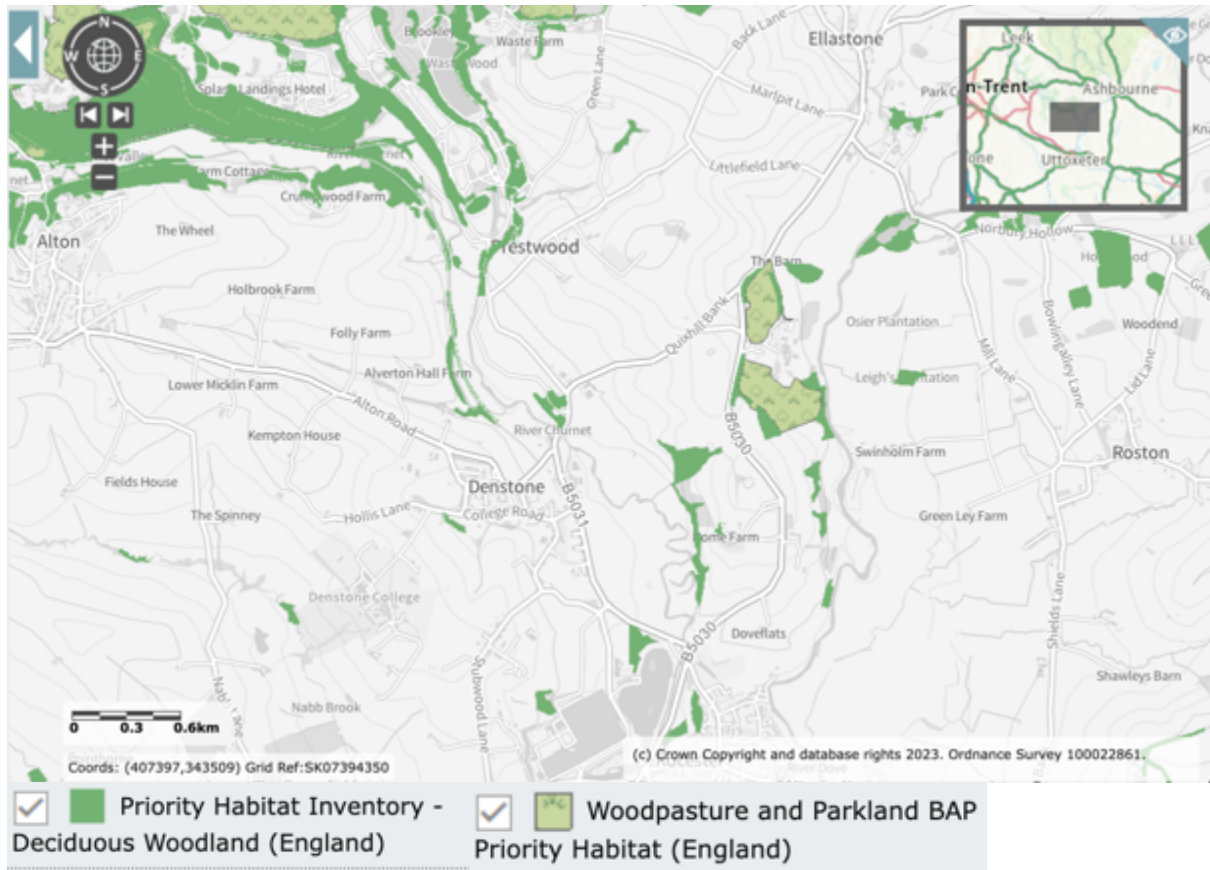
Reference to East Staffordshire Borough Council Biodiversity Guidance (October 2022) may be useful in securing compliance with the policy.

Figure 8: Environment Agency Flood Risk Map for the River Churnet Floodplain



(Source: Environment Agency Flood Risk Map, Accessed September 2023, <https://check-long-term-flood-risk.service.gov.uk/map>)

Figure 9: DEFRA Magic Map Data, Woodland Areas



(Source: DEFRA Magic Map, Accessed September 2023, <https://magic.defra.gov.uk/MagicMap.aspx>)

DEN-PE4: Flooding and Surface Water

1. Development should not have any adverse impact on surrounding land and properties in terms of flood risk, including cumulative impacts with other development and impacts where there are existing problems with flooding (see Plans 02 and 03).
2. Development should include measures to manage surface water and minimise impacts, including:
 - a. Where necessary, including mitigation measures in the design and layout;
 - b. Minimising hard surfaces within the development and making them permeable to allow water to soak through;
 - c. Incorporating Sustainable Drainage Systems, as part of landscaping.

Interpretation

The policy deals with flood risk and surface water generally and highlights areas where there are identified existing problems.

In considering adverse impacts on surrounding land, the flows from new development should not significantly exceed those from the undeveloped site. A similar principle would apply when considering sites in the River Churnet catchment.

For certain kinds of development, a site-specific flood risk assessment may be required and East Staffordshire Borough Council can advise on this.

The East Staffordshire Climate Change and Sustainable Development SPD (August 2022) and Staffordshire SuDS handbook may be useful in securing compliance with the policy. Also, surface water drainage systems should be designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).

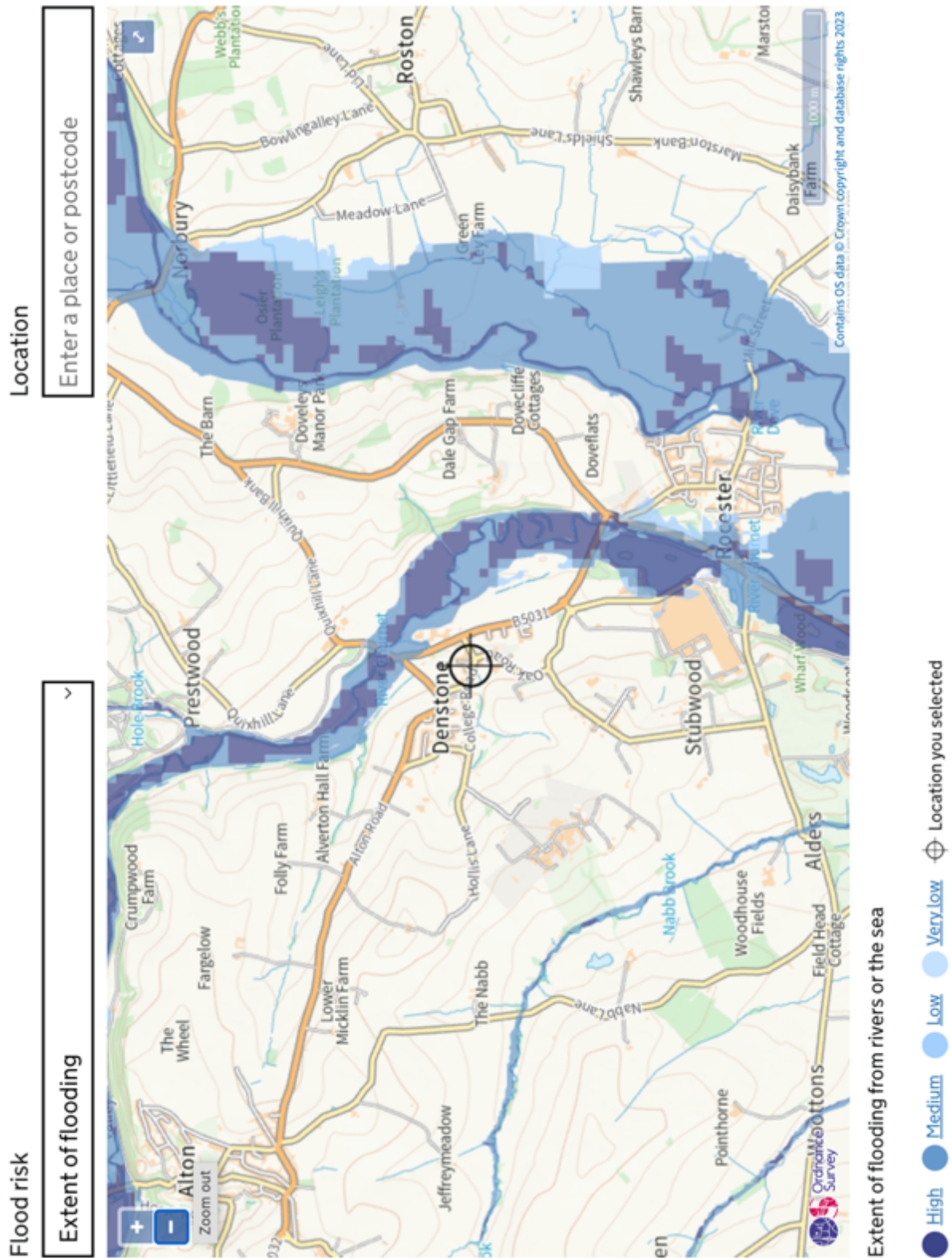
Staffordshire County Council has indicated that applications should be supported by detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations. Plans should illustrate flooded areas and flow paths in the event of exceedance of the drainage system. Early liaison the lead local flood authority is advised.

Figure 10: Plan 02: Localised Flood Map, Surface Water



(Source; <https://check-long-term-flood-risk.service.gov.uk/postcode>, Accessed 27th January 2023)

Figure 11: Plan 03: Localised Flood Map, Water Courses



(Source; <https://check-long-term-flood-risk.service.gov.uk/postcode>, Accessed 27th January 2023)

Local Green Space



5. Local Green Space

Purpose

To protect spaces of community value (Local Green Space).

Planning Rationale

National Planning Policy Framework, 2023

Chapter 8 of the NPPF deals with ‘Promoting healthy and safe communities’, including the designation of Local Green Spaces that are demonstrably special to the community. The Neighbourhood Plan designates three key Local Green Spaces within the Neighbourhood Area that are important to the local community contributing to the health and well-being of the wider community as well as supporting the natural environment and habitats. The Local Green Space are important features of the area acting as a natural flood plain, supporting active travel or for recreation.

East Staffordshire Borough Council Local Plan ‘Planning for Change’ 2012-2031, Adopted October 2015

The following policies in the East Staffordshire Local Plan are relevant to Local Green Space:

- NP1 Role of Neighbourhood Plans
- SP23 Green Infrastructure
- SP25 Historic Environment
- SP27 Climate Change, Water Body Management and Flooding
- SP29 Biodiversity and Geodiversity
- SP30 Locally Significant Landscape
- SP32 Outdoor Sports and Open Space Policy
- SP34 Health and Wellbeing

These address various aspects of protection of the green and natural environment and biodiversity, through the latter has been superseded to some extent by the Environment Act 2021.

Open Space and Playing Pitches SPD, Adopted March 2019

The Borough Open Space and Playing Pitches SPD recognises the role of Neighbourhood Plans in designating Local Green Space.

Local Green Space Assessment

This sets out how each of the Local Green Space were assessed against NPPF criteria.

Planning Principles

The Neighbourhood Plan designates three Local Green Spaces that are demonstrably special to the local community. Two of these are brought forward from the previous Neighbourhood Plan.

DEN-LG1: Local Green Space

1. The following spaces are designated as Local Green Space:

- LGS-A: The linear walkway on the route of the former Churnet Valley Railway line;**
- LGS-B: Oliver's Green, off College Road;**
- LGS-C: Denstone Meadow.**

2. Development should have no significant adverse impacts on the green and open character, accessibility, amenity or safety of Local Green Spaces.

Interpretation

National policy states that Local Green Space has similar protection to Green Belts. It is important to note that the purpose of Local Green Space designation is related to community value, so is different to the five purposes for Green Belts.

Reference to the National Design Guide may be useful in securing compliance with the second clause of the Policy.

Figure 12: LGS-A The linear walkway of the former Churnet Valley Railway line and LGS-B Oliver's Green, off Collage Road.

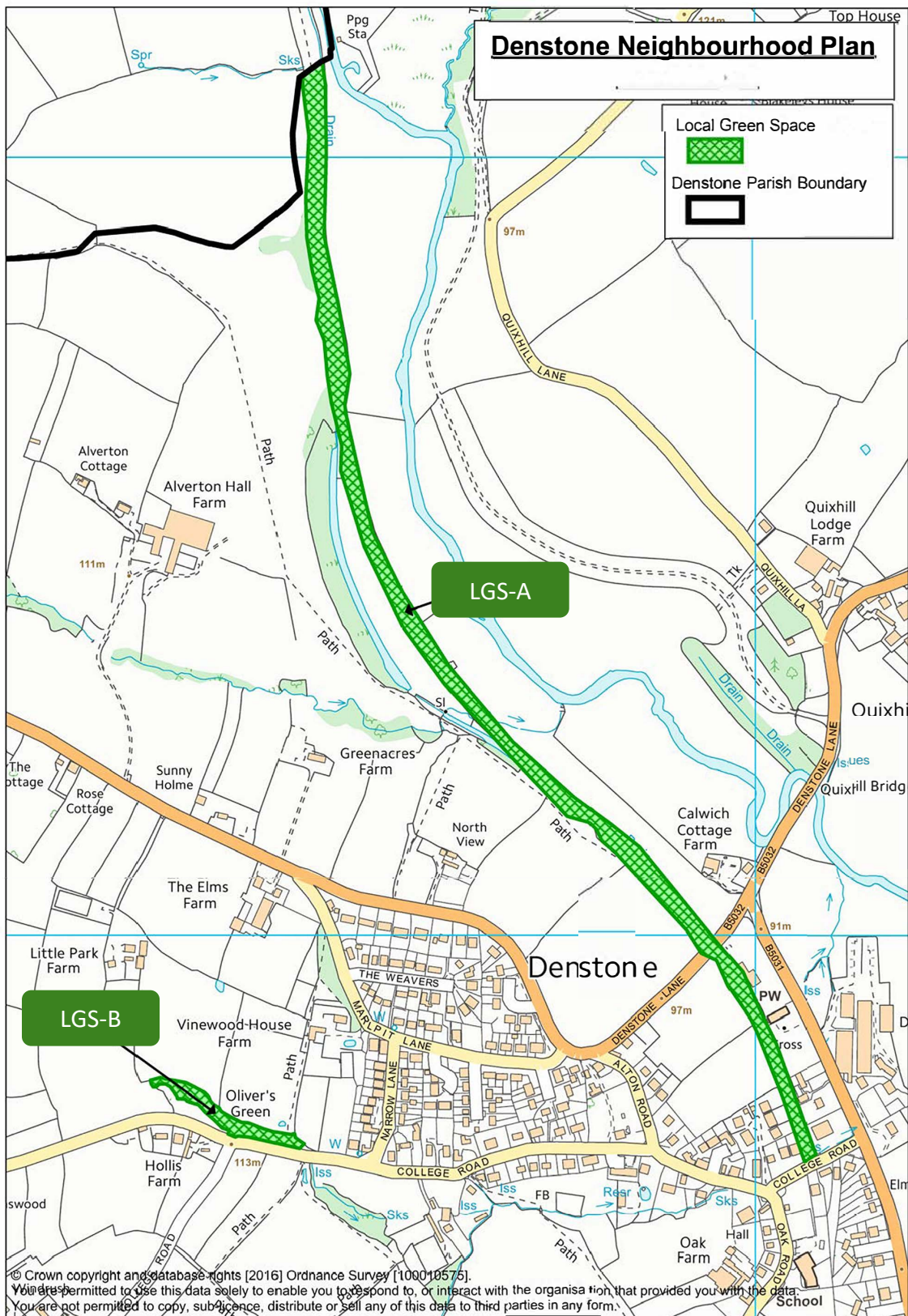
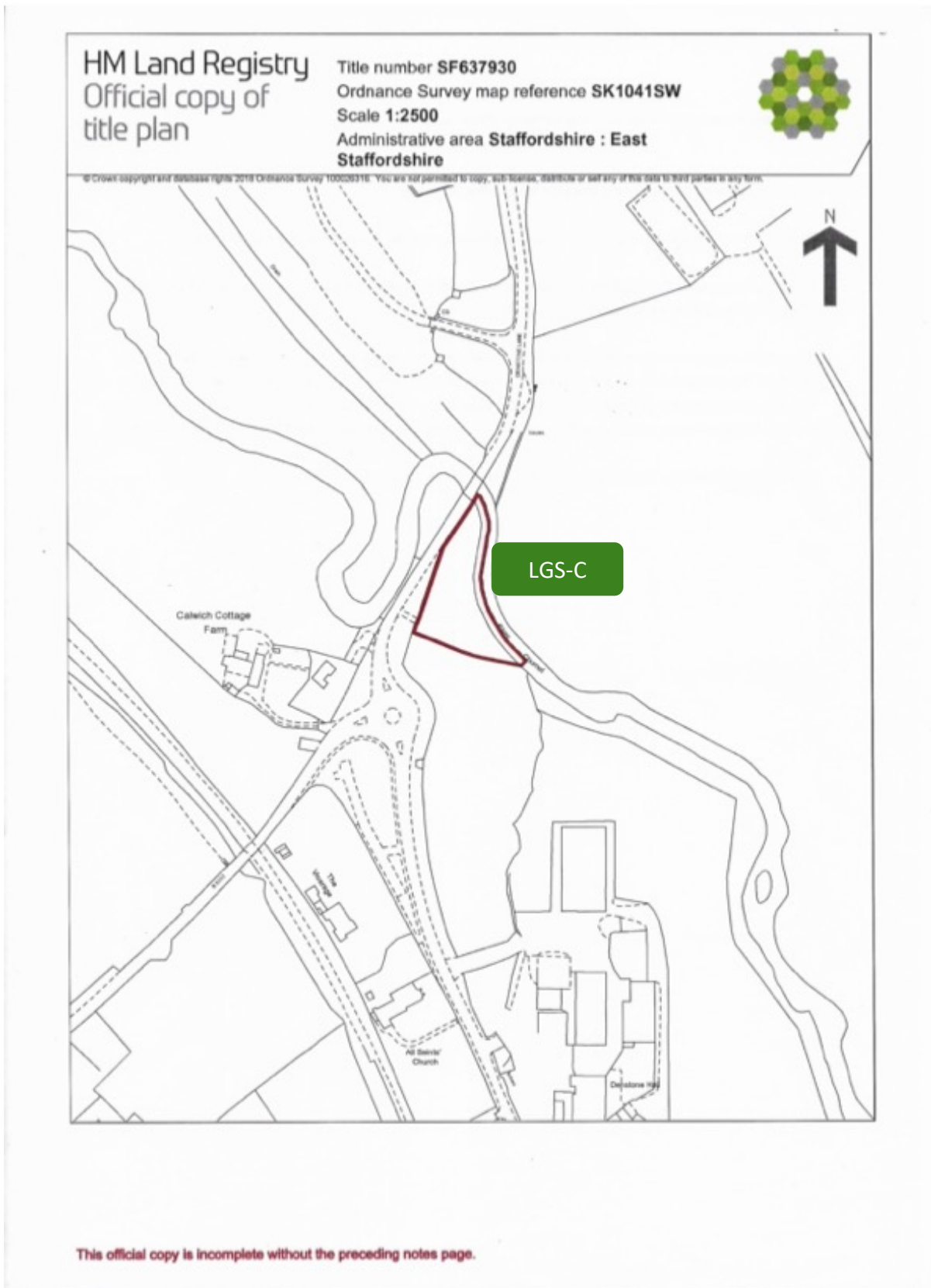


Figure 13: LGS-C Denstone Meadow



Infrastructure



6. Energy and Travel (Infrastructure)

Purpose

To ensure that development is supported by sustainable infrastructure.

Planning Rationale

National Planning Policy Framework, 2023

Chapter 2 deals with sustainable development.

Sustainable development has economic, social and environmental objectives, set out in Paragraph 8.

Chapter 9 of the NPPF deals with promoting sustainable travel. Whilst this is challenging in a rural environment without good public transport links, the Neighbourhood Plan promotes active travel through walking and cycling.

The NPPF defines sustainable transport modes as:

“Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.”

This is important for rural communities to encourage ultra-low and zero emission vehicles, where the reliance is heavily on private vehicle journeys due to a lack of public transport alternatives.

The NPPF makes clear in chapter 14 ‘meeting the challenge of climate change, flooding and coastal change’, paragraph 152 that policies should support the transition to a low carbon future in a changing climate.

Decarbonising Transport Plan, 2021

The Government’s [Decarbonising Transport Plan \(2021\)](#) sets out a vision for future transport which aims to address the climate agenda, improve health and wellbeing, create better places to live whilst providing ways of travelling which are affordable and reliable. The Neighbourhood Plan positively addresses this through policy, which addresses sustainable transport, including walking and cycling and electric charging points for vehicles.

East Staffordshire Borough Council Local Plan ‘Planning for Change’ 2012-2031, Adopted October 2015

The following policies in the East Staffordshire Local Plan are relevant to Infrastructure:

- Principle 1 Presumption in Favour of Sustainable Development
- SP1 East Staffordshire Approach to Sustainable Development
- SP2 Settlement Hierarchy
- NP1 Role of Neighbourhood Plans
- SP4 Distribution of Housing Growth 2012 – 2031
- SP9 Infrastructure Delivery and Implementation
- SP15 Tourism, culture and leisure development
- SP22 Supporting Communities Locally
- SP23 Green Infrastructure
- SP27 Climate Change, Water Body Management and Flooding
- SP28 Renewable and Low Carbon Energy Generation
- SP29 Biodiversity and Geodiversity
- SP30 Locally Significant Landscape
- SP32 Outdoor Sports and Open Space Policy
- SP34 Health and Wellbeing
- SP35 Accessibility and Sustainable Transport

To be sustainable, development must be supported by sufficient transport infrastructure, and this should include active travel (walking and cycling). Active travel helps to reduce car journeys for short distances and also has physical and mental health benefits.

Climate Change and Sustainable Development SPD, Adopted August 2022

East Stafford Borough Council declared a climate emergency. The design SPD seeks to positively address this matter through the planning and design process of new development. The SPD makes clear that green infrastructure supports active travel, identifying routes such as the former railway line as an example of green infrastructure.

Local Energy

Currently there are no known local renewable energy initiatives or schemes in the Neighbourhood Area. Policy seeks to support schemes subject to consideration of impacts. In response to the climate crisis, it is necessary to re-imagine energy production. As technology advances there are increasingly diverse ways to deliver local renewable energy. Support for innovative and green design is dealt with in earlier policies.

Sustainable Transport and Active Travel

Against the context of the climate crisis, in an effort to reduce carbon use and private vehicle journeys, policy seeks to promote active travel and design infrastructure as a part of development such as secure covered cycle storage. Providing sustainable travel options in rural communities is a widely recognised issue, such as the viability of bus routes. There is a bus service to parts of the Neighbourhood Area, with a varying level of service. There are no rail connections or other public transport provision within the parish. Active travel routes such as the former railway line provide traffic free routes, together with a network of Public Rights of Way, contribute to the health and well-being of the community.

Planning Principles

These policies are focused on creating more sustainable infrastructure, against the context of climate change.

DEN-ET1: Local Renewable Energy

1. Support will be given to local renewable and low carbon energy schemes, subject to there being no significant adverse impacts on:
 - a. The amenities of residential properties, including visual, noise, odour, flicker, vibration and other impacts;
 - b. Heritage assets and their settings, having regard to Policy DEN-PE2;
 - c. The rural character of the area, local wildlife including birds, ecology and the best and most versatile agricultural land, having regard to Policy DEN-PE3;
 - d. Access and rights of way, having regard to Policy DEN-ET2;
 - e. Risk of flooding, having regard to Policy DEN-PR4.

Interpretation

The policy relates to separate local energy schemes, rather than micro-generation for dwelling houses, which would often be permitted development.

It is important that impacts be considered carefully. Design, transport, environmental and other requirements for local energy development are contained in other policies of this Neighbourhood Plan. These should be applied with the above policy, including in the consideration of impacts on the heritage assets, rural character and wildlife. Various assessments are likely to be required to demonstrate how impacts have been assessed and mitigated.

Community involvement in developing proposals for renewable or low carbon energy schemes is strongly encouraged.

The East Staffordshire Climate Change and Sustainable Development SPD 2022 may be useful in securing compliance with the policy.

DEN-ET2: Transport and Active Travel

1. Development likely to generate additional journeys should be supported by a balanced transport provision, including sustainable options and opportunities for active travel, meeting the following requirements of this policy, proportionate to the scale and nature of the scheme.
2. The layout and design of development should take opportunities to enhance pedestrian and cycle permeability and connectivity, also meeting the requirements of Policy DEN-PE6.
3. Where new or additional parking is required, it should include secure cycle parking.
4. Development should protect, have no significant adverse impacts and take opportunities to enhance footpaths and bridleways in terms of their accessibility, amenity, safety, routes and connections.
5. Development that generates additional vehicle movements should have no significant adverse impacts on:
 - a. Traffic safety and capacity in the Village Centre and College Road, where there are already identified problems and potential for severe impacts;
 - b. Heritage assets or the historic or rural character of the area;
 - c. Amenities of residents.
6. Highway infrastructure works to support development should be designed to complement the rural context and to have no significant adverse impacts on rural character of the area, including on rural lanes.

Interpretation

Active travel includes walking and cycling.

For some kinds of development, a transport assessment and/or travel plan may be required and East Staffordshire Borough Council should be able to advise on this.

East Staffordshire Borough Council's adopted Parking Standards 2017 or any standards replacing that document should also be considered in securing compliance with this policy.

Staffordshire County Council's definitive map shows the locations of Public Rights of Way, bridleways and footpaths.

E.V charging is now a requirement in the amended Part L Building Regulations for new dwellings.

Appendix 1 – Key Views

Approach to Key Views - Landscape Character & Built Environment Assessment.

The Landscape Character & Built Environment Assessment study identified the following key characteristics which need to be taken into account in the formulation of policies for the Neighbourhood Plan, including locations for new housing, general design criteria, protecting local open spaces, criteria for considering other development and renewable energy.

- The way in which the countryside reaches into the heart of Denstone village is important.
- Longer views from Denstone to the Weaver Hills and up the Churnet Valley are valued.
- It is important to keep Denstone and Rocester/JCB physically separate.
- There are local design and layout features which should be reflected in new development.

The survey provided a basis for the policies for the NP but it also showed the need for more technical work on one key aspect. This concerns longer views and it was considered that it would be valuable to undertake further field surveys, mapping and topographic study to define key views and relate these to specific locations where great care will be needed with the design of new development or where any larger scale built development is unlikely to be acceptable.

The results of the further work are summarised in this report. Views have been identified using desk based and field surveys, taking account of key public locations in the village, including public footpaths, roads/lanes, and gathering places (e.g. the village hall) where there are views over the Churnet Valley, across to the Weaver Hills and into/out of the village. In addition, the higher land and footpaths around the college site have been taken into account. The resultant key views are summarised below and shown on the following Map.

1 From College Road: looking west (across the village hall/shop) to the fields belonging to Oak Farm. This short view is a unique and distinctive feature of the village, bringing the rural setting into the centre. (The fields have remains of denuded ridge and furrow). There are also views of the rural setting of the village from the public footpaths running south from College Road from behind The Croft.

2 From B5031 (the entrance to village) looking north-east, across the Churnet Valley. This is an area of undulating and 'extremely attractive expanse of open countryside' which provides a distinct and distinguishing character to the village. Similarly, from the B5032 (north of Quixhill Bridge) looking south-east along the Churnet Valley).

3 Long range views across to the Weaver Hills from Denstone Lane (north of Alton Road) looking north and from B5031 (entrance to village). The Weaver Hills are the

dominate landscape feature in the area and long range views are a crucial part of the village character.

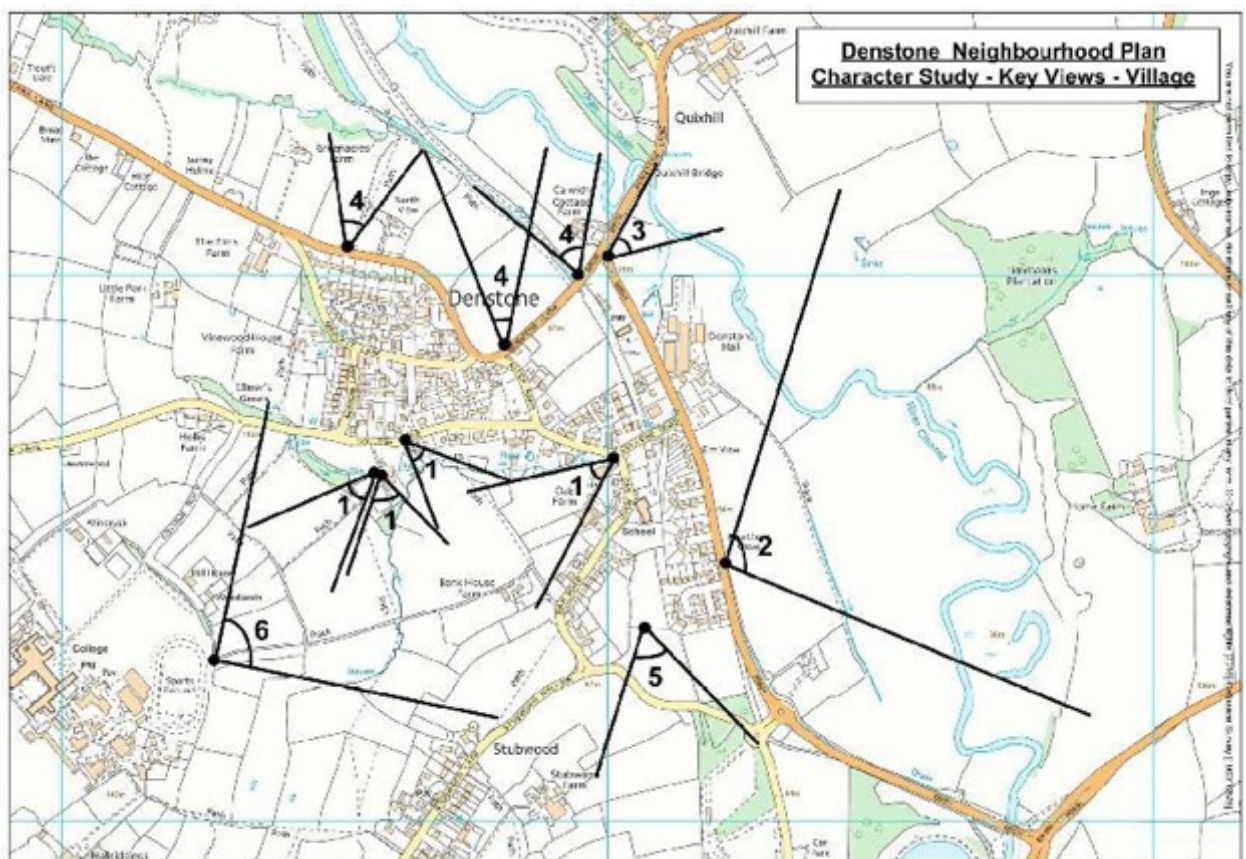
4 From along the B5032 on former railway bridge from the north to the east of the village the views encompassing the fields, tree belts, and open countryside of Quixhill, Prestwood, and leading to the Weaver Hills, is of significant importance to the character of the village.

5 Views from the public footpath running south from Oak Road across the important open land which maintains separation between the village and JCB/Roicester.

6 From the public footpaths around the College site which follow the contour lines and give views across the village and its rural setting.

Other views, in the wider parish include from Denstone Lane (NE) towards Quixhill Bridge and beyond, from Denstone Lane (east of Alton Road) looking south and from Oak Road (All Saints School) looking north.

Figure 14: Plan of Key Views



Contacts



7. Contacts

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